

CHAPTER 5.11 TERRIGAL, CORNER CHARLES KAY DRIVE AND TERRIGAL DRIVE

5.11.1 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to Lot 10 DP 1103973 corner Terrigal Drive and Charles Kay Drive, Terrigal as identified on the accompanying map.

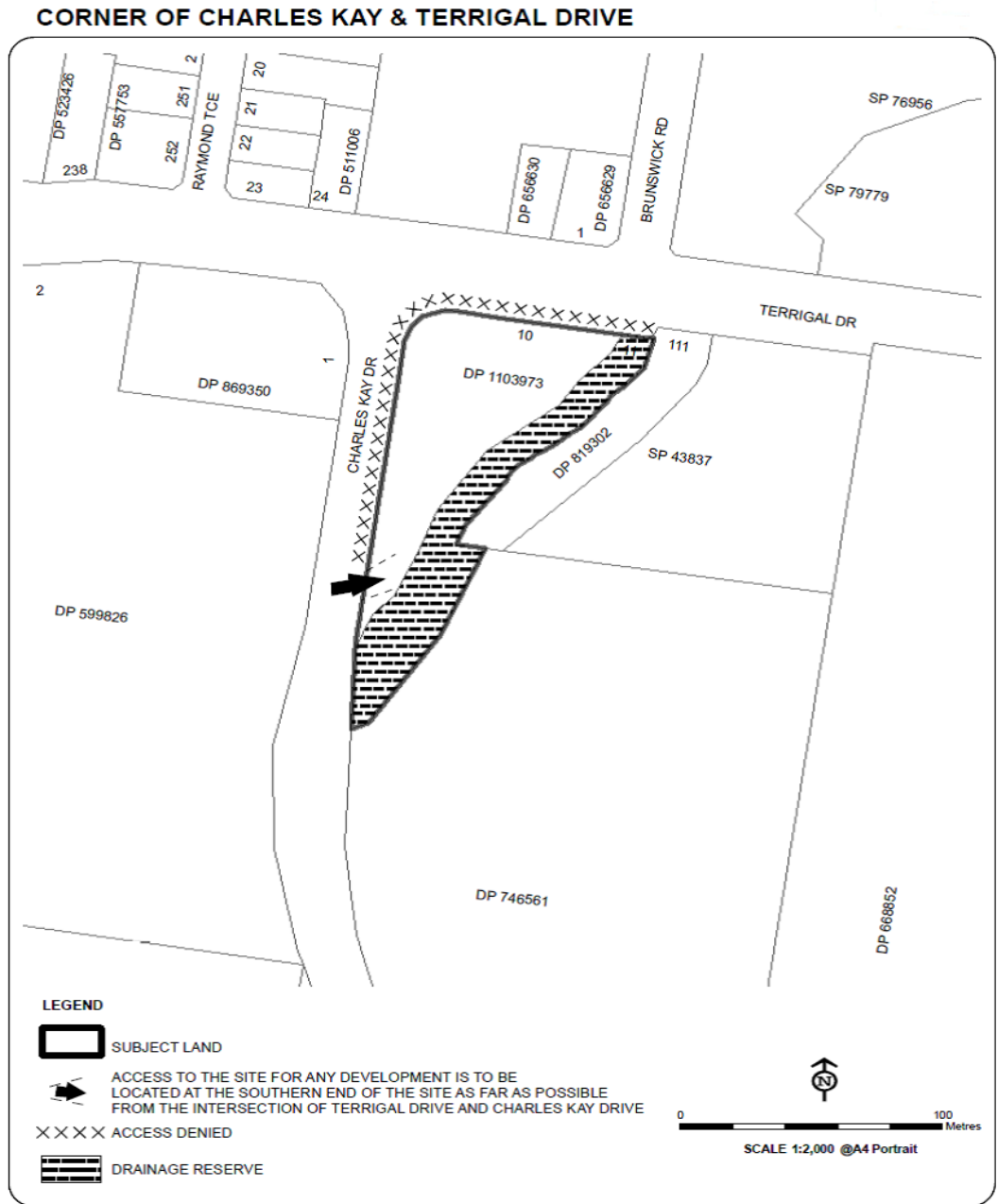


Figure 1 – Land to which this chapter applies

5.11.2 PURPOSE OF THE CHAPTER

The purpose of this plan is to provide more detailed controls for the development of the land for residential purposes.

5.11.3 OBJECTIVES

- To ensure the land is adequately serviced
- To ensure that building design considerations have regard to the location of the land at the intersection of two major roads
- To ensure that traffic management requirements take account of the location of the land at the intersection of two major roads
- To ensure that all lots covered by this plan are consolidated to facilitate an integrated development

5.11.4 SPECIFIC REQUIREMENTS

- a To enable the land to be adequately serviced

Rationale: To ensure public health, safety and convenience any proposed development should be connected to Council's water and reticulated sewer system.

- i the developer will be required to pay the current applicable water and sewer headworks and augmentation contributions in accordance with Council's Policy at the time of the development of the land;
- ii design and construction of the water and sewer reticulation within the area is the responsibility of the developer of the land;
- iii the full cost of connection of the area to the existing water and sewer system is the responsibility of the developer of the land;
- iv the developer will be responsible for the design and full cost of any augmentation works in both the existing water and sewerage systems that are required as a result of extra loadings from the proposed development

- b To ensure that building and landscaping design considerations have regard to the location of the land at the intersection of two major roads

Rationale: The subject land is situated in a prominent, exposed location at the intersection of Terrigal and Charles Kay Drives, Terrigal. Any development should not be prominent so as to "dominate" the intersection and the location in general, and must achieve a high level of visual amenity from the street and other public visible areas. Landscape amenity must be high to very high, with the aim of complementing any proposed development.

- i given the prominent open siting of the land, any development should represent a high level of urban design with building frontage, alignment and the height and length of external walls being of appropriate character, variety and visual bulk, together with appropriate quality landscaping and private open space;
- ii any plans associated with a development application are to be prepared by a qualified and appropriately experienced architect.

- c To ensure that traffic management requirements take account of the location of the land at the intersection of two major roads

Rationale: Terrigal Drive is a main arterial road linking Gosford to some of the eastern coastal areas, and carries a significant proportion of through traffic. Charles Kay Drive also provides an important link with some coastal areas. Due to the location of the subject land at the intersection of the two roads, no auxiliary turning lanes would be available for any proposed development. Access away from the intersection, at the southern end of the subject site, would mitigate any accident potential due to vehicle stopping, slowing and turning movements generated by the rezoning.

- i single vehicular access to the site is to be provided as delineated on the attached plan to ensure that there is no traffic conflict at the intersection of the two roads;
- ii any development application is to be supported by appropriate traffic investigations.

- d To ensure that all lots covered by this plan are consolidated to facilitate an integrated development

Rationale: Individually, the size and configuration of the lots on the subject land would not make an integrated development possible. Consolidation of the lots would allow an integrated development and the opportunity to achieve better design solutions. The requirement for one access point to the site could not be achieved without consolidation of the lots.

- i amalgamation of all lots covered by this plan will be required to ensure that the requirements of this plan are met;

Advice

- Constraints to development due to configuration of lots should be noted, and that statutory/development control plan densities may not necessarily be achieved on the subject land.
- The drainage reserve abutting the site should be noted, as delineated on the attached plan. Consideration should be given to passively incorporating the drainage reserve into any overall site design to encourage an "open" style of development.