

CHAPTER 5.14 VARIOUS SUBURBS: ERINA, GREENPOINT, TERRIGAL, KARIONG, KINCUMBER, LISAROW, NIAGARA PARK, NARARA, AND SPRINGFIELD

5.14.1 WHERE THIS CHAPTER APPLIES

This Chapter applies to land as identified on the accompanying maps.

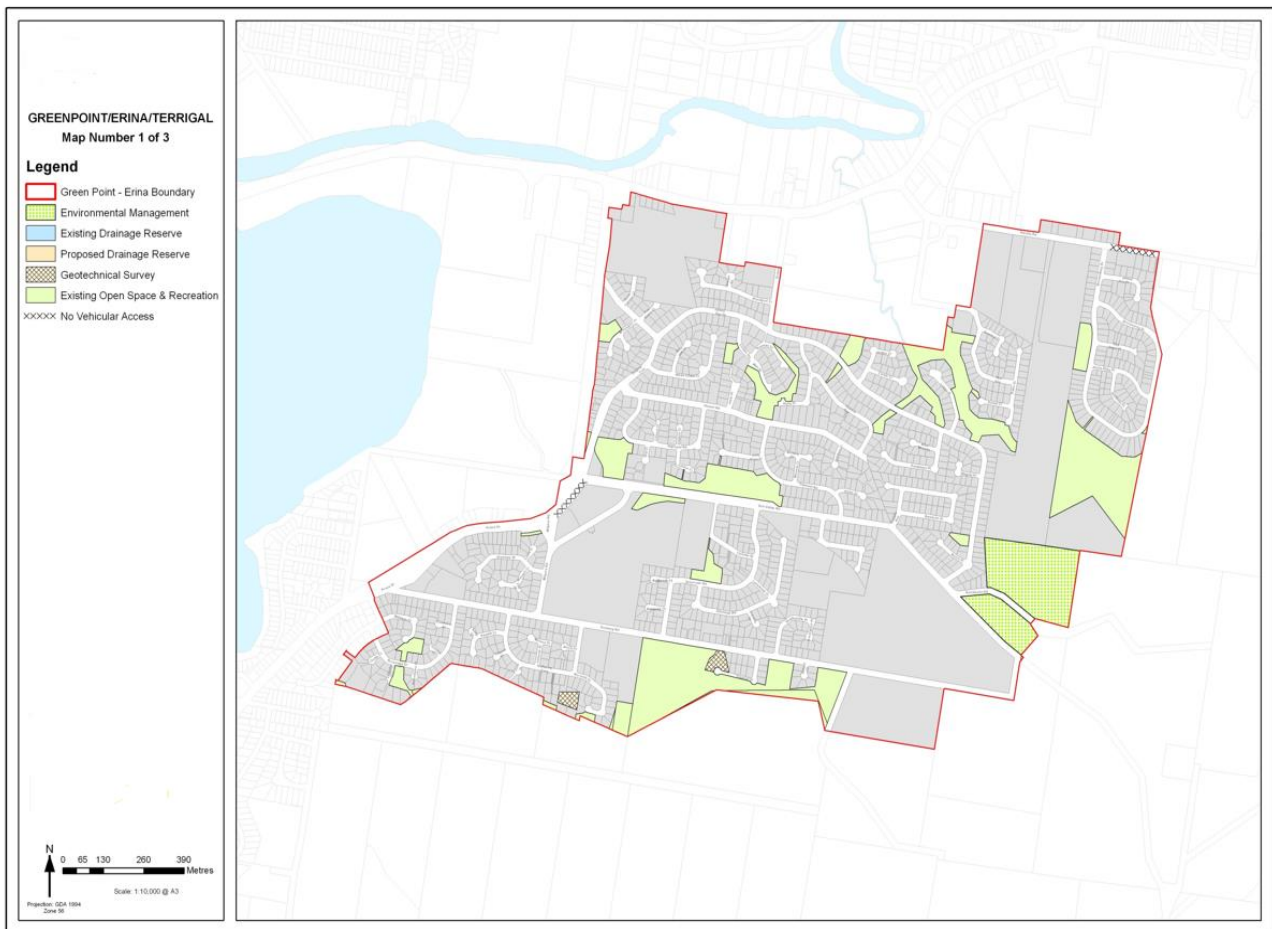


Figure 1 - Green Point/Erina/Terrigal

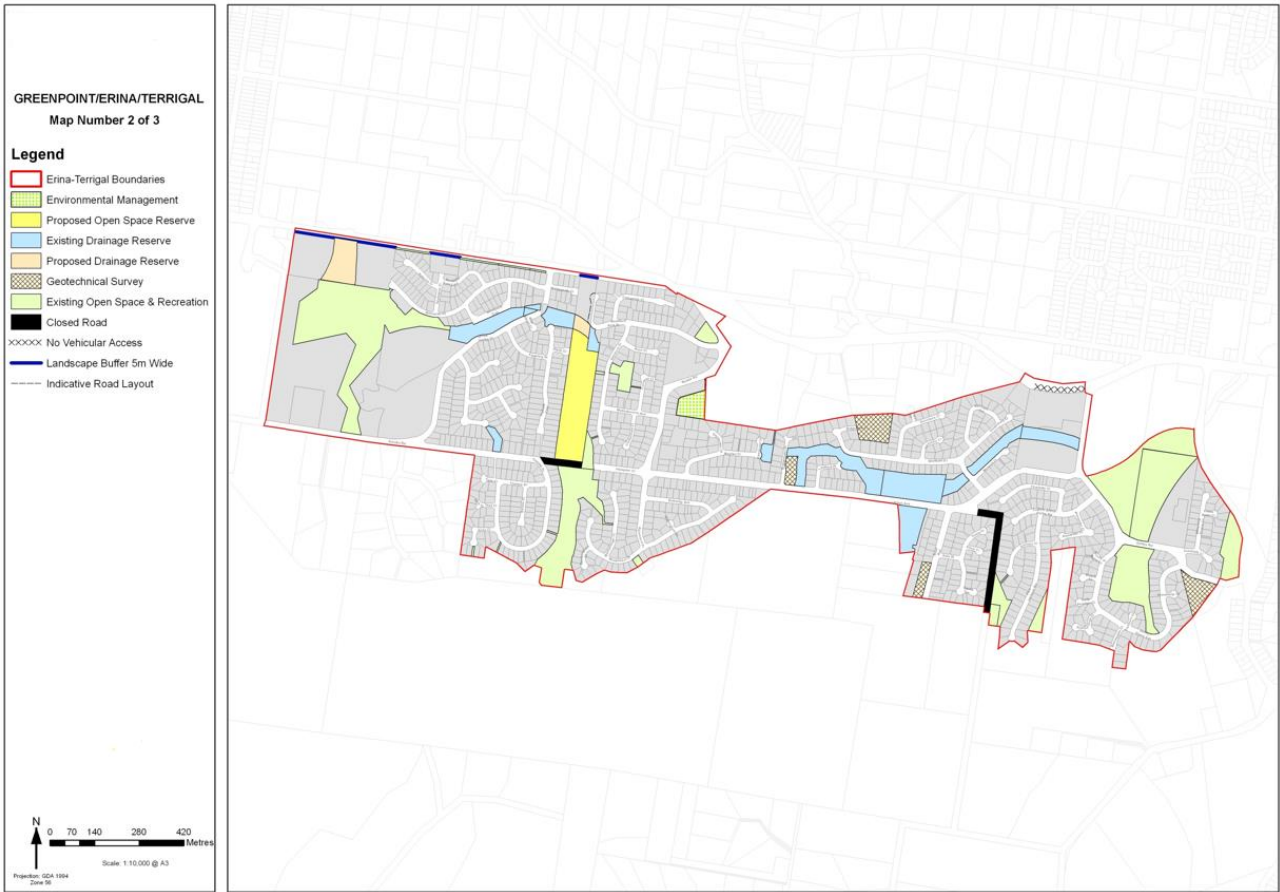


Figure 2 - Green Point/Erina/Terrigal

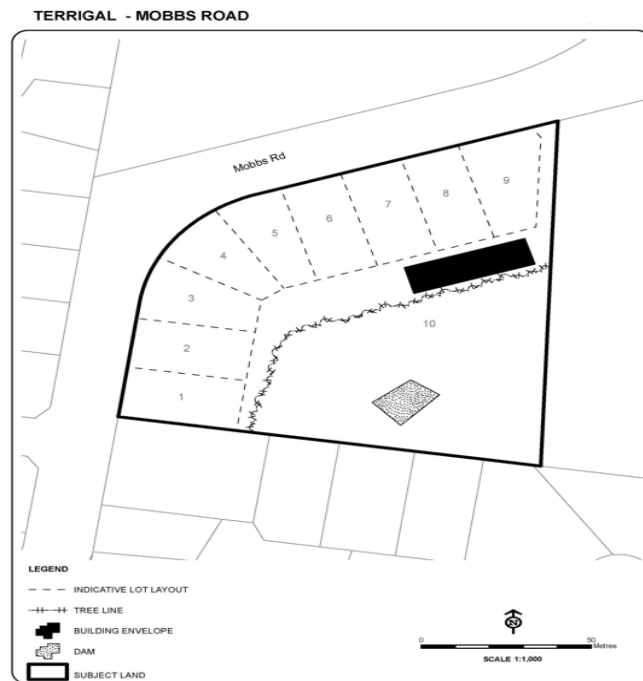


Figure 3 - Terrigal Mobbs Road

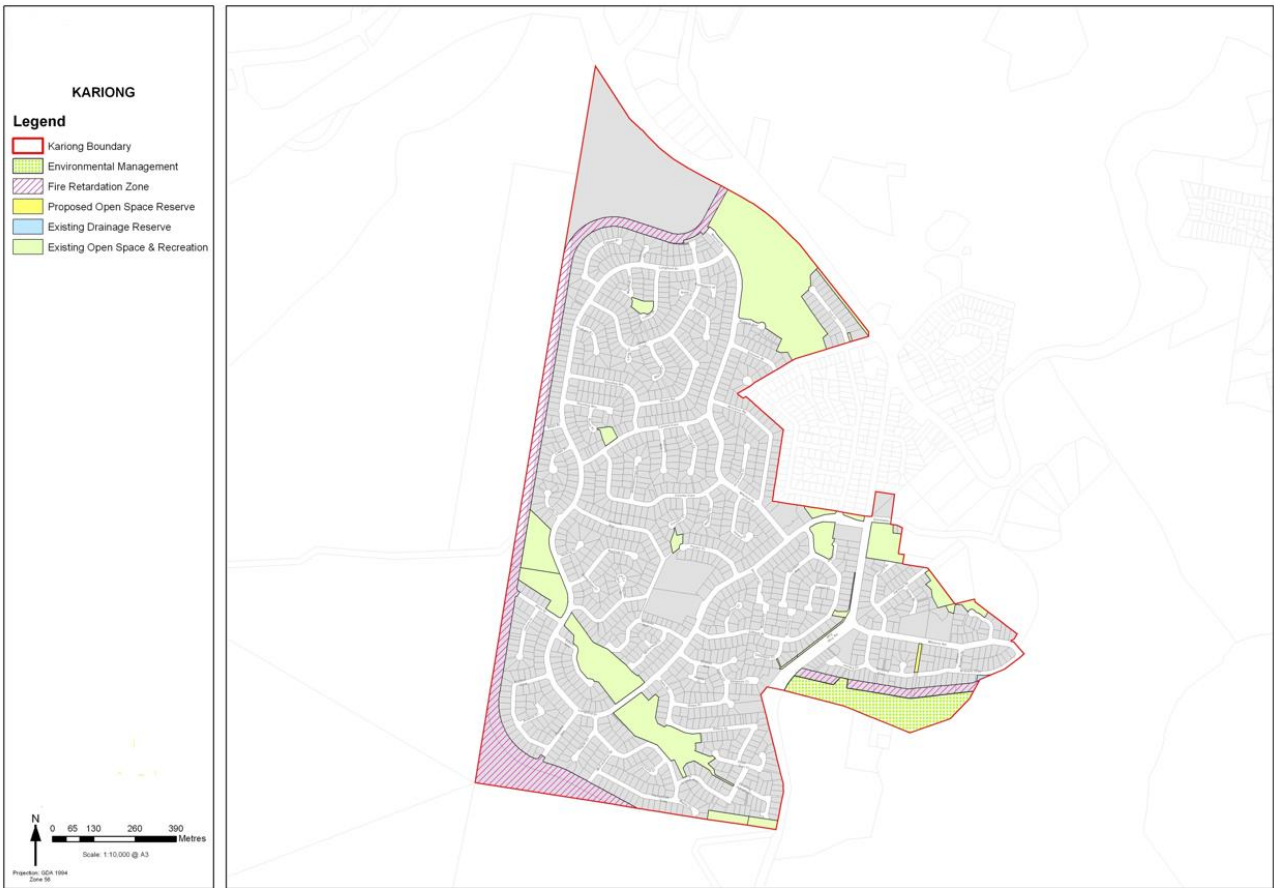


Figure 4 - Kariong

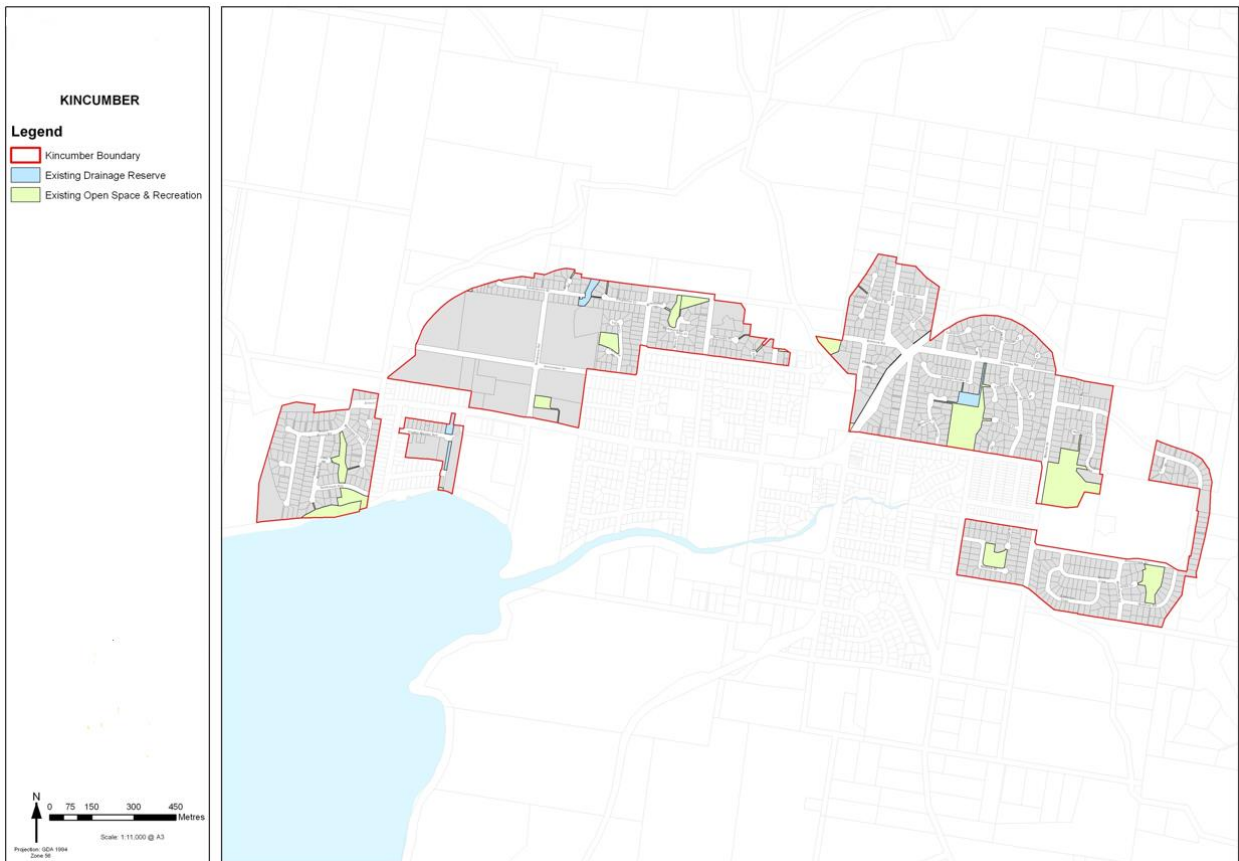


Figure 5 - Kincumber

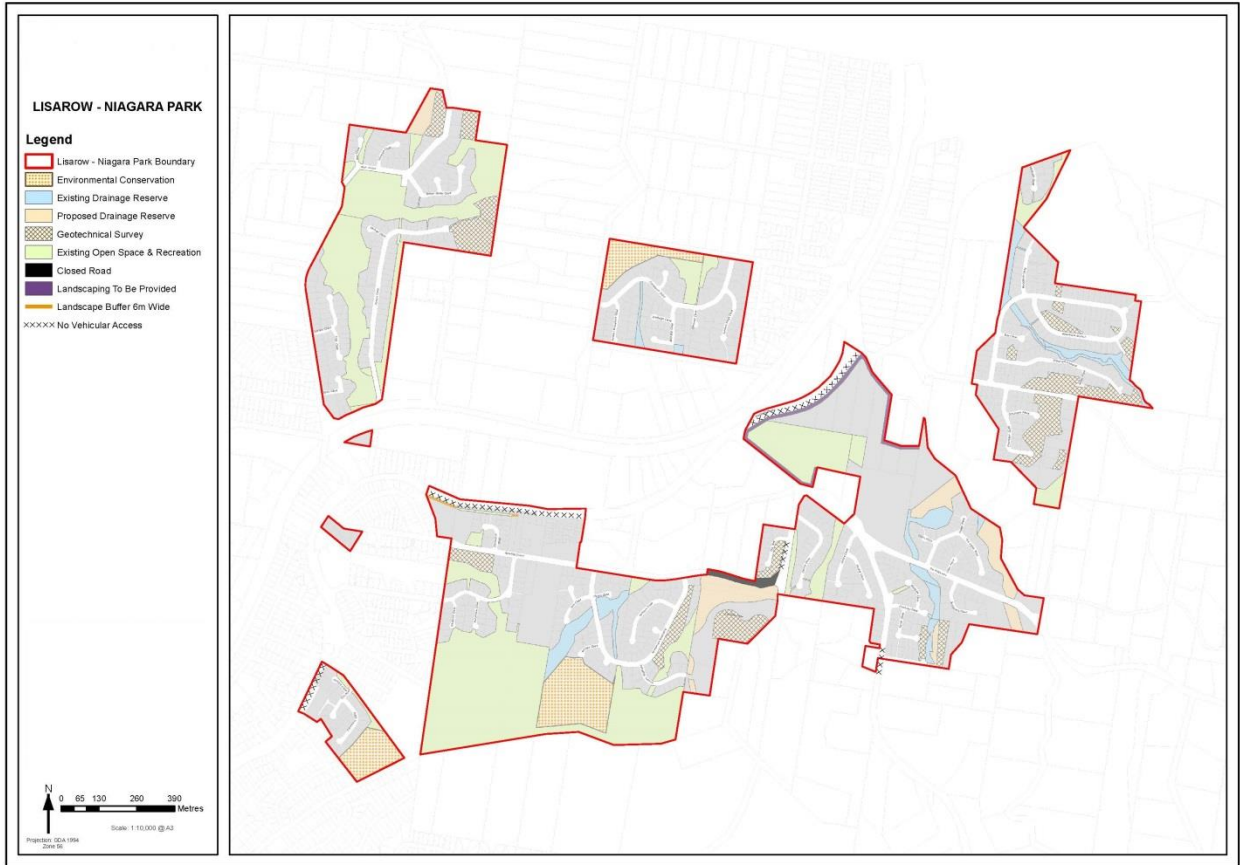


Figure 6 - Lisarow

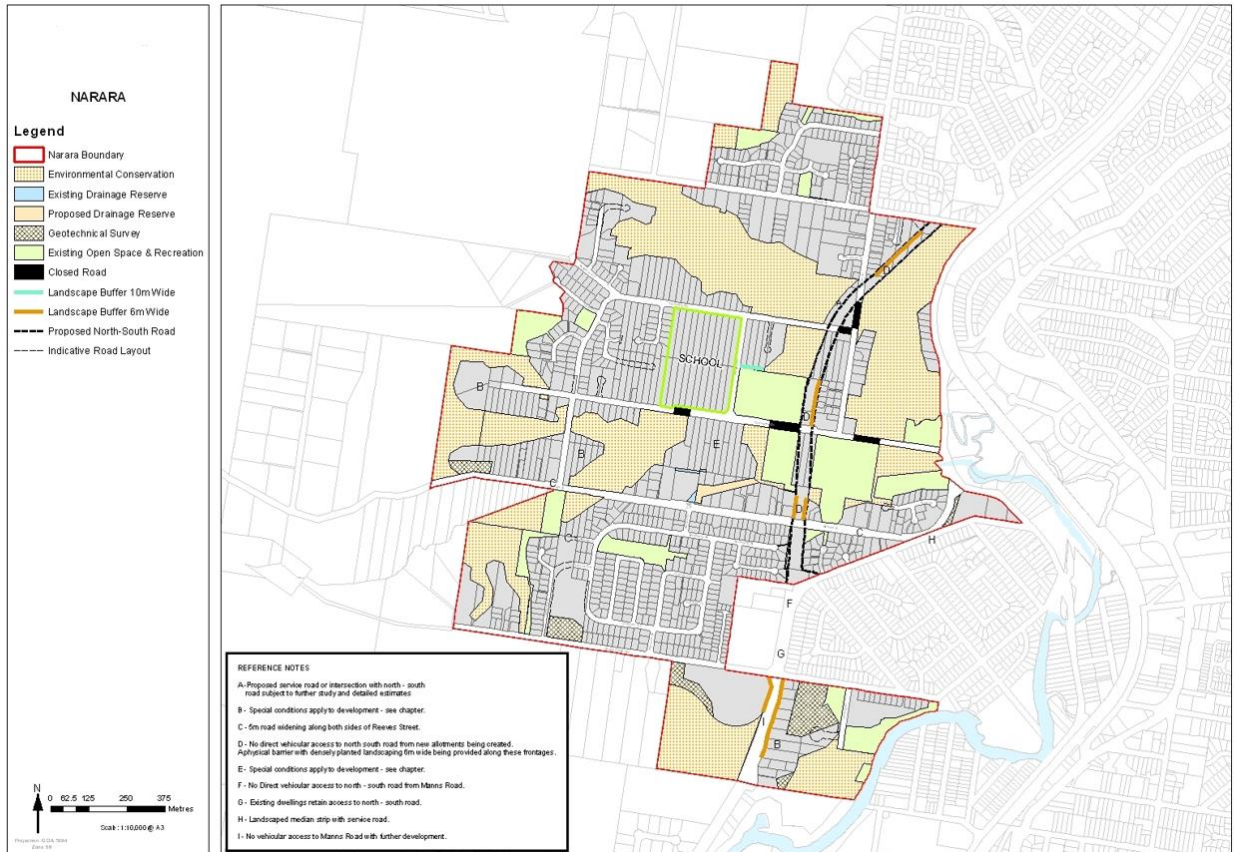


Figure 7 - Narara

5.14.2 OBJECTIVES

- Encourage orderly development of urban land in the most economic and unconstrained manner
- Enhance the residential amenity as a living environment, having regard to the local environment and life styles of people
- Provide for the accommodation of adequate community and recreation facilities and services
- Encourage maximum desirable utilisation of the land for residential purposes in close proximity to community, recreation and transport facilities
- Encourage multi-unit type development in the R1 General Residential zone to take advantage of developable land, the natural setting and reducing the land cost component of housing
- Integrate areas with the existing suburban and rural settlement patterns
- Facilitate the flow of through traffic along arterial and sub-arterial routes with minimum disruption to residential areas
- Protect and preserve any attractive or significant features of the environment, e.g. retain prominently located trees
- Facilitate the flow of stormwater along drainage lines and retarding basin area
- Minimise any likely adverse effects of development
- Provide a system of pedestrian footpaths integrated with areas of open space, playgrounds and passive recreational uses
- To ensure that development takes account of the existing physical constraints of the land
- To promote development in harmony, rather than in conflict, with the environment
- To achieve the desired future character of the area

5.14.3 ENVIRONMENTAL PROTECTION

5.14.3.1 Geotechnical Investigation

There are some steep areas of land which Council has identified on the maps in this chapter as requiring geotechnical investigation before development may proceed. These areas may require particular works or particular forms of building construction.

Applicants may be required to submit a report from a qualified Geotechnical Engineer. The report should outline the measures necessary to ensure the safe development of the land without adverse impact on the development, the site or on land in the vicinity.

Where consent is granted for development of land identified as subject to geotechnical constraints, Council may impose conditions relating to the recommendations of the Geotechnical Engineer.

5.14.3.2 Flood Prone Land

Where land is flood prone applicants will be required to submit a report from a qualified Hydraulic Engineer. The report should outline the measures necessary to ensure the safe development of the land without adverse impact on the development, the site or on land in the vicinity.

Where consent is granted for development of land identified as subject to hydrological constraints, Council may impose conditions relating to the recommendations of the Hydraulic Engineer.

5.14.3.3 Tree Preservation

In determining a development application, Council is required to consider:

- a the effect of that development on the landscape or scenic quality of the locality;
- b whether any trees or other vegetation on the land should be preserved.
- c Existing trees should be preserved wherever possible. The siting and layout of a development at the initial concept stage should consider the location of trees with a view to their preservation.
- d All applications for development (other than for the use of an existing building) should indicate the location of existing vegetation and should note the measures to be taken to protect existing vegetation against damage and destruction during construction.
- e The changing of ground level around existing trees should be avoided wherever possible. If it is not feasible to maintain existing ground levels, any changes in ground levels around trees should be supplemented by retaining walls to hold back cut and fill areas from the natural surface level around trees. In the case of filling around a tree trunk, extreme care should be taken to retain the flow of air and water to the root system.

5.14.4 SUBDIVISION

5.14.4.1 Introduction

The detailed design of lot and road layouts shall take into consideration the privacy, aspect, solar access and orientation of future dwellings on proposed allotments.

5.14.4.2 Rural Type and Size of Allotments

- a In respect of residential zoned land, subdivision approval shall not be granted to rural type and size allotments except for:
 - i. exclusion of an existing dwelling site from the remainder of the land parcel;
 - ii. staging of a residential subdivision (with an overall plan of subdivision being submitted for approval at the same time);
 - iii. minor boundary adjustments.
- b Any approval will require the necessary contributions to be paid, services made available and road/drainage works to be carried out to a residential standard of development.

5.14.4.3 Services

- a Underground electricity and telephone is required.
- b Trafficable firefighting access trails being formed around residential areas to a minimum of four (4) metres and with lockable gates provided at points of entry.
- c Satisfactory arrangements are to be made for the provision of water and sewer services and payment of water and sewer contributions under the *Water Supply Authorities Act*.

- d Construction of utility services including sewer, water, power and drainage in areas of significant vegetation should be avoided where possible as such activity will result in clearing and subsequent weed infestation and deterioration of native species.

5.14.5 ROADS

5.14.5.1 Road Hierarchy

A functional road hierarchy exists for the area. This consists of:

- a Arterial Roads - These roads cater for through traffic and have no direct access from the release area development. Intersections with local roads are to be controlled by the use of relevant traffic control facilities i.e. traffic signals, roundabouts or channelization;
- b Collector Roads - are to provide access within the release area and to the district centre. These roads would carry traffic with an origin or destination within the area;
- c Local Roads - All roads are to be fully constructed. The location of some roads are generally fixed because of property boundaries, ownership patterns, limited access points or physical constraints, while other internal roads may be varied to make best use of the local topography and vegetation.

5.14.5.2 Construction

Minor cul-de-sacs are to have "rolled" type kerbs; with a maximum longitudinal grade of 16%. A maximum of 15 lots (including corner lots) are to have frontage to a minor cul-de-sac. Footpaths are to be provided along the length of one side of all roads constructed by the developer, whether or not these are delineated on the map.

To improve street landscaping, the developers are to provide street tree planting in consultation with Council's Open Space and Leisure Services, with the emphasis being to provide a landscaped harmony within each street and a variety between different streets.

5.14.5.3 Amendments to Proposed Roads

The subdivisional roads shown on the map have been designed to cater principally for the subdivision of land to create allotments for the erection of detached dwelling-houses as it is expected that dwelling-houses will be the predominant type of development. However, Council recognises that there may be need for changes to the proposed road pattern in the future.

To approve a change in the location of any roads, Council would need to be satisfied that:

- a the roads provide for a safe movement system (e.g. proximity of intersections);
- b intersections are safely designed (e.g. adequate sight distance);
- c other property owners are not unduly disadvantaged by the change (e.g. existing substantial buildings on other land are avoided);
- d road planning does not cut off options for future development of adjoining rural land;
- e drainage paths are adequately maintained.

For changes to the proposed road system which Council considers minor, Council write to affected property owners and consider any comments of those persons before determining the application.

Changes to the proposed road system should be discussed with Council's planning officers at an early stage before lodging a formal development application.

5.14.6 GREEN POINT/ERINA/TERRIGAL

5.14.6.1 Mobbs Road

This clause applies to Lot 10 DP 825303 Mobbs Road, Terrigal. It is proposed to create nine (9) residential lots fronting Mobbs Road with the residue lot remaining zoned 7(c2) Conservation and Scenic Protection. A more detailed plan of the site is shown on the accompanying map labelled Terrigal - Mobbs Road.

Guidelines for the development of the land having regard to the protection of the existing vegetation and the provision of suitable stormwater treatment and services are set out below.

- a Protection of remnant bushland
 - i The future dwelling-house on the residue 7(c2) Conservation and Scenic Protection zoned lot is to be located within the building envelope shown. It is to be sited clear of the existing stand of trees and is not to have an adverse effect on them.
 - ii A vegetation/bushland management plan is to be submitted with the application for subdivision. This plan is to be prepared by a suitably qualified expert.
 - iii The vegetation/bushland management plan is to demonstrate how the aesthetic and environmental value of the vegetated area will be enhanced. It is to provide the following details:
 - measures to be taken to protect the native vegetation and minimise the removal of this vegetation during the installation of necessary stormwater infrastructure;
 - strategies to be employed to remove any noxious weeds and establishing a weed free vegetation assemblage.
- b On-site stormwater detention
 - i All lots are to be developed with independent on-site stormwater detention facilities.
 - ii The proposed drainage line, servicing all the lots, is to be connected to the existing pipeline in the drainage easement through adjoining Lot 911 DP 1001849, Dorchester Court. A secondary flowpath is to be formalised within this easement to accommodate flows collected within the proposed subdivision.
 - iii Catch drains with a capacity to collect 1% AEP runoff should be constructed along the southern boundary of the rear lot to direct overland stormwater flows into the existing drainage pipeline.
 - iv The dam is not to be used for on-site detention of stormwater. It is to be removed or suitably maintained and fenced for safety reasons.
- c Adequate servicing
 - i Payment of the current water and sewer headworks and augmentation contributions.
 - ii Developer is to be responsible for the design and construction of water supply and sewerage works to all proposed lots.
 - iii Developer is to be responsible for the full cost of connection of lots to the existing water and sewerage systems.
 - iv Developer is to be responsible for the design and full cost of any augmentation works to the existing water and sewerage systems that are required as a result of any extra loading from the proposed development.

5.14.6.2 Terrigal Drive

This clause applies to Lot 1 DP 656616, Terrigal Drive, Terrigal and is located between the residential streets of Flakelar Crescent and Salisbury Drive.

The southern part of the lot (approximately 2.8 ha) is required for open space purposes. The land is predominantly vegetated and steeply sloping to Worthing Creek headwaters and forms a buffer between the original Stratford Park residential area and the Landcom subdivisions to the west. This vegetated area links to the existing public reserve to the south that leads up into the Kincumba Mountain Reserve.

a Ecological Value of the Land

The ecological value of the land is set out below:

- i The land supports a substantial stand of Blackbutt (*Eucalyptus pilularis*). This species is poorly conserved on a state-wide basis within conservation reserves. The land also supports a well-developed understorey comprising a number of native species, although weed species are present.
- ii The vegetation on the land forms one of the last viable corridors linking Kincumba Mountain Reserve with the Rumbalara/Katandra Reserve system via Worthing Creek. The former corridor has been irreversibly fragmented by the construction of Erina Fair and Tarragal Glen. The value as a wildlife corridor could be enhanced if the Worthing Creek drainage reserve was actively managed as a wildlife corridor.
- iii There are a number of threatened species listed under the *Biodiversity Conservation Act 2016* known to occur in the immediate area. Threatened species likely to utilise the corridor include the Yellow-bellied Glider, Stephens Banded Snake and several bird species.
- iv The land is steeply sloping with some sections comprising slopes of over 20%. Any development of the land without detailed and extensive application of erosion and sediment control could result in substantial sedimentation of the downstream creek system.
- v Current best management practice is to retain native vegetation within creek lines for its biodiversity value and as a natural erosion and sedimentation control.
- vi The vegetation forms a significant visual barrier between the Stratford Park Estate and the Landcom Estate.

One of the Principles of Ecologically Sustainable Development requires:

"conservation of biological diversity and ecological integrity - namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration".

In accordance with this principle the site should be retained as public open space on the basis of the poor conservation status of the dominant tree species present, its value as a wildlife corridor, its value as a threatened species habitat, the steepness of the land, the need to retain surviving riparian habitat and its aesthetic value.

5.14.7 NARARA

5.14.7.1 Road Widening

The properties on both sides of Reeves Street are affected by future road widening proposals. Five (5) metres of land fronting Reeves Street is required for the widening of the road for the future upgrading associated with the proposed East-West by-pass road from Somersby to Gosford. This road widening land is to be dedicated to the Council when property is subdivided.

5.14.7.2 Urban Development (other than a single dwelling-house)

a General

Where a subject lot abuts any public road reserve and that road is not formed, constructed, tar sealed, kerb and guttered, Council, if granting development consent, will attach a condition requiring the upgraded construction of the public road along the frontage of the subject lot to the aforementioned standard. (Note: Some exceptions to the above may apply in the areas marked "B" and "E" on the map where other conditions for development may apply.)

b Development Area "B"

Areas marked "B" on the accompanying map rely on a private right-of-way (ROW) for access from the kerbed road to the lots. These ROW systems have a limited carrying capacity. Council, if granting development consent for further urban development, other than the construction of a single dwelling-house, will attach a condition requiring the upgrading of the ROW access and any culverts/bridges (as deemed necessary) to Council's standards. Exceptions to the above apply to Lot 45 DP 2038, which has frontage to Cross Street.

c Development Area "E"

The area marked "E" on the map has some potential for further urbanisation. The same conditions apply as outlined in paragraph a above, except that no kerb and gutter will be required.

5.14.7.3 Corner Fountains Road and Pandala Road

OBJECTIVES

- Encourage orderly development of urban land in the most economic and unconstrained manner
- To ensure that development takes account of the existing physical constraints of the land
- To promote development in harmony, rather than in conflict, with adjoining uses

REQUIREMENTS

Requirements for the development of Lots 14-17 Sec D DP 1509 and Lot 1 DP 313904, having regard to ensuring the compatibility with adjoining land uses, are set out below.

- a An acoustic report, from a qualified acoustic engineer, that addresses measures to ensure that noise from the adjoining existing community centre and amenities block will not adversely impact on the amenity of future residents.
- b If any noise amelioration measures involve the construction of an acoustic fence or barrier, an assessment will also be required of the overshadowing impact on the adjoining Narara Community Centre.
- c Details of visual screening and landscaping measures to be provided within the 10 metre landscape buffer between the existing amenities building and future residential land.
- d An assessment of the impact of floodlighting from the adjoining open space on the amenity of future residents, and any measures that may be required to reduce any adverse impacts.

5.14.8 SPRINGFIELD

5.14.8.1 Clearing

Some clearing of existing vegetation will be necessary to accommodate the proposed development particularly in the Eucalypt Forest on the slopes facing Wells Street and Noorumba Road. This existing vegetation represents an important visual amenity to the overall development.

DEVELOPMENT GUIDELINES

- a Clearing during subdivision construction should be limited to potential building sites, or dead or dangerous trees.
- b Mature trees should be retained along common rear boundaries where space permits.
- c Juvenile trees rather than large mature trees should be retained along front and side boundaries. These trees are more likely to survive and not cause interruption to buildings on small blocks. These will eventually form canopy cover reinforcing streetscape character and aid in reducing the overall visual impact of the development.
- d Any tree felling that must occur should be done so that the direction of fall is away from vegetation to be retained, particularly in allotments backing onto reserves.

5.14.8.2 Fencing

The erection of fencing places restriction on potential regrowth of natural vegetation following development and imposes a geometrical pattern. In addition, fencing at the rear of allotments backing into reserves invites degradation of vegetation through disposal of refuse and the like into areas where it cannot be seen.

DEVELOPMENT GUIDELINES

- a Encourage mounding and/or planting along allotment boundaries.
- b For allotments backing onto reserves, encourage mounding, planting, open mesh fencing.
- c Create a minimum 10 metre wide maintenance zone between allotments and proposed reserves. This zone should be grassed with tree planting serving as a protective buffer between housing and vegetation.

5.14.8.3 Visual Impact

Subdivision will create impacts on visual character through the loss of vegetation and development. Detailed treatment of the edge of the residential development along Wells Street is important.

DEVELOPMENT GUIDELINES

- a Retention of pockets of vegetation along Wells Street will aid in reducing visual impact and improve residential amenity. Reinforcement planting along the road reserve will complement any retained vegetation.
- b Retention of mature trees towards the rear of proposed allotments combined with street tree planting will enhance local visual values and reinforce the reduction of regional visual impacts through screening of the development particularly on the mid-slope to upper slope zones.
- c Establish a minimum 5 metre wide planting zone between Wells Street and the development. Such area is to be dedicated to Council as public reserve.

5.14.8.4 Existing Land Use/Ownership and Future Development

The size and location of existing allotments and dwellings limits the potential to optimise the layout for new subdivision works. Consequently there will be some reduction in lot yield.

The fragmented ownership pattern may also cause staging and implementation problems.

DEVELOPMENT GUIDELINES

- a Encourage flexible subdivision and dwelling densities to offset reduced lot yields caused by the existing ownership pattern.
- b The preferred subdivision pattern should have regard to the overall development layout but should also take into account possible staging and implementation problems.
- c Temporary access roads may be permitted where they will assist in overcoming staging requirements of different land owners.
- d In areas where road locations are critical, negotiations between land owners may be necessary at the subdivision stage to achieve an optimum subdivision layout.

5.14.8.5 Drainage

There are two defined watercourses running through the area covered by this chapter which drain into Erina Creek. These catchments are small in relation to the overall catchment area of the creek. However, the watercourse potentially can provide a means of reducing sediment and nutrient loads into Erina Creek.

DEVELOPMENT GUIDELINES

- a Watercourses should not be developed for housing and should be incorporated into public drainage or open space reserves.
- b Vegetation along existing watercourses should be retained.
- c Sediment and nutrient traps should be incorporated into drainage systems.
- d Formalised drainage works within the defined watercourses should be kept to a minimum.
- e Maintain the existing artificial wetland on the corner of Noorumba Road and Wells Street as a retention sink for sediment and nutrients.