

CHAPTER 5.17 FORRESTER'S BEACH

5.17.1 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to Lot 600 DP 1099102, Lot 2 DP 706892, Lot 5 DP 1082979 Central Coast Highway, Forrester's Beach as shown on the map below.

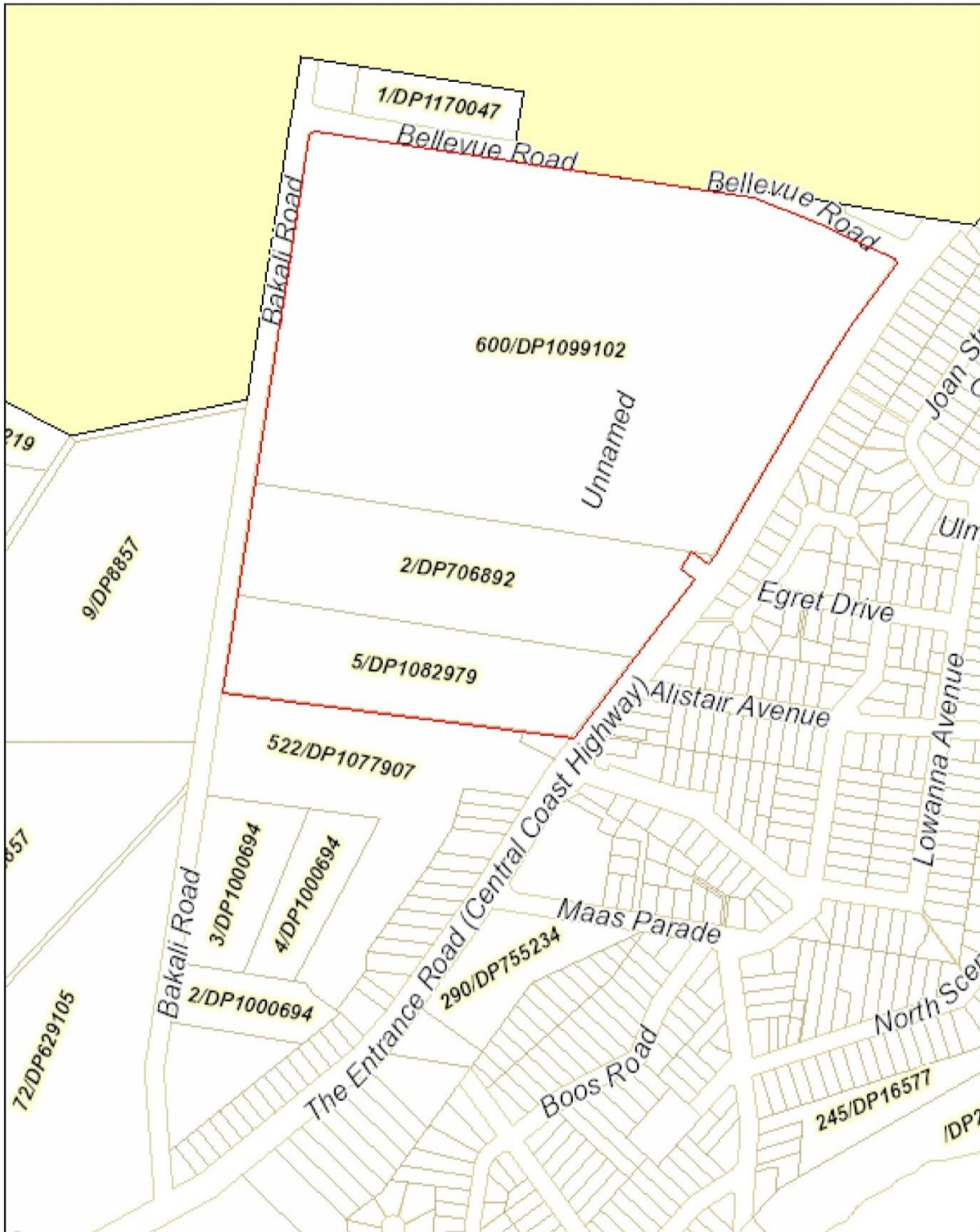


Figure 1 – Land to which this chapter applies

5.17.2 AIM OF THIS CHAPTER

To provide development guidelines for the assessment of development applications relating to this land.

5.17.3 OBJECTIVES OF THIS CHAPTER

- To enable development to proceed in a manner which is sensitive to the environmental characteristics of the site and its environs;
- To protect the environment of Wamberal Lagoon from any adverse effects of development;
- To ensure development is designed in accordance with water sensitive urban design guidelines;
- To ensure development is not adversely impacted by stormwater flows;
- To facilitate vehicular access to the site and to ensure development does not have an adverse impact on the existing road network;
- To provide a visual buffer along the Central Coast Highway frontage of the land.

5.17.4 DEVELOPMENT CONTROLS

5.17.4.1 Environment

OBJECTIVES

To enable development to proceed in a manner which is sensitive to the environmental characteristics of the site and its environs;

- To protect the environment of Wamberal Lagoon from any adverse effects of development
- To ensure development is designed in accordance with water sensitive urban design guidelines.

DEVELOPMENT CONTROLS

- a The development of the land is not to increase runoff beyond the pre-development discharge rates.
- b On-site stormwater detention ponds are to be provided to restrict runoff rates to pre-development flows.
- c The on-site stormwater detention ponds are to be designed as natural wetlands so as to remove any nutrients from the water before it leaves the site.
- d In order to prevent nitrification and sedimentation of Wamberal Lagoon caused by development and runoff from the subject land, nutrient filter measures must be implemented to filter nutrients so as to prevent them from entering Wamberal Lagoon. Details must be provided with the development application.
- e The stormwater detention ponds are to be designed to also allow for water infiltration which will allow replenishment of groundwater.
- f Include measures to maintain the infiltration of stormwater runoff to the subsoil zone on Lot 2 DP 706892, Lot 5 DP 1082979. The details should include a geotechnical report advising of the soil's capacity to accept proposed stormwater infiltration on the site.

- g A geotechnical report is to accompany the development application for subdivision which addresses geotechnical constraints and specifies guidelines for pavements, footings and earthworks.
- h All vegetation identified in the C2 Environmental Conservation zone under *Central Coast Local Environmental Plan 2022* applying to this land must be retained including understorey vegetation. No building works are to be undertaken in this area. Consideration of the potential impact of development on these areas is to be addressed in the Development Application.
- i With regards to water sensitive urban design, consultation is to occur with the NSW Office of Water and the Water, Floodplains and Coast Group of the Office of Environment and Heritage.

5.17.4.2 Drainage

OBJECTIVE

To ensure development is not adversely impacted by stormwater flows.

DEVELOPMENT CONTROLS

- a All development is to be designed using the principles outlined in the Floodplain Management Chapter of this Development Control Plan and Council's Civil Works Specification relating to Water Cycle Management.
- b All new development is not to adversely impact adjoining properties or impede defined overland flow paths.
- c With the potential for increased rainfall intensities beyond the 1% AEP and a possible blockage of the existing channel across Lot 2 DP 706892 and Lot 5 DP 1082979, any new residential development should ensure there is a well-defined secondary flow path and flood free access throughout the site.
- d A detailed hydraulic assessment is required of the existing drainage arrangement where a pipeline runs from the northern end of the channel on Lot 2 DP 706892 to a pond on Lot 600 DP 1099102.
- e All drainage channels, overland flow paths and stormwater detention ponds are to remain in private ownership and be maintained to the standard at which they are approved.

5.17.4.3 Traffic Access

OBJECTIVE

To facilitate vehicular access to the site and to ensure development does not have an adverse impact on the existing road network.

DEVELOPMENT CONTROLS

- a Direct vehicular access to the Central Coast Highway from individual residential lots is denied.
- b All vehicular access to the Central Coast Highway is to be via the existing access point on Lot 2 DP 706892.
- c The existing intersection is to be upgraded to the satisfaction of the Roads and Maritime Service.
- d As part of the initial development application for subdivision of the subject site the developer shall prepare a Masterplan identifying land to be subdivided/developed and all vehicular access proposed to the subject site. This Masterplan shall be supported by a Traffic Impact Study to identify likely traffic impacts and subsequent road upgrade requirements. The study shall be prepared in accordance with the *RTA Guide to Traffic Generating Developments 2002*.
- e Provision is to be made in any internal road system for a connection to the adjoining land to the south.

5.17.4.4 Visual Buffer

OBJECTIVE

To provide a visual buffer along the Central Coast Highway frontage of the land.

DEVELOPMENT CONTROL

- a A landscape and visual buffer 5 metres in width is to be provided along the frontage with the Central Coast Highway and located wholly on the subject land. Details are to be provided with the development application for subdivision and are to involve landscape elements and decorative fencing.