

# CHAPTER 5.18 ERINA – 18 ILYA AVENUE (ERINA LEAGUES CLUB)

## 5.18.1 LAND TO WHICH THIS CHAPTER APPLIES

This plan applies to Lot C DP344413 18 Ilya Avenue Erina.

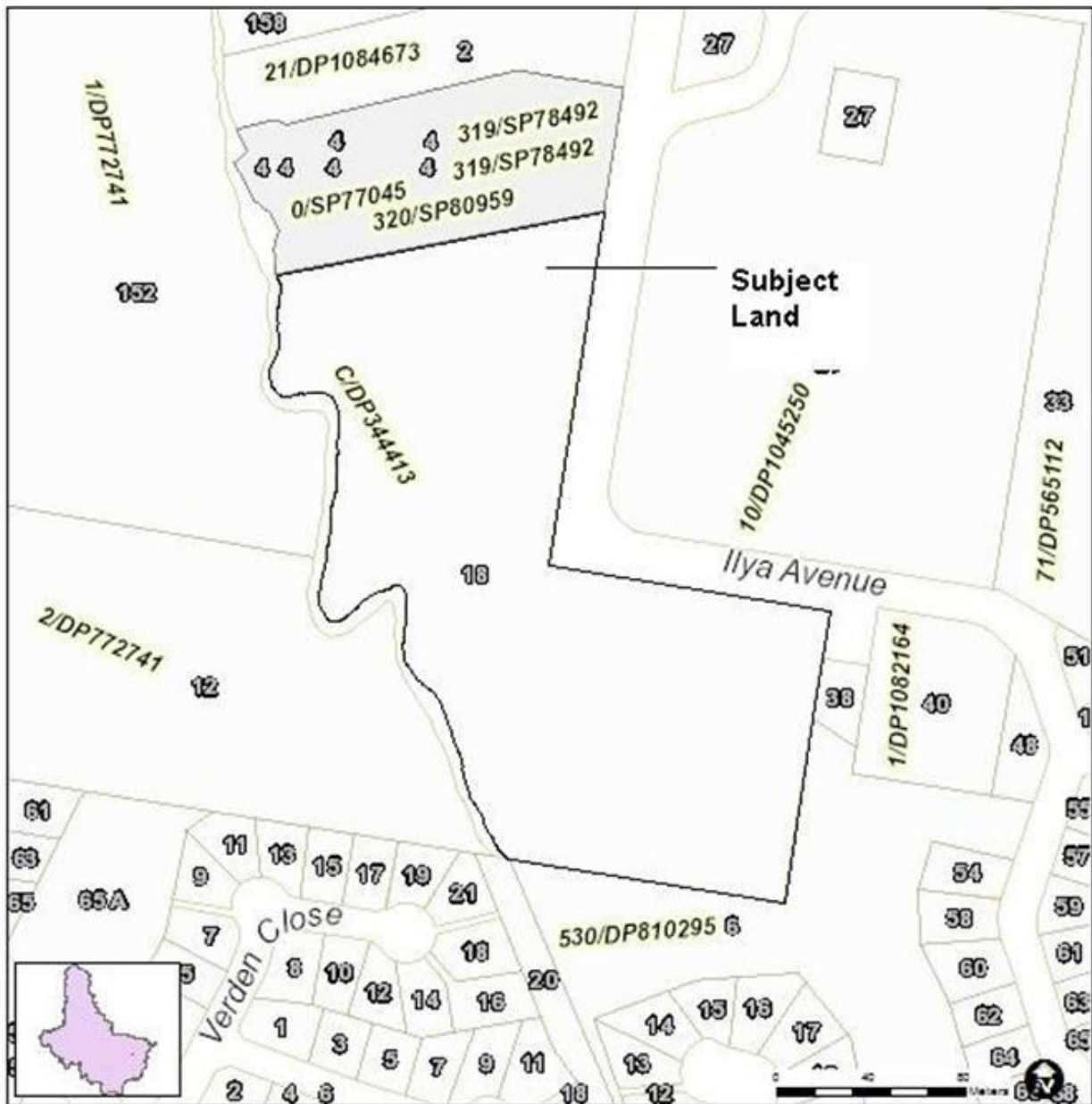


Figure 1 – Land in Erina to which this chapter applies

## 5.18.2 PURPOSE OF THE CHAPTER

The purpose of this Development Control Plan (DCP) is to provide more detailed guidelines for the development and use of the land for mixed use development that includes, but is not limited to, a registered club and complementary business land uses.

## **5.18.3 OBJECTIVES**

The objectives of this chapter are:

- To encourage the orderly development of the site for the Erina Rugby League Football Club and complementary business land uses
- To facilitate traffic management
- To make provision for environmental protection
- To make provision for bushfire protection
- To control development in flood liable areas to minimise the effects on surrounding properties
- To identify site contamination issues

## **5.18.4 SPECIFIC REQUIREMENTS**

### **5.18.4.1 Orderly Development**

- a The land is to be developed only in accordance with the amending Local Environmental Plan (LEP) that provides for the rezoning of part of the site to B5 – Business Development Zone.
- b Development in the creek corridor is to be generally limited to vegetation management, drainage works, landscape rehabilitation and associated and improvements (i.e. boardwalks, seating, picnic shelters and the like).
- c All development is to comply with Council's adopted DCP and policies.

*Note: Where the provisions of adopted DCP's and policies conflict with those of this DCP, the provisions of this DCP shall prevail.*

### **5.18.4.2 Desired Character & Built Form**

- a All development on the site shall generally comply with the relevant zoning, floor space ratio and height mapping controls contained in *Central Coast Local Environmental Plan 2022* and any subsequent amending LEP.
- b Building heights shall be generally in accordance with attached plan.
- c The development footprint is to be generally restricted to the area identified on attached plan.
- d Conserve natural and scenic characters of the property.
- e Building facades are to be articulated for visual interest and to complement the streetscape.
- f All signage is to be integrated to complement the built form; to provide appropriate business identification; and to assist visitors with way finding.

### **5.18.4.3 Services Considerations**

- a The developer shall be required to pay the current water and sewer headworks / augmentation contributions in accordance with Council's Policy.
- b The developer is responsible for the design and construction of water and sewer reticulation systems within the site.

- c The developer is responsible for the full cost of connection of proposed development within the site to Council's existing water and sewer reticulation systems.
- d The developer shall be responsible for the design and full cost of any specific downstream augmentation works to the existing water and sewer reticulation systems are required as a result of additional loads / demands from proposed development.
- e The developer is to comply with waste minimisation strategies.
- f The development is to comply with the Chapter in the Council's DCP for Controls for Site Waste Management.

#### **5.18.4.4 Environmental Protection**

- a Future development shall have regard for the *Erina Leagues Vegetation Management Plan (VMP)* prepared by Conacher Environmental Group dated June 2013 (DN 14491555 available from Council).
- b The building footprint shall generally comply with the vegetation setbacks listed in the VMP.

#### **5.18.4.5 Mitigation of Bushfire**

- a Future development shall be in accordance with the NSW Rural Fire Service's '*Planning for Bushfire Protection Guidelines*' 2019.
- b Bushfire fuel management will not be undertaken within vegetation management areas. Bushfire Asset Protection Zones (APZ) or defendable spaces for the proposed development are to be located within the proposed development areas. Reference should be made to the Conacher Environmental Group *Bushfire Assessment Report* (DN 11496980 available from Central Coast Council) for bushfire requirements. These requirements are reflected in attached plan.
- c Future developments will need to comply with the requirements of *Planning for Bush Fire Protection 2019* and *Australian Standard 3959-2009 Construction of Buildings in Bush Fire-Prone Lands* in the planning and construction stages of any development.

#### **5.18.4.6 Development on Flood Prone Land**

- a Any drainage and/or filling works proposed below the 1%AEP shall be designed to cause minimal effects on surrounding properties.
- b The developer is to be responsible for the design and construction of all internal and external drainage works required for the development.
- c Earthworks below the 1% AEP shall be generally in accordance with the 'Site analysis of pre- to post-development contours' plan attached or DN 14463229 available from Council. Any increase in these levels as part of the development of the land will necessitate the preparation of new flood study to confirm that there is no increase in flood impacts on adjoining and nearby properties and also to that the development complies with Council's standards for flooding (see "Site Analysis of pre- to post-development water depth" plan attached or DN14153587 available from Council).
- d Vehicle access areas on western edge of proposed development shown on 'Site analysis of pre- to post-development contours' to meet flood access requirements with regard to depth of water over access way.

#### **5.18.4.7 Traffic Impacts and Car Parking**

- a Major vehicular access points to the development shall be located to ensure safe access to the Ilya Avenue and limit congestion along the local road network.

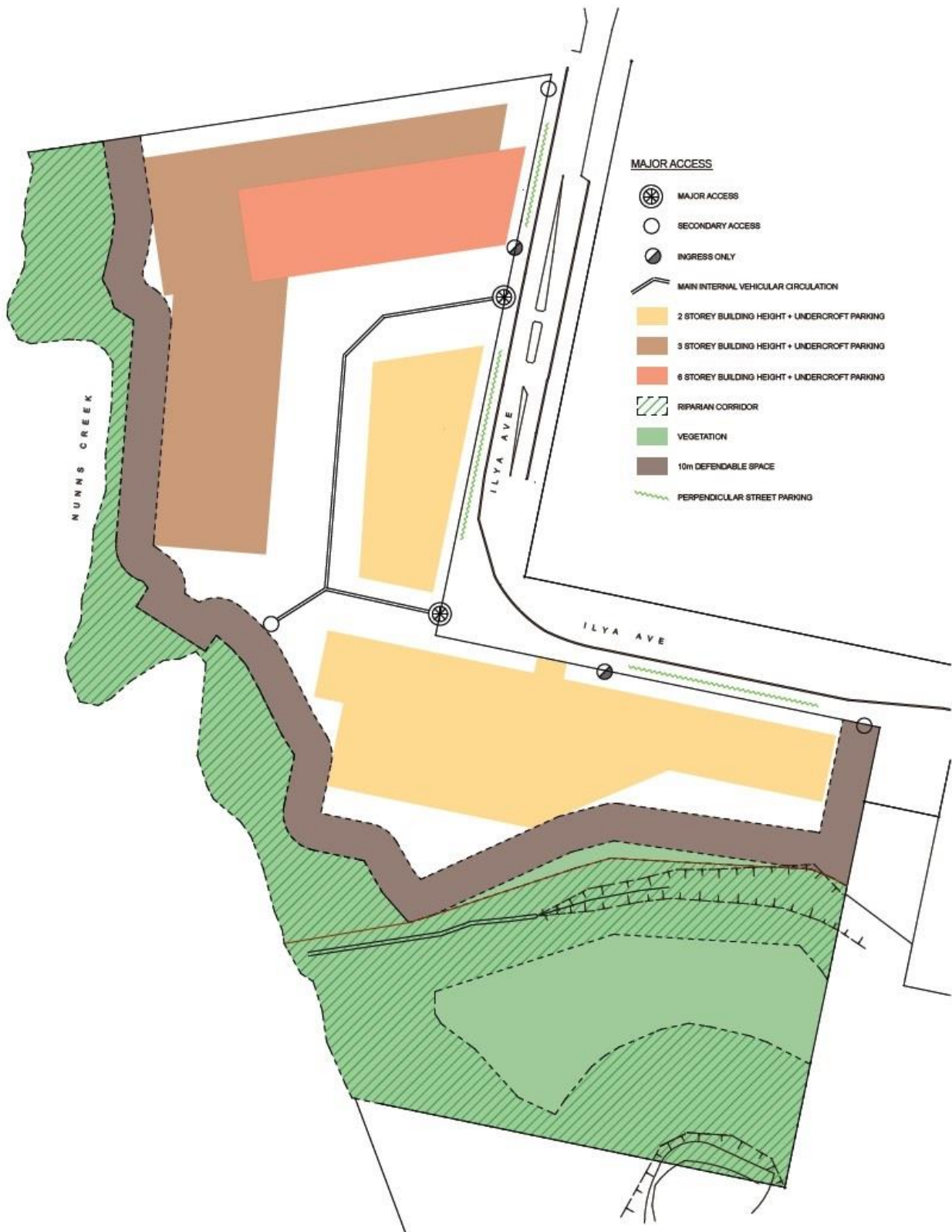
- b All internal roads within the development are to be designed in accordance with Council's and Roads and Maritime Service's (RMS) accepted engineering design standards and/or relevant Australian Standards.
- c The provisions of DCP for Car Parking and/or relevant RMS guidelines must be considered in preparing any development application which provides car parking on site.
- d The developer shall prepare a Masterplan identifying land to be subdivided/ developed and all vehicular access proposed for the subject site. The 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* and is to include but not be limited to the following:
  - i Identify all relevant vehicular traffic routes and intersections for access to/from the subject area;
  - ii Current traffic counts for all of the above traffic routes and intersections;
  - iii The anticipated additional vehicular traffic generated;
  - iv The distribution on the road network of the trips generated from the proposed development. Predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation;
  - v Consideration of the traffic impacts on existing and proposed intersections and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development. The study shall also give consideration to the cumulative traffic impacts of other proposed and approved developments in the area;
  - vi Consideration of the impacts of construction traffic on the road network in the vicinity of the development and measures to minimise any identified impacts;
  - vii Any other impacts upon the regional and state road network including consideration pedestrian, cyclist and public transport facilities and provision for service vehicles.
- e No access to the subsequent development is to occur from the unmade road located on the eastern boundary of the land.

#### **5.18.4.8 Site Remediation**

- a The findings and recommendations of the *Report on Preliminary Contamination Assessment*, prepared by Douglas Partners (DN 13124753 available from Council) should be taken into consideration for future development of the site.
- b A contamination assessment shall be submitted with a development application for development of the site in accordance with the DCP. The detailed contamination assessment should aim to fully characterise site contaminant conditions and be undertaken with reference to the NSW EPA's endorsed guidelines.
- c Dependant on the findings of the contamination assessment a remediation action plan may be required as part of a construction environmental management plan to address the anthropogenic inclusions (mainly construction waste materials) identified in the "uncontrolled filling" area and also filling mounds or at the ground surface scattered throughout the site. It is expected that this plan would set out a framework of assessment, segregation, validation and then either on-site reuse of off-site disposal of these materials.

## **5.18.5 OTHER CONTROLS APPLYING TO THE SITE**

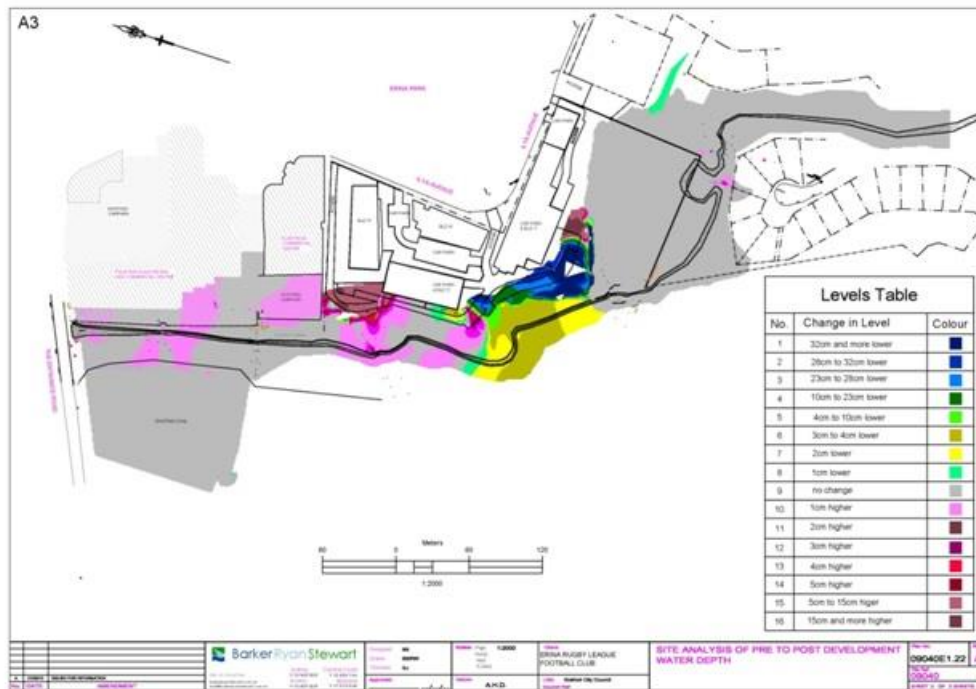
In addition to the provisions of this chapter of the DCP, the provisions of the more general chapters of Council's DCP will also apply.



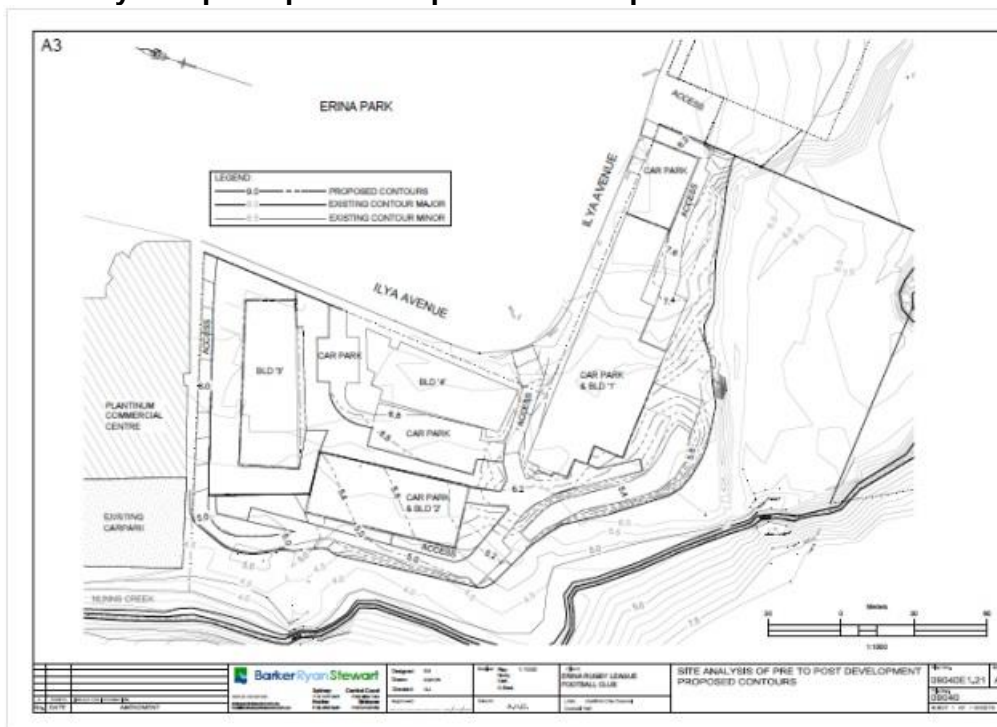
ERINA RUGBY LEAGUE FOOTBALL CLUB

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Figure 2 – Development Plan



**Figure 3 – Site analysis of pre to post development water depth**



**Figure 4 – Site analysis of pre to post development proposed contours**