

CHAPTER 5.54 LAKE MUNMORAH - 285-325 PACIFIC HIGHWAY

5.54.1 INTRODUCTION

The purpose of this Chapter is to provide guidance in the preparation of proposals to develop the land to which this Chapter applies.

5.54.1.1. Objectives of this Chapter

- To provide a high quality and varied residential environment with accessible local open space and access to conservation areas
- To provide attractive streetscapes which reinforce the function of a street and enhance the amenity of dwellings
- To provide opportunity for a variety of housing types
- To provide a self-informing, coherent, safe and efficient system of roads and pathways for vehicular, pedestrian and cycle movements
- To protect and enhance significant environmental features of the area

5.54.1.2. Land to which this Chapter Applies

This Chapter applies to land as shown in Figure 1.

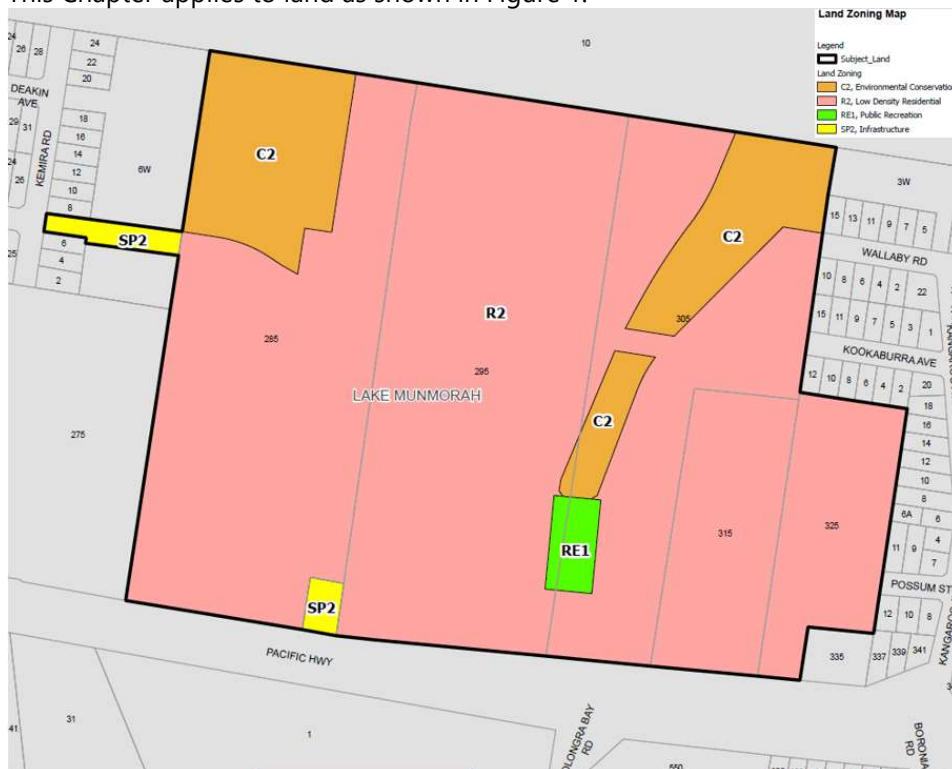


Figure 1-285-325 Pacific Highway Lake Munmorah

5.54.1.3. Using this Chapter

All development proposals must consider all relevant Council and State Government Policy including but not limited to State Environmental Planning Policy (Resilience and Hazards) 2021, Planning for Bush Fire Protection 2019, Section 1.7 of the Environmental Planning and Assessment Act 1979 and the Biodiversity Conservation Act 2016. All development applications MUST be accompanied by the required assessments under the relevant State Government Policy and Council policy:

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1- Dwelling Houses, Secondary Dwellings and Ancillary Development
- Chapter 2.2- Dual Occupancy and Multi Dwelling Housing
- Chapter 2.4- Subdivision
- Chapter 2.13- Transport and Parking
- Chapter 2.14 – Site Waste Management
- Chapter 3.1- Floodplain Management and Water Cycle Management
- Chapter 3.5-Tree and Vegetation Management
- Chapter 3.6- Heritage Conservation
- Council’s Civil Design Guidelines

5.54.2 DEVELOPMENT PRINCIPLES

5.54.2.1 Subdivision Design

OBJECTIVES

- To encourage subdivision design of high quality, which controls and mitigates the potential environmental impacts arising from development
- To ensure the development of the site is undertaken in an orderly and sustainable fashion
- To provide a self-informing, legible, safe and efficient system of roads and pathways for vehicular, pedestrian and cycle movement
- To ensure the economic and orderly development and servicing of land

REQUIREMENTS

- a The development is to be staged generally in accordance with the staging plan as indicated in Figure 2.
- b Staging of development is required to be undertaken to ensure delivery of infrastructure requirements.

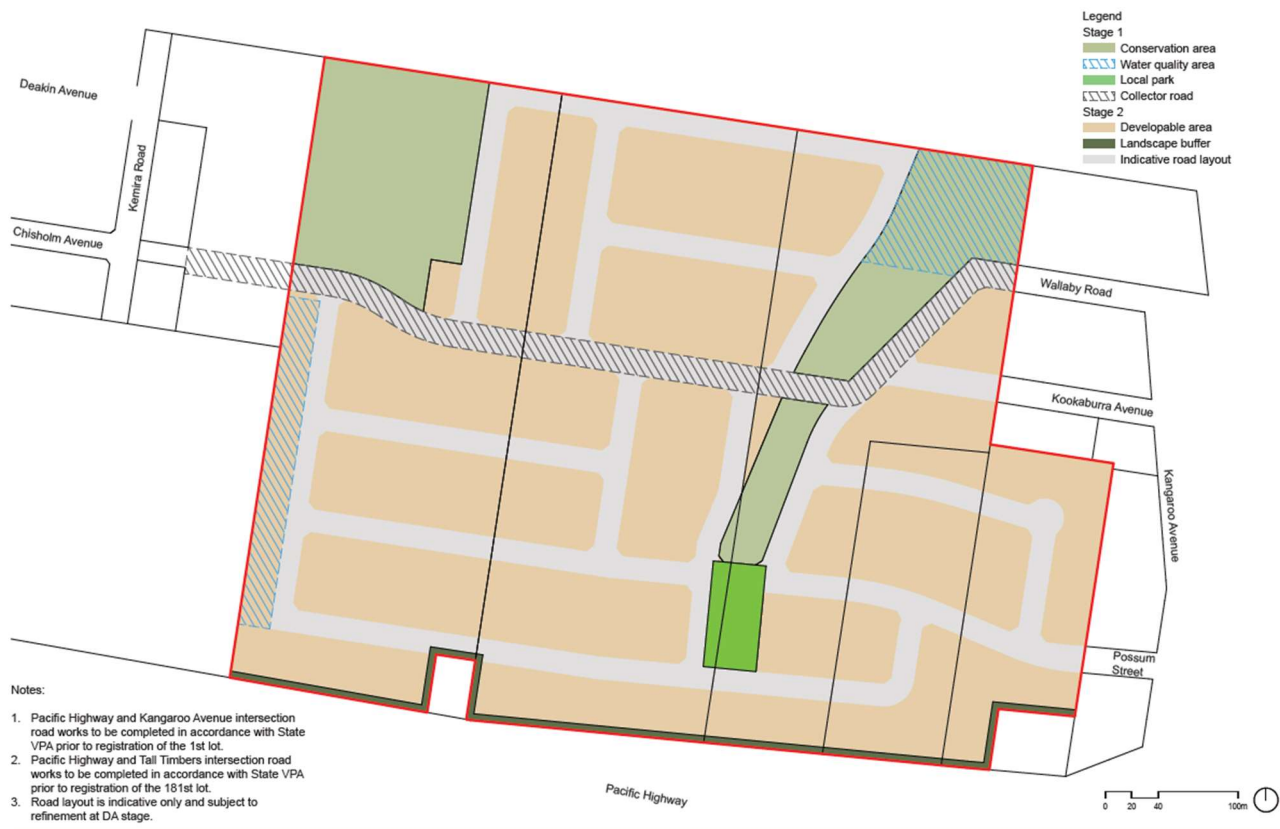


Figure 2-Indicative plan

5.54.2.2 Stormwater and drainage

OBJECTIVES

- To minimise the impacts of development on wetland and associated buffer areas and hydrologically sensitive ecosystems
- To safeguard the environment by improving the quality of stormwater runoff to achieve best practise standards
- To limit erosion of watercourses, slopes and banks due to runoff from impervious areas within the development

REQUIREMENTS

- a Consideration is to be given to the Stormwater Management Report (2022) as prepared by Barker Ryan and Stewart to inform the design and management of required stormwater infrastructure.
- b The quality of surface water entering the wetland and associated buffer as mapped by the SEPP Resilience and Hazards Chapter 2 Coastal Management must result in a neutral or beneficial effect (NoBE) on this land. The concentration of nutrients within surface waters must be at the same or lower amount than currently occurring from the undeveloped site (that currently consists of largely native vegetation that functions for the purposes of nutrient modelling).
- c Surface waters entering the wetland must be in the same volume as occurring in the undeveloped state and must not increase in their aggregation than also currently occurring in the undeveloped state. It must be assumed that vegetation in the wetland and associated buffer as mapped by Chapter 2 Coastal Management (SEPP Resilience and Hazards 2021) as Groundwater Dependent Ecosystems. Groundwater recharge and subsequent discharge flows into the wetland must match

predevelopment levels as informed by groundwater monitoring conducted during high and low flow periods.

- d All stormwater and drainage assets created by the subdivision must be retained in common ownership and subject to a permanent 'in perpetuity' management arrangement unless satisfactory arrangements are reached with Council to accept ownership and maintenance of these assets.

5.54.2.3 Road Layout and Hierarchy

OBJECTIVES

- To establish a hierarchy of streets which maximises convenience, amenity and safety for vehicles pedestrian and cyclists
- To provide a legible, connected and permeable grid of local streets that are sympathetic to the topography and natural assets
- To protect conservation areas through the appropriate location of roads, paths and developable area.

REQUIREMENTS

- a Road hierarchy is to be generally consistent with 'Figure 2- Indicative Plan' and constitute the construction of Collector Roads and Local Roads consistent with dimensions and hierarchy as indicated in Central Coast Council Civil Design Guidelines (2020) Table 6.1 Road Hierarchy and Road Width Schedule.
- b Safe Systems Assessments together with Road Safety Audits will be required to be carried out to assist in the development of a safer environment for all road users. It is recommended that Road Safety Assessments be undertaken early in the development of proposals as early intervention proves to be most beneficial.
- c Road works are required to the Pacific Highway (HW10), TfNSW requires the developer to enter into a Works Authorisation Deed (WAD) with TfNSW. Detailed design and construction will occur through the WAD process and works shall be in accordance with Austroads Guidelines, Australian Standards and TfNSW Supplements. All works are to be undertaken at full cost to the developer and no cost to TfNSW.
- d Roads within the subdivision development identified as a local bus route must be designed to cater for large and rigid vehicles, having regard for grade, sightlines and avoidance of lane departure during turning movements.
- e Provide a safer street environment by ensuring appropriate lighting and using crime prevention through environmental design principles.
- f Road geometry such as steep rads, combined horizontal and over vertical curves, long straight streets, smaller radii curves with adverse crossfall, lot accesses in close proximity to entry and departures of roundabouts etc. that contribute to increased crash risk are to be avoided.
- g Provide roads at the perimeter of all wildlife corridors to provide adequate urban interface with these areas.
- h All servicing and utilities to be underground.
- i Provide roads along the perimeter of all wildlife corridors to provide adequate urban interface between conservation areas and residential areas.

5.54.2.4 Open Space and Landscaping

OBJECTIVES

- To provide a high quality and varied residential environment with accessible open space and community facilities
- To provide for the protection and enhancement of the environment and local amenity

REQUIREMENTS

- a Local open space shall be provided generally in accordance with locations identified in Figure 2 (indicated as Local Open Space). Minor variations in the location and configuration of open space, as a result of subdivision design may be acceptable, subject to justification for the proposed change.
- b Open space is to be established in areas zoned RE1 Public Recreation, these lands are to be dedicated at no cost to Council once embellishment to Council's requirements and satisfaction has occurred.
- c Landscaping of open space should be predominantly winter flowering trees and shrubs endemic to the local area.
- d Landscape buffers are to be provided to screen SP2 Infrastructure lands containing the Telecommunications tower and 235 Pacific Highway Lake Munmorah.

5.54.2.5 Pedestrian and Cycleway Routes

OBJECTIVES

- To provide linkages between open space, streets and drainage features to create a clearly distinguishable public domain
- To provide safe and convenient pedestrian and cycleway networks with clear internal links and connection to external regional networks to promote healthy lifestyle choices

REQUIREMENTS

- a Shared paths/footpaths and cycleways are to be designed and constructed in accordance with Central Coast Council's Civil Works-Design Guideline and Construction Specification.
- b All park edge streets are to have the cycleway/shared footpath located on the park side of the road.
- c The provision of Active Transport Infrastructure and facilities, bike lanes, shared paths, footpaths and kerb ramps etc. will consider and align with the vision, aims and objectives of the Central Coast Bike Plan and Pedestrian Access and Mobility Plan (PAMP), and provide safety and connectivity to all existing and proposed bicycle and pedestrian routes in accordance with the Prioritisation Criteria and the required Standards as outlined in the document Action Plans.

5.54.2.6 Public Transport

OBJECTIVES

- To make provision for convenient local transport links and stops
- To consult with local public transport providers to ensure optimum delivery of public transport infrastructure

REQUIREMENT

- a Any subdivision application for any stage is to provide evidence documenting the outcomes of discussions with local public transport providers, specifically local bus service providers regarding proposed routes to and within the subdivision development.
- b Bus stops are to be provided along approved bus routes, no greater than 400 metres apart.

5.54.2.7 Noise Attenuation

OBJECTIVES

- To minimise noise impacts on residential and other noise sensitive land uses located in the vicinity of significant noise generating sources
- To establish consistent and appropriate built forms to mitigate noise and vibration impacts

REQUIREMENT

- a A landscaped buffer is to be provided generally consistent as depicted on the indicative plan (see Figure 2). The buffer is to be designed incorporating requirements from a report prepared by a suitably qualified acoustic consultant (as outlined below).
- b A report by a suitably qualified acoustic consultant shall be submitted with any development application for subdivision or residential development adjacent to the Pacific Highway. The report is to address the following:
 - i Identify existing and potential future noise sources;
 - ii Identify areas within the precinct where specific development should be restricted due to likely noise;
 - iii Identify mitigation measures to reduce existing or potential noise effects to allow development to occur while meeting appropriate environmental and amenity requirements. This shall involve considering incorporating setback distances, noise barriers and at-property treatments in the form of architectural treatments, or a combination of these, for noise sensitive developments (e.g., residential developments) fronting major roads;
 - iv *NSW Roads Noise Policy 2011.*
- c Details of any physical treatments proposed along property boundaries are to be submitted to Council with the relevant development application to ensure that treatments are consistent with other required noise mitigation measures.

5.54.2.8 Indigenous Heritage

OBJECTIVE

- To ensure Indigenous Heritage is considered in preparing a development application

REQUIREMENT

- a Review of the Aboriginal Heritage Information Management System (AHIMS) to locate any known Aboriginal Sites that may be impacted by the development proposal.
- b No development is to be undertaken or approved in the vicinity of identified sites before a Cultural

Heritage Management Plan has been prepared by a suitably qualified person.

Note: Consultation of the AHIMS does not assume other cultural or archaeological evidence does not occur within the Study area and does not relieve the applicant of the need to undertake appropriate additional investigations and studies where required.

5.54.2.9 Potential Site Contamination

OBJECTIVE

- To provide proponents with information that can be used to supplement the requirement to consider potential site contamination in preparing a development application

REQUIREMENT

- a Consideration is to be given to the findings outlined within Preliminary Site Investigation-Lake Munmorah (2021) and Phase 1 Contamination Site Investigation (2019) GHD when designing future subdivision development applications.
- b Consideration of the impact of historic and current land use practices at the time of assessment of development and subdivision applications.

Note: This is supplementary information provided for applicants and landowners. All development proposals must consider all relevant Council and State Government Policy including State Environmental Planning Policy Resilience and Hazards 2021.

5.54.2.10 Bushfire

OBJECTIVES

- To minimise the risk of bushfires on life, property, and the environment
- To enable appropriate bushfire protection without unreasonably compromising the biodiversity and landscape values of the area

REQUIREMENTS

- a Subdivision and housing design is to be undertaken in accordance with *Planning for Bush Fire Protection 2019*.

5.54.2.11 Ecology

OBJECTIVES

- To protect wildlife corridors, threatened species and their habitats within areas identified for protection or conservation
- To protect, restore and enhance the environmental values and functions of watercourses and floodplains

REQUIREMENT

- a Any application lodged for the development and/or subdivision of the subject land must comply with the requirements of the Biodiversity Conservation Act, 2016.

- b All land zoned C2 Environmental Management in this locality must be retained in common ownership and subject to a permanent “in perpetuity” conservation arrangement. This may include a single development allotment, unless other arrangements are made.
- c Maximise the use of winter flowering Eucalypt trees in street tree planting and other subdivision works where tree planting is required.