

CHAPTER 5.7 BEAUFORT ROAD, TERRIGAL

5.7.1 LAND TO WHICH THIS CHAPTER APPLIES

This plan applies to Lot 5 DP 207799 (No. 65), Lots 1022 (No. 77) and 1023 (No. 111) DP 1054632, Beaufort Road Terrigal, as shown on the Plan 1 below.



Figure 1 - Subject land

5.7.2 AIM OF THIS CHAPTER

The aim of this Chapter is to provide detailed guidelines for the design of development, use of land and preservation of vegetation relating to this land, in addition to that already contained within *Central Coast Development Control Plan (DCP) 2022*.

5.7.3 OBJECTIVES OF THIS CHAPTER

- To ensure that development of the site occurs in a manner which is sensitive to the environmental characteristics of the site and surrounding land uses including but not limited to existing vegetation, habitat and riparian corridors.
- To ensure that the site is developed in an orderly and rational manner.

- To ensure that the development of the site is integrated into the local road network and that safe access is provided to the site from Beaufort Road having regard to existing grades and sight lines.
- To ensure that the land is remediated to a standard that renders it suitable for residential development and occupation.
- To ensure development is not adversely impacted by stormwater flows.
- To ensure the development caters for all flooding and stormwater flows onsite.
- To ensure development is designed in accordance with water sensitive urban design guidelines and with the NSW Government's Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005*.
- To ensure development is designed in accordance with *Planning for Bush Fire Protection 2019*.
- To ensure development is planned in consideration of any Aboriginal heritage sites or values.

5.7.4 SPECIFIC REQUIREMENTS

OBJECTIVE

To ensure that the three land parcels, which are in separate ownership now, are developed in an integrated manner to provide for the orderly development of the land.

DEVELOPMENT CONTROLS

- a The provisions of Central Coast DCP 2022 apply to the land, as well as the provisions of this Chapter.
- b Where the provisions of this Chapter conflict with those of other provisions of Central Coast DCP 2022, the provisions of this Chapter shall prevail.
- c Subdivision of the land is to occur in a rational and orderly manner, requiring the provision of essential infrastructure.
- d Any subdivision application which does not encompass all three subject lots is to be supported by an indicative plan which identifies how adjoining land zoned for residential development are proposed to be accessed, including potential lot layouts, and demonstrates that the land can be serviced.

5.7.5 VEGETATION MANAGEMENT

OBJECTIVE

To preserve native vegetation in and around the existing drainage line and much of the vegetation within Beaufort Road, except for vehicular access.

DEVELOPMENT CONTROLS

- a A Vegetation Management Plan (VMP) is to be prepared, submitted and approved by Council.
- b The VMP is to apply at a minimum to those lands in and around the existing drainage line area (DLA, see s.5.7.6 and much of the vegetation within Beaufort Road. The VMP at a minimum must:
 - i identify native vegetation

- ii identify the processes for the management, suppression and destruction of environmental weeds within the area subject to the VMP, as well as specifying the maintenance schedule.
 - iii establish a programme for the ongoing restoration and maintenance of the land and vegetation subject to the VMP.
- c A Landscape Plan (LP) is to be submitted and approved by Council. The LP is to:
- i identify all Hollow Bearing Trees (HBT) currently onsite.
 - ii identify any HBTs which will not be preserved or will be required to be removed to enable future residential development of the land.
 - iii identify locations within the existing DLA where nest boxes for artificial hollows will be erected by the proponent to compensate for all HBTs identified above as being unable to be maintained within future residential development (*Note: only four HBTs were identified within the planning proposal investigation as unlikely be able to be preserved within future residential development*).
 - iv identify where additional trees will be planted to compensate for those to be removed in the road reserve through residential development and road construction.
 - v identify a planting programme to re-establish more native vegetation in the existing drainage line area (these may also occur within the Riparian Vegetation and Drainage Area).

5.7.6 RIPARIAN VEGETATION AND DRAINAGE AREA (RVDA)

OBJECTIVE

To create a legal framework to contain and preserve vegetation and stormwater flows onsite.

DEVELOPMENT CONTROLS

- a The RVDA is the Flood Planning Level (FPL) area defined in accordance with *NSW Government's Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005*, which will occur at the time of development assessment.
- b Council will consider dedication of the RVDA at no cost after the subdivision works addressing the Central Coast DCP 2022 and development consent have been carried out, established and maintained for a specified period of time to Council's satisfaction.
- c Consideration should be given to the provision of a footpath within the RVDA.
- d Within the RVDA a drainage line area (DLA) must be provided with a minimum width of 8 metres and it will be located between Beaufort Road and Fairway Drive
 - i The purpose of the 'drainage line area' is "the area is to be maintained for the conveyance of surface waters and no native trees are to be removed and environmental weeds must be continually suppressed and destroyed" in accordance with the provisions of the Vegetation Management Plan.
 - ii The DLA is to have no building works, roads or driveways undertaken or constructed on the land in order to preserve the vegetation and contain drainage / stormwater.

5.7.7 LAND CONTAMINATION

OBJECTIVE

To ensure the land is not contaminated from past uses, and if it is contaminated to ensure the land is remediated to allow residential uses to occur.

DEVELOPMENT CONTROLS

- a In accordance with the recommendations of the *Report Stage 1 Contamination Assessment by Network Geotechnics dated 9/8/18* (i.e. the Report) submitted to Council, the following is required to be addressed with any Development Application for the land for Areas identified in Section 7.0 of the Report:
 - i A detailed investigation of the proposed development site must be prepared by a suitably qualified environmental consultant. Such investigation must be undertaken in accordance with *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998)* and NSW Environment Protection Authority's *Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites and Contaminated Sites – Sampling Design Guidelines (2011)*. A detailed investigation will be required where the extent of contamination is significant in accordance with the NSW Environment Protection Authority's *Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land* and the *Duty to Report* or Council considers such investigation is warranted after consideration of the preliminary report.
 - ii A Remedial Action Plan (RAP) must be prepared by a suitably qualified environmental consultant and submitted to Council should the preliminary/detailed investigation reveal contamination exceeding criteria prescribed by the *NSW Environment Protection Authority's Contaminated Sites – Guidelines for the NSW Site Auditor Scheme (2011)*.

5.7.8 TRAFFIC ACCESS TO BEAUFORT ROAD AND VEGETATION

OBJECTIVE

To provide safe access in future residential development for vehicles entering and leaving the site in consideration of the grades of both Beaufort Road and the adjoining private land in order to provide safe sight lines and to minimise tree removal and through-traffic.

DEVELOPMENT CONTROLS

- a Only one access road onto Beaufort Road, lying approximately just east of Number 92 Beaufort Road, be provided from the future residential intensification of the site.
 - i Additional access points onto Beaufort Road may be considered at development application stage for future residential intensification subject to further traffic and environmental assessment.
 - ii Plans are to be lodged with the development application for future residential intensification of the site outlining how a reduced half road construction design for Beaufort Road could preserve a maximum of mature trees whilst providing suitable and safe access onto Beaufort Road.
 - iii No vehicular access is to be permitted from the site onto Beaufort Road except to provide the access road (or roads if justified at the development application stage and agreed to by Council) onto Beaufort Road.

- iv There will be no through-road between Beaufort Road and Fairway Drive.

5.7.9 FLOODING AND DRAINAGE

OBJECTIVES

- To ensure existing and future development is not adversely impacted by flooding and stormwater flows and to cater for flooding and stormwater flows.
- To ensure development is designed in accordance with water sensitive urban design guidelines and NSW Government's *Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005*.

DEVELOPMENT CONTROL

- a All development is to be designed using the principles outlined in the DCP Chapter relating to Water Cycle Management including flooding and drainage requirements.
- b All new development is not to adversely impact adjoining properties or impede defined overland flow paths.
- c All flooding and stormwater flows are to be catered for onsite with due consideration given to the proposed implementation of the VMP & LP required by this DCP as part of the development.
- d Figure 2 outlines the current Flood Planning Level (FPL) area and no development other than stormwater mitigation is to occur in this area.
- e Flood modelling required to support future development proposals shall:
 - i consider 1987 Rainfall intensities and impact of adopting the 2019 IFDs
 - ii plot Hazard as H1- H6
 - iii provide a plot of the values of VxD (Momentum)
 - iv identify the assumed capacity of the existing drainage system capacity and justify conclusions
 - v consider ameliorating the continuing risk during storm events
 - vi model the likelihood and impact for system blockage
 - vii discuss TUFLOW modelling
 - viii justify the capacity of the system as modelled
 - ix provide details of the OSD performance showing flows into and out of the OSD and the peak volume for each event modelled
 - x identify the potential vegetative loss and the impact on the hydrologic response of the catchment
 - xi identify the parameters used in the model
 - xii identify and describe inlet capacities
 - xiii detail overland flood modelling including ground slope, water surface slope, flow regime and identify the Froude Number



Figure 2 Flood Planning Level Area

5.7.10 BUSHFIRE PLANNING

OBJECTIVE

To ensure development is designed in accordance with *Planning for Bush Fire Protection*.

DEVELOPMENT CONTROLS

- a All bushfire Asset Protection Zones are to be located outside of the Riparian Vegetation and Drainage Area (RVDA).

5.7.11 ABORIGINAL HERITAGE

OBJECTIVE

To ensure development is planned in consideration of any Aboriginal heritage sites or values.

DEVELOPMENT CONTROLS

- a An Aboriginal cultural heritage assessment is to be carried to ascertain whether any Aboriginal heritage values or sites are located on the site.