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1 INTRODUCTION

The purpose of this Area Plan is to provide a strategic and coordinated approach to the development of land near Ada Street Cardiff, labelled “Cardiff Area 1” on the Urban Release Area Map in Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014).

This area plan is to be read in conjunction with the relevant part(s) of LMLEP 2014 and Lake Macquarie Development Control Plan 2014 (LMDCP 2014). Where the provisions of this area plan are inconsistent with the controls in the relevant part of LMDCP 2014, the provisions of this area plan will prevail.

1.1 LAND TO WHICH THIS PRECINCT AREA PLAN APPLIES

This Precinct Area Plan applies to the land outlined in **Figure 1**. The following lots combined make up the “Cardiff Area 1”.


Address	Property Description
50 Ada Street, Cardiff	Lot 1 DP 788892
158 Macquarie Road, Cardiff	Lot 2 DP 788892
116 Macquarie Road, Cardiff (bushland)	Lot A DP 398188

The total area of the Cardiff Area 1 precinct is **12.8 ha** comprising 10.9 ha (Lots 1 & 2 DP788892) and 1.9 ha (Lot A DP398188). Cardiff Area 1 is situated on the western side of Macquarie Road to the south of Ada Street and to the north and west of existing residential areas.

The Area Plan will ensure the land is developed in an efficient manner, and considers the environmental, social, and economic issues associated with the site. The Area Plan will also ensure that necessary infrastructure is provided to service future residents.



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 Land to which this plan applies

0 100m



Figure 1: Cardiff Area 1

1.2 EXISTING CHARACTER

The site is located approximately 12km south west of Newcastle CBD. The closest town centre is Cardiff about 1.4km directly north along Macquarie Road. Cardiff contains local services such as restaurants, supermarkets and local shops, Cardiff RSL Club and medical centres. The site is located approximately 1.5km from Warners Bay High School and 2.5km distance from the Warners Bay town centre which contains local services such as restaurants, local shops, dentist, banks etc. A number of other centres are within a 5km radius including Glendale and Charlestown, and the John Hunter Hospital is approximately 8km to the north.

The site is bound along its northern boundary by Ada Street and along its eastern side by an undeveloped open strip of land that contains a heritage listed former tramline corridor which provides a green buffer to the adjoining residential subdivision. To the west it is bound by Macquarie Road/residential subdivision; and to the south by a residential subdivision. Immediately adjacent to the north is the Lake Macquarie Tennis Centre and Cardiff Sports Centre, within which a medical centre has recently been approved. There are industrial and retail uses to the north-east along Pendlebury Road.

The northern portion of the Cardiff Area 1 site (Lot 1 DP 788892), known as 50 Ada Street, comprises a disused sports field and informal parking area. There is some remnant bushland adjacent to the western boundary and partly cleared remnant vegetation on the eastern sides of the site. A drainage line traverses the south eastern corner of the property and a residential subdivision comprising single dwellings and villa housing adjoins the remainder of the eastern boundary.

The southern portion of Cardiff Area 1 (Lot 2 DP 788892), known as 158 Macquarie Road, is within a south-north valley with average side slopes of approximately 3 degrees down to the east and west. There is a small unlined drainage line running in a south-north direction in the centre of the site. This area is open grassland with several groups of trees of up to about 20m in height along the western side and south-eastern corner. The site is largely cleared to facilitate the golf range use, however there is some canopy vegetation remaining on the site. An electricity transmission easement comprising lines and towers diagonally traverses the site from the NW corner to the SE corner.

The western portion of Cardiff Area 1 (Lot A DP 398188), known as 116 Macquarie Road, consists of council-owned bushland reserve which separates the remainder of the site from Macquarie Road. The land within this lot is relatively steep, sloping down from Macquarie Road towards Lots 1 and 2.

There is access to buses near the subject site (bus routes 334 and 339) which provide access to Cardiff train station.

1.3 EASEMENTS

There are a number of easements traversing the sites including sewer, telecommunications, water and stormwater infrastructure together with overhead transmission line - an easement of some 46m width spanning diagonally across 158 Macquarie Road and partly into Lot A (116 Macquarie) and 50 Ada Street properties. Plantings within the transmission easement are limited to 4m height. Subject to Ausgrid approval, stormwater detention facilities and surface car parking may be appropriate land uses within the electricity easement. 158 Macquarie Road property also benefits from a Right of Carriageway across 50 Ada Street.

A summary of the above easements and other site constraints are incorporated into **Figure 2 – Environmental Attributes and Constraints Plan**.



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Figure 2 – Environmental Attributes and Constraints

1.4 DESIRED FUTURE CHARACTER

The proposed future character is to provide;

50 Ada Street / 158 Macquarie Road:- Generally low-scale urban development including residential subdivision, with a component of medium density housing on R3 Medium Density Residential zoned land. The location of medium density housing utilises a relatively less-constrained part of the site, with good walkability to shops, services and transport. The site is also suited to housing for seniors or people with a disability. At least two points of vehicular/pedestrian access are to be provided (from Ada Street and Macquarie Road). Development will be complemented by retention of mature canopy trees, attractive streetscapes (street trees, footpaths etc.) internal accessibility and good external connections to the existing street network. Drainage and stormwater management will be an integral part of the site's development.

116 Macquarie Road: - The strip of land is zoned C3 Environmental Management, and is to be retained as a natural bushland buffer with appropriate weed management.

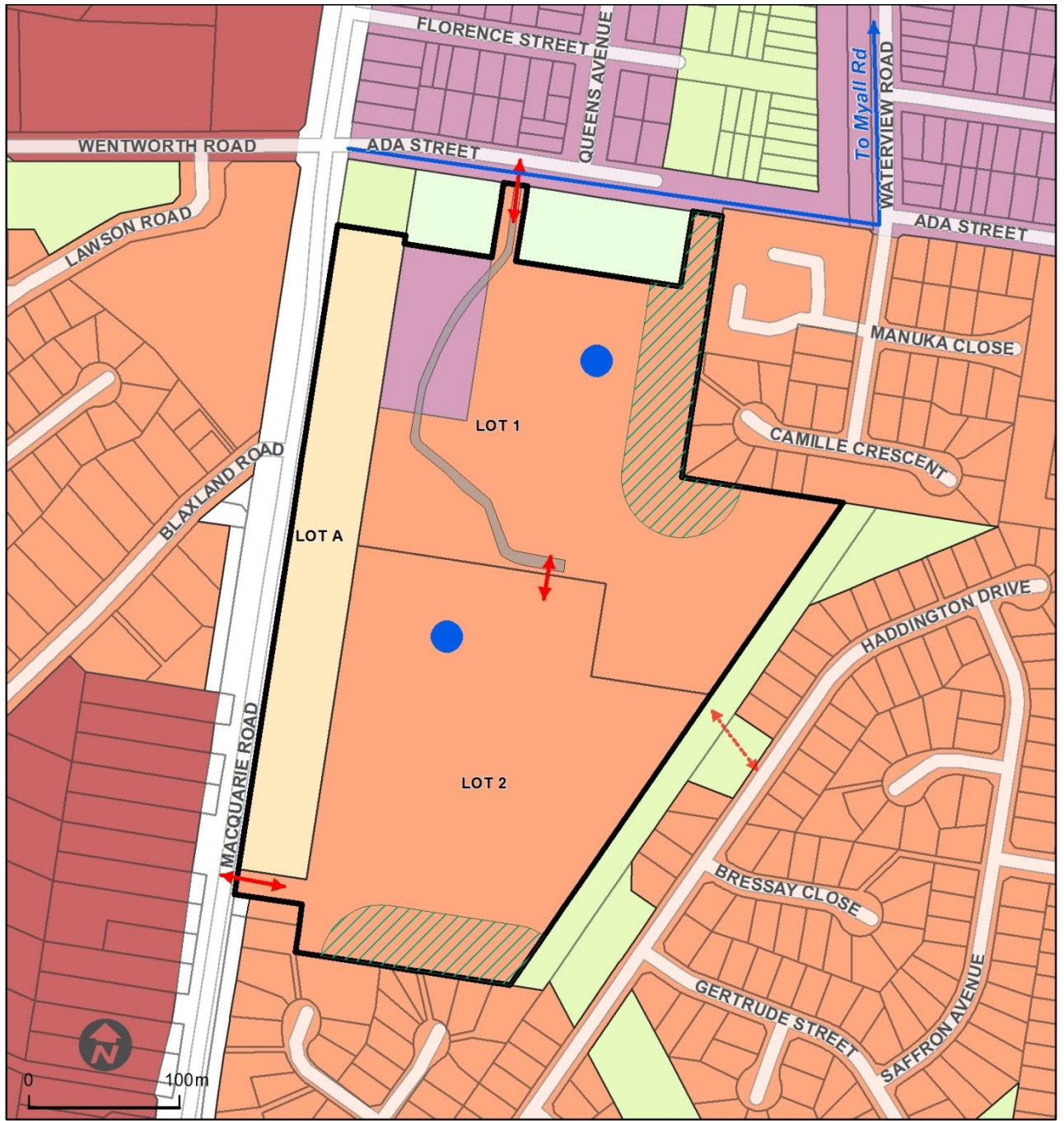
A Structure Plan indicating these desired future characteristics for the study area is presented in Figure 3 – Structure Plan.

1.5 STRUCTURE PLAN

The Structure Plan shown in Figure 3 is indicative of how development will occur in the future.

The structure plan aims to:

- Provide an outline for future development of Lot 1 DP 788892 (northern lot) and Lot 2 DP 788892 (southern lot) for residential subdivision, medium density residential development, and/or housing for seniors or people with a disability,
- Locate roads and separate entries for efficient access to both Lots 1 and 2 DP 788892,
- Provide safe pedestrian and cycle paths linking to the existing road network,
- Encourage the use of existing infrastructure and facilities in the neighbourhood,
- Provide range of lot sizes to accommodate a variety of dwelling types, and
- Minimise potential for risk from bushfire, flooding and mine subsidence.



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- | | | | |
|---|----------------------------|-------------------------------|----------------------------------|
| Land to which this plan applies | Low Density Residential | RE2 Private Recreation | Indicative detention basin |
| Pedestrian & vehicular movement | Medium Density Residential | E3 Environmental Conservation | Proposed cycleway |
| Potential pedestrian & vehicular movement | Larger lot size | Right of way | Priority area for tree retention |
| | RE1 Open Space | | |

Figure 3 - Structure Plan

1.6 DESIGN AND LAYOUT FOR DEVELOPMENT

Objectives

- a. To ensure the residential subdivision accessed from Ada Street is designed in an efficient and coordinated manner.
- b. To provide an appropriate road network that connects with the existing road network.
- c. To ensure that adequate pedestrian and cycle facilities are available to link the developments with existing and proposed facilities surrounding the area.
- d. To ensure the aged care development achieves a safe and accessible design/layout suitable for the occupation of aged/disabled persons.

Controls

1. Development must be designed having regard to the Structure Plan at **Figure 3**.

1.7 STORMWATER MANAGEMENT

Objectives

- a. To ensure development on the site will not have an adverse effect on flooding downstream or upstream.
- b. To minimise erosion and control the quality of stormwater leaving the site.
- c. To ensure appropriate design having regard to flood risk and stormwater management.
- d. To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed development, or on other properties and to manage the discharge of stormwater from the Cardiff Area 1 developed area.
- e. To ensure that measures are implemented that reduce the impact of flooding on flood prone property within Cardiff Area 1.

Controls

1. Where any stormwater detention exists on the site, it must be retained in addition to any stormwater detention required by the proposed development, either within the boundaries of the site, or at an alternative location approved by Council.
2. Any development proposal must comply with Council's requirements for appropriate management of water flow across the site. A drainage corridor, restored to accord with Clauses 2.7 and 2.10 in Part 3 of Lake Macquarie DCP 2014, is to be vegetated and managed in a form that takes into account the bushfire requirements for Lot 2.
3. Development must be consistent with the current version of the NSW Floodplain Development Manual, and any relevant local flood study, floodplain management study or plan.
4. Buildings must not be located in an identified floodway, and buildings and other structures, including fences, must be designed so as not to impede the flow of floodwaters or entrap debris.

5. Fill is not permitted within the extent of the 100 year probable ARI (1% AEP) flood event, unless it can be demonstrated by way of a local flood study, that any such fill and associated mitigation measures do not result in flood impacts on other urban-zoned land.

1.8 BUSHFIRE MANAGEMENT

Objectives

- a. To minimise any risks to life and property from bushfire hazards.
- b. To ensure that any risks associated with bushfire are appropriately managed.

Controls

1. The subdivision plan should provide for a perimeter road between the bushfire prone land and the development lots / housing for seniors or people with a disability.
2. Asset Protection Zones must be established within the residential zoned part of the site and require minimal maintenance.
3. Development must achieve compliance with the Planning for Bushfire Protection (2006) guide and satisfy requirements of the Rural Fire Service (RFS).

1.9 TRANSPORT AND ACCESS

Objectives

- a. To ensure a safe and efficient road layout within Lot 1 and Lot 2 that provides safe access and ease of movement for vehicles, cyclists and pedestrians and meet Roads and Maritime Services (RMS) requirements.
- b. To ensure suitable provision is made to facilitate access into / around the site by emergency vehicles including fire trucks.

Controls

1. Primary vehicle access to Lot 1 must be via Ada Street (between Lot 22 DP 245962 and Lot 23 DP 245962).
2. Access to Lot 2 from Macquarie Road is subject to Roads and Maritime Services (RMS) approval.
3. Pursuant to the terms of the existing Right of Carriageway over Lot 1 benefiting Lot 2, any future development of Lot 1 must retain a (two-way) vehicular connection to Lot 2, preferably by way of a public road.
4. Any development of Lot 1 shall maintain the opportunity for provision of a pedestrian connection to Haddington Drive, adjacent to 43 Haddington Drive.

1.10 ECOLOGICAL VALUES AND SCENIC AMENITY

Objectives

- a. To protect and enhance biodiversity values within land zoned for environmental management and public recreation.
- b. To ensure the loss of biodiversity arising from development of the land is minimised and/or offset to mitigate the impact of that development.

- c. To protect the scenic landscape, amenity and microclimate benefits provided by on-site vegetation.

Controls

1. Development must be designed to allow maximum retention of native vegetation, in particular mature and hollow-bearing trees.
2. Within Lot 1, a minimum of twenty (20) structurally sound medium-large trees must be retained within 40 metres of the site's common boundary with 2 Bancks Avenue and 10-12 Camille Crescent. Any subdivision plan for the site must indicate where the trees being retained are located relative to building envelopes for the affected lots.
3. Within Lot 2, a minimum of twenty (20) structurally sound medium-large trees must be retained within 40 metres of the site's common boundary with 14 – 20 Almora Close.
4. Development must be enhanced by comprehensive landscaping with preference given to the specification of endemic species.

Note: regarding control 2 and 3, a structurally sound medium-large tree is defined as being at least 10 metres in height and with at least 4 metres canopy spread.

1.11 VISUAL IMPACT AND LANDSCAPING

Objectives

- a. To ensure Lots 1 & 2 are appropriately landscaped to enhance the amenity of the area and minimise potential visual impacts.
- b. Minimise potential for light spill and noise impacts from the existing tennis courts.
- c. To retain canopy trees to the greatest extent within areas of subdivision.

Controls

1. Street trees must be planted along both sides of new residential subdivision roads.
2. Street tree plantings must be in accordance with Lake Macquarie street tree planting guidelines contained within DCP Part 8 Clause 3.28 – *Street Trees and Streetscape Improvements*.
3. The creation of any residential lots adjoining the existing tennis centre at 40 Ada Street must include appropriate fencing to mitigate the impact of light and noise emanating from the tennis centre.

1.12 MINE SUBSIDENCE

Parts of the site are known to be affected by historic shallow mine workings. These areas may require some form of remediation and/or be subject to stringent structural design requirements imposed by the Mine Subsidence Board.

Objectives

- a. To ensure the hazard posed by mine subsidence within the subject site is adequately addressed.

Controls

1. Any development proposed for the site must be approved by the Mine Subsidence Board prior to determination by the relevant consent authority.