

TABLE OF CONTENTS:

1	INTRODUCTION	2
1.1	LAND TO WHICH THIS PLAN APPLIES	2
1.2	CHARACTER STATEMENT	3
1.3	STRUCTURE PLAN	3
1.4	DEVELOPER CONTRIBUTIONS.....	5
1.5	SUBDIVISION DESIGN AND LAYOUT	5
1.6	FRONTAGE TO EXISTING STREETS	5
1.7	LOCAL PARK AND PLAYGROUND	6
1.8	VEGETATION MANAGEMENT	6
1.9	PEDESTRIAN AND CYCLE LINKS	7
1.10	TRAFFIC AND TRANSPORT	7
1.11	MOSQUITO MANAGEMENT	7

FIGURES

FIGURE 1 - COORUMBUNG ROAD DORA CREEK AREA PLAN BOUNDARY	2
FIGURE 2 - STRUCTURE PLAN.....	4
FIGURE 3 - PEDESTRIAN AND TRAFFIC MOVEMENT.....	8

1 INTRODUCTION

The purpose of this Area Plan is to provide a strategic and coordinated approach to the development of land between Coorumbung and Gradwells Road, Dora Creek, situated at the western edge of the existing Dora Creek residential area. 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 and community facilities are provided to service the future residents.

Where the provisions of this area plan conflict with the controls in general sections of the Lake Macquarie Development Control Plan 2014, the provisions of this Area Plan will take precedence.

1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all land outlined and as shown in Figure 1: Coorumbung Road Dora Creek Area Plan Boundary.



img_210

Figure 1 - Coorumbung Road Dora Creek Area Plan Boundary

1.2 CHARACTER STATEMENT

The site is located on the north-western boundary of the existing Dora Creek residential area. The southern boundary of the site directly adjoins existing residential housing. To the north, the land is predominantly rural. Immediately to the west of the site is a heavily vegetated bushland reserve, and to the east is a SEPP 14 wetland known as Muddy Lake. Dora Creek, a significant regional waterway, is located to the south of the site.

The land has previously been utilised for agricultural purposes, primarily intensive livestock activities associated with poultry sheds, egg production, and egg sorting. The land is gently sloping and predominantly cleared with some remnant vegetation.

A variety of community facilities are located within 1 km of the site including local shops on Walmsley Street, the Dora Creek railway station, Dora Creek primary school, playing fields, community hall, and the District Workers' Club.

It is envisaged that the Coorumbung Road Dora Creek area will become an extension of the existing Dora Creek village and develop into a quality residential neighbourhood that is integrated with the natural environment. It is anticipated that the enhancement of the riparian corridors will add a high degree of visual amenity to the site and assist in preserving the visual, ecological, and social values of the site.

The Area Plan has identified required roads that provide a link with the existing road network, and that provide perimeter boundaries to conservation and open space areas.

The proposed open space network, complete with walking and cycling tracks, will link the neighbourhood with existing community facilities and recreation areas in Dora Creek including nearby community facilities, Dora Creek railway station, and Dora Creek Neighbourhood Centre.

A designated local park area will be provided within the site and in a central location.

The existing homestead on the northern part of the site should be retained to ensure connections with the district's rural history are maintained. With appropriate works, the homestead and surrounding area has the potential to be used for low impact commercial operations permissible within the zone, such as a bed and breakfast facility. Any proposed redevelopment of the existing rural homestead will require an assessment of the heritage significance of the homestead.

Due to the proximity of the site to a registered SEPP 14 wetland the development must give due consideration to the protection of this area. This will be achieved through the utilisation of best practice water sensitive urban design and strategies that ensure water quality is enhanced.

1.3 STRUCTURE PLAN

The Structure Plan shown in Figure 2 is indicative of how development will occur in the future.

The structure plan aims to:

- Maintain and enhance riparian corridors that serve as buffers to the adjoining SEPP 14 Wetland
- Encourage the conservation and adaptive reuse of the existing historic homestead
- Establish a perimeter road to define the edge of open space and conservation areas
- Locate roads and entries for efficient access
- Provide a local park with playground facilities
- 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
- Minimise potential for risk from bushfire, flooding, landslip, and soil contamination

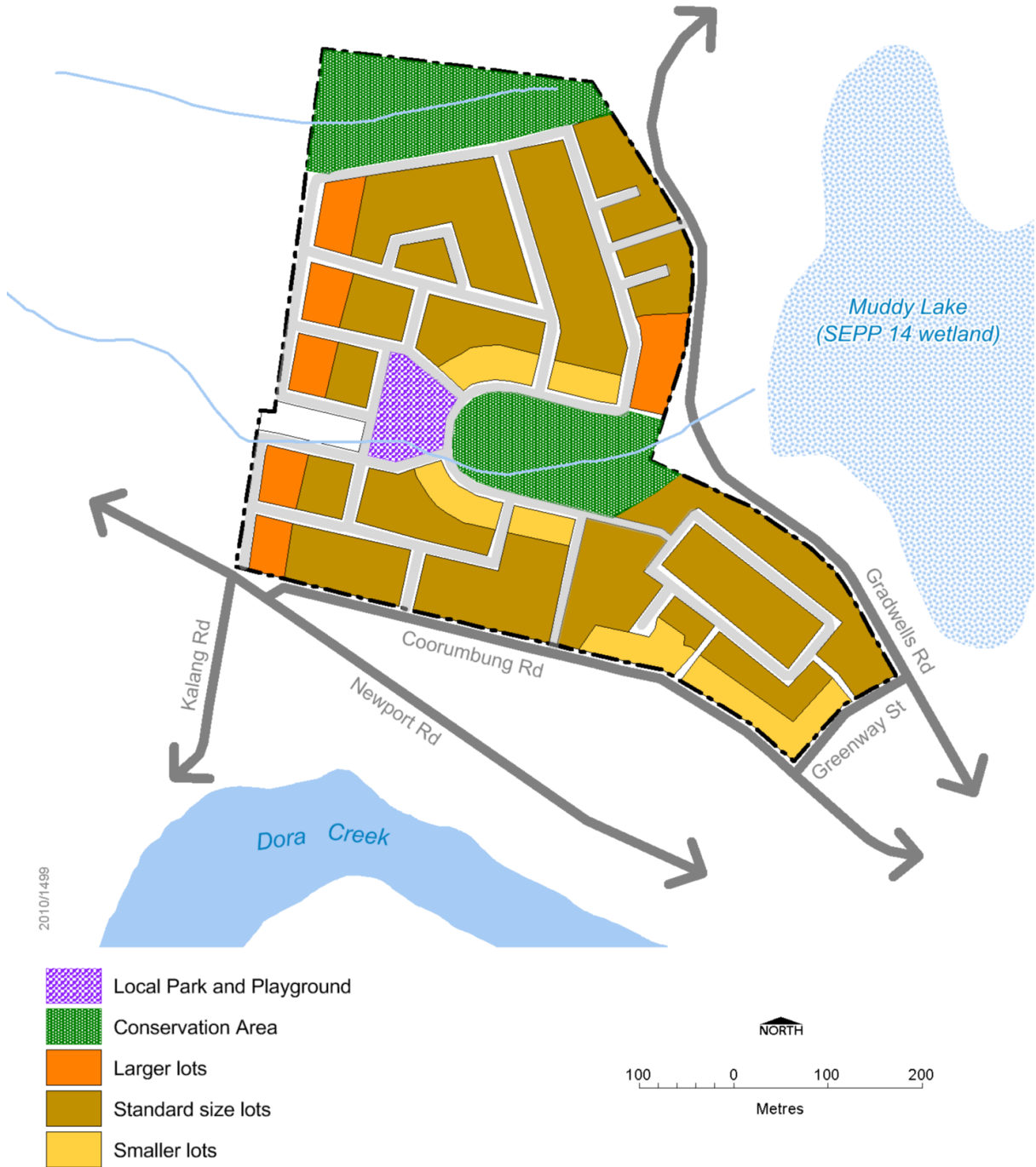


Figure 2 - Structure Plan

1.4 DEVELOPER CONTRIBUTIONS

Several items need to be provided to achieve the environmental and development objectives of the site.

These include:

- pedestrian/cycleway links;
- road and traffic infrastructure;
- stormwater management infrastructure;
- vegetation rehabilitation in conservation zoned land; and
- provision of a local park with play equipment.

There are several options available to deliver these items, including:

- conditions of consent for future development applications;
- section 94 contributions;
- dedication of land to Council;
- works in kind; and
- voluntary planning agreements.

The most suitable option(s) will be identified at the development application stage for subdivision.

1.5 SUBDIVISION DESIGN AND LAYOUT

Objectives

- a. Ensure development of the site complements the surrounding natural and built environment, creating an interesting and liveable neighbourhood, which incorporates a mix of housing types.

Controls

1. Lot type and size must be generally consistent with Figure 2.
2. A suitable curtilage must be provided to the existing homestead building if it is retained.

Note: The locations of roads and the lot layout identified in Figure 2 are approximate and will be subject to final survey and design.

1.6 FRONTAGE TO EXISTING STREETS

Objectives

- a. To ensure new dwellings are oriented to existing residential streets where feasible.
- b. To avoid inconsistent and unsightly rear fences presenting to Gradwells Road.

Controls

1. Lots along Greenway Street and Coorumbung Road must be configured so that new dwellings face the existing street. Rear fences on the street boundary of Greenway Street or Coorumbung Road are not acceptable.
2. For lots with a rear boundary to Gradwells Road, rear fences must be at least 50% open, and landscape planting must be provided to achieve necessary screening for privacy. Sheet steel fencing is not acceptable.
3. For lots with a rear boundary to Gradwells Road, a consistent approach to rear fences must be resolved at subdivision stage to protect the visual amenity of Gradwells Road.

1.7 LOCAL PARK AND PLAYGROUND

Objectives

- a. To provide community open space for recreation within the site.
- b. To provide a local playground facility.

Controls

1. A local park with a minimum area of 5000m² must be provided for community use. Conservation areas, watercourses, drainage areas, or detention basins must not be included in the calculation of the park area.
2. The park must be located generally in accordance with Figure 2 and must not be within a conservation area.
3. The area for the park must:
 - i. be generally square or rectangular in configuration;
 - ii. be easily accessible through cycleway or walkway linkages from all lots in the subdivision;
 - iii. have a minimum street frontage of 60m for visibility and passive surveillance;
 - iv. be on a slope less than 1 in 10;
 - v. not include senescent habitat trees to be retained (that are prone to dropping limbs);
 - vi. not include a transmission line easement; and
 - vii. be free of contamination, weeds, building rubbish, debris, or encroachments, and be able to be developed for the purpose of a local park.
4. The developed park must include pathways into the park, a children's playground and equipment, park benches and table, a water bubbler, and tree planting for shade.
5. The park may be dedicated to Council as community land subject to meeting all the requirements outlined above.

Note: The location of the local park as depicted on Figure 2 is approximate and subject to final survey and design.

1.8 VEGETATION MANAGEMENT

Objectives

- a. To protect and revegetate riparian corridors within the site.
- b. To reinforce the role of riparian corridors within the site as buffers to the SEPP 14 wetland.

Controls

1. Core riparian zones on watercourses must be revegetated with appropriate, locally occurring, native species.
2. A Vegetation Management Plan prepared in accordance with Council's [Guidelines for Vegetation Management Plans](#) must accompany any Development Application for the subdivision of the site. The plan is to outline the following:
 - i. Location of SEPP 14 wetland boundaries and buffer areas
 - ii. Hydrological characteristics and flood probability for riparian areas and downstream wetlands
 - iii. Location of stormwater detention structures or water-sensitive urban design works

- iv. Full list of existing plant species occurring in riparian corridors within the site
 - v. Full list of proposed species for revegetation work
 - vi. Extent and nature of revegetation works
 - vii. Future management arrangements for conservation areas
3. Pedestrian and cycle links must be constructed close to a road and at least 5m from the edge of a core riparian zone.
 4. Stormwater detention structures or water sensitive urban design works located in a Conservation Zone must be integrated with revegetation works, and have minimal impact on the hydrological cycle of the adjacent SEPP 14 wetland.
 5. Conservation areas may be dedicated to Council following satisfactory revegetation, and where arrangements have been made to fund ongoing management for an appropriate period post-development of at least five years.

1.9 PEDESTRIAN AND CYCLE LINKS

Objectives

- a. To ensure development provides a pedestrian and cycle network with access to key destinations within the site and surrounding area, including Dora Creek Neighbourhood Centre, Dora Creek Public School, and Dora Creek railway station.

Controls

1. Development must provide pedestrian and cycle routes generally in accordance with Figure 3.
2. Pedestrian and cycle routes must be conveniently linked to the external road network.

1.10 TRAFFIC AND TRANSPORT

Objectives

- a. To provide an efficient and effective road network which facilitates increased usage of public transport and other non-motorised forms of transport.

Controls

1. The road network must be established generally in accordance with Figure 3.
2. The road network must facilitate efficient bus routes and safe pedestrian access to bus stops.

1.11 MOSQUITO MANAGEMENT

Objectives

- a. To ensure the location and design of development considers the impact of mosquitoes on residents' health and wellbeing.

Controls:

1. All development must consider the type and extent of local mosquito populations, including seasonality and harbourage.
2. Development must minimise potential for human exposure to mosquito borne disease through measures such as:
 - i. locating outdoor living areas and structures as far as possible from any likely breeding sites;
 - ii. effective screening on all dwelling windows, doors, and openings;
 - iii. effective screening on all openings to rainwater tanks.

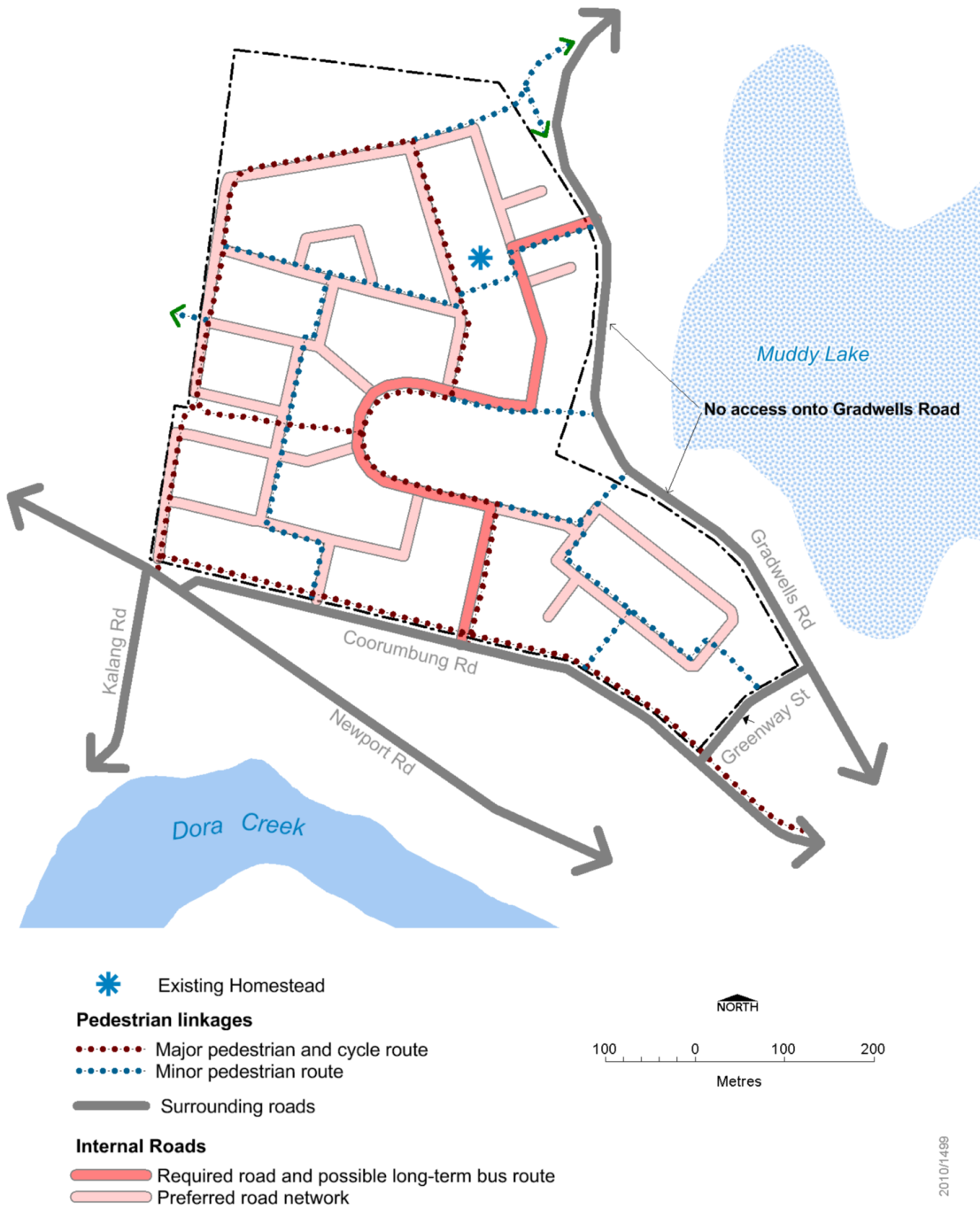


Figure 3 - Pedestrian and Traffic Movement