

TABLE OF CONTENTS:

1	INTRODUCTION.....	2
1.1	LAND TO WHICH THIS PLAN APPLIES.....	2
1.2	CHARACTER STATEMENT.....	3
1.3	DEVELOPER CONTRIBUTIONS.....	3
1.4	FLORA AND FAUNA.....	5
1.5	SUBDIVISION DESIGN AND LAYOUT.....	5
1.6	BUILT FORM.....	5
1.7	LAND CONTAMINATION.....	6

FIGURES:

FIGURE 1 -	EAST MUNIBUNG HILL AREA PLAN BOUNDARY.....	2
FIGURE 2 -	ENVISAGED EAST MUNIBUNG HILL STRUCTURE PLAN.....	4
FIGURE 3 -	EAST MUNIBUNG HILL NATIVE VEGETATION AND CORRIDORS.....	7
FIGURE 4 -	EAST MUNIBUNG HILL VEHICLE CONNECTION MAP.....	8

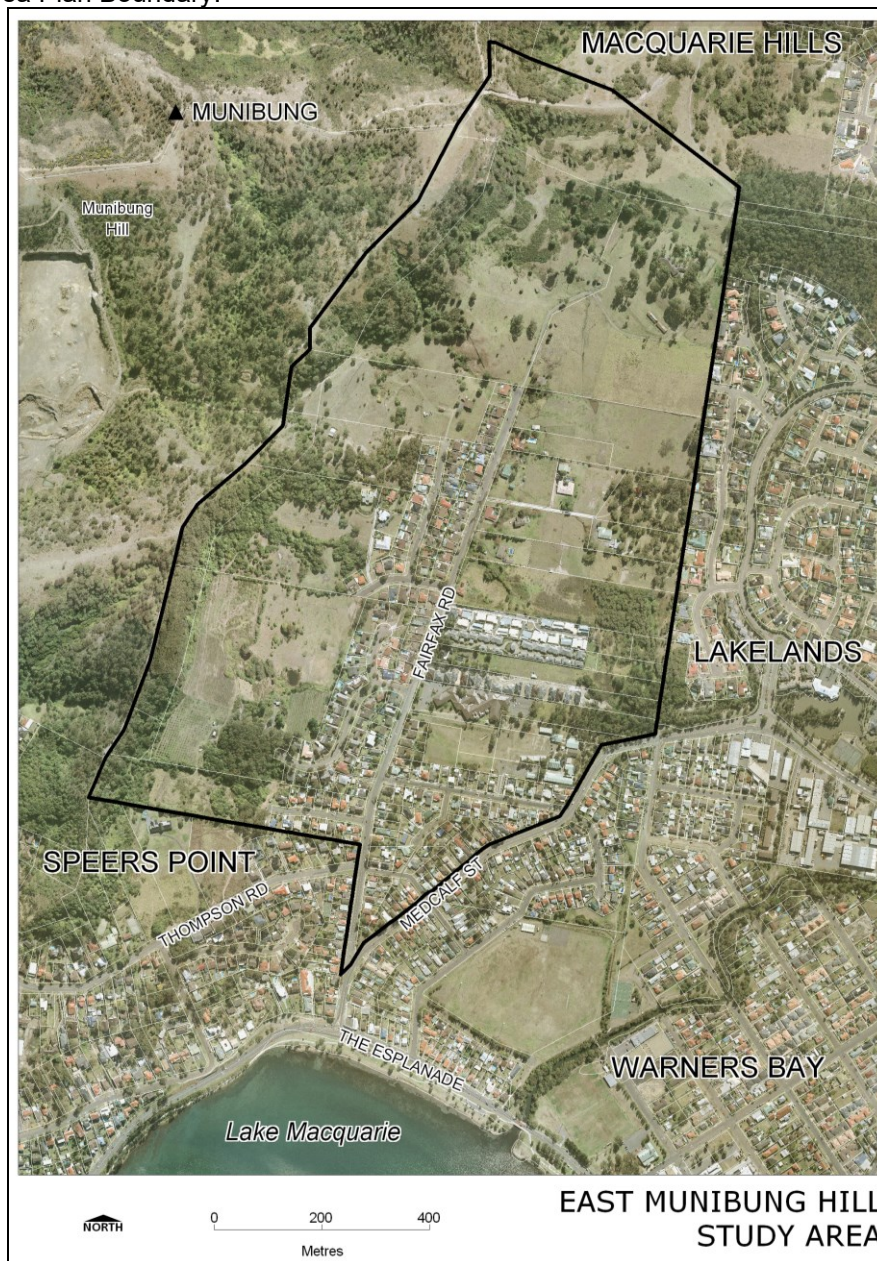
1 INTRODUCTION

The purpose of the East Munibung Hill Area Plan is to provide a strategic approach to the development in the East Munibung Hill Area, as well as ensuring that land use is efficient and development is appropriate to the location. Land within the study area is in multiple ownership, resulting in a need for an integrated approach for future rezoning and development.

This area plan provides guidance for the development of East Munibung Hill.

1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in heavy black edging as shown within Figure 1 –East Munibung Hill Area Plan Boundary.



Img_206

Figure 1 - East Munibung Hill Area Plan Boundary

1.2 CHARACTER STATEMENT

It is envisaged that the East Munibung Hill Area Plan will facilitate development including a range of housing types and lot sizes, which respect the natural setting and provide opportunities for views towards the Lake and Munibung Hill. It is anticipated that the area plan will also facilitate a well-designed urban environment that provides for ease of movement and accessibility to a range of transport options all within a walkable catchment of local services and facilities.

Medium density residential development is envisaged on the flat land in the south-eastern part of the study area. However, there is a need to ensure that medium density housing provides for a sympathetic transition at its interface with lower density housing. This will result in an extension to the land currently developed for medium density north of the private hospital. Pedestrian and road links through to Medcalf Street and Lakelands will provide access to public transport, local services, and higher order roads.

A pedestrian and cycle link is planned adjacent to the eastern edge of the riparian corridor, creating a distinct edge between the riparian corridor and the adjoining residential development. This link is proposed to be extended southwards through to Medcalf Street providing access to public transport and services within a walkable catchment.

Roads will be provided to enhance connectivity within the study area and provide traffic with linkages between Fairfax Road and Lakelands. A road linkage is to extend along the eastern edge of the proposed re-established riparian corridor, further differentiating residential development from the riparian corridor.

Future development along Fairfax Road is envisaged as being of low density and scale to complement the existing development and to maintain the low-density streetscape within the study area.

A riparian corridor will be re-established and planted with species indigenous to the site along the ephemeral stream to the east of Fairfax Road. The riparian corridor and conservation zoned land will be reserved for conservation and drainage purposes only. The conservation of the vegetation within the southeastern part of the study area will be extended northwards to protect the low-lying area containing various native wetland flora species and to provide improved fauna habitat.

It is envisaged that major stormwater management infrastructure will be provided and integrated within the riparian corridor to be re-established, through a series of smaller cascading stormwater ponds to reflect a natural system.

The foothills of Munibung Hill to the north and west of Fairfax Road will remain largely undeveloped with no further subdivision due to scenic quality, environmental and geotechnical constraints. It is proposed that the hillside to the west of Fairfax Road will be revegetated. Revegetation is also anticipated on the hillside in the north of the study area.

A Structure Plan indicating these desired future characteristics for the study area is presented in Figure 2 – Envisaged Urban Structure.

1.3 DEVELOPER CONTRIBUTIONS

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

- Pedestrian/cycle links;
- Road and traffic infrastructure;
- Stormwater management infrastructure;
- Vegetation rehabilitation in conservation zoned land;
- Re-establishment and public ownership of a riparian corridor along the ephemeral creek to the east of Fairfax Road.

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

- Conditions of consent;
- Dedication of land;
- Voluntary planning agreements;
- Section 7.11 contribution plans; and
- Works in kind.

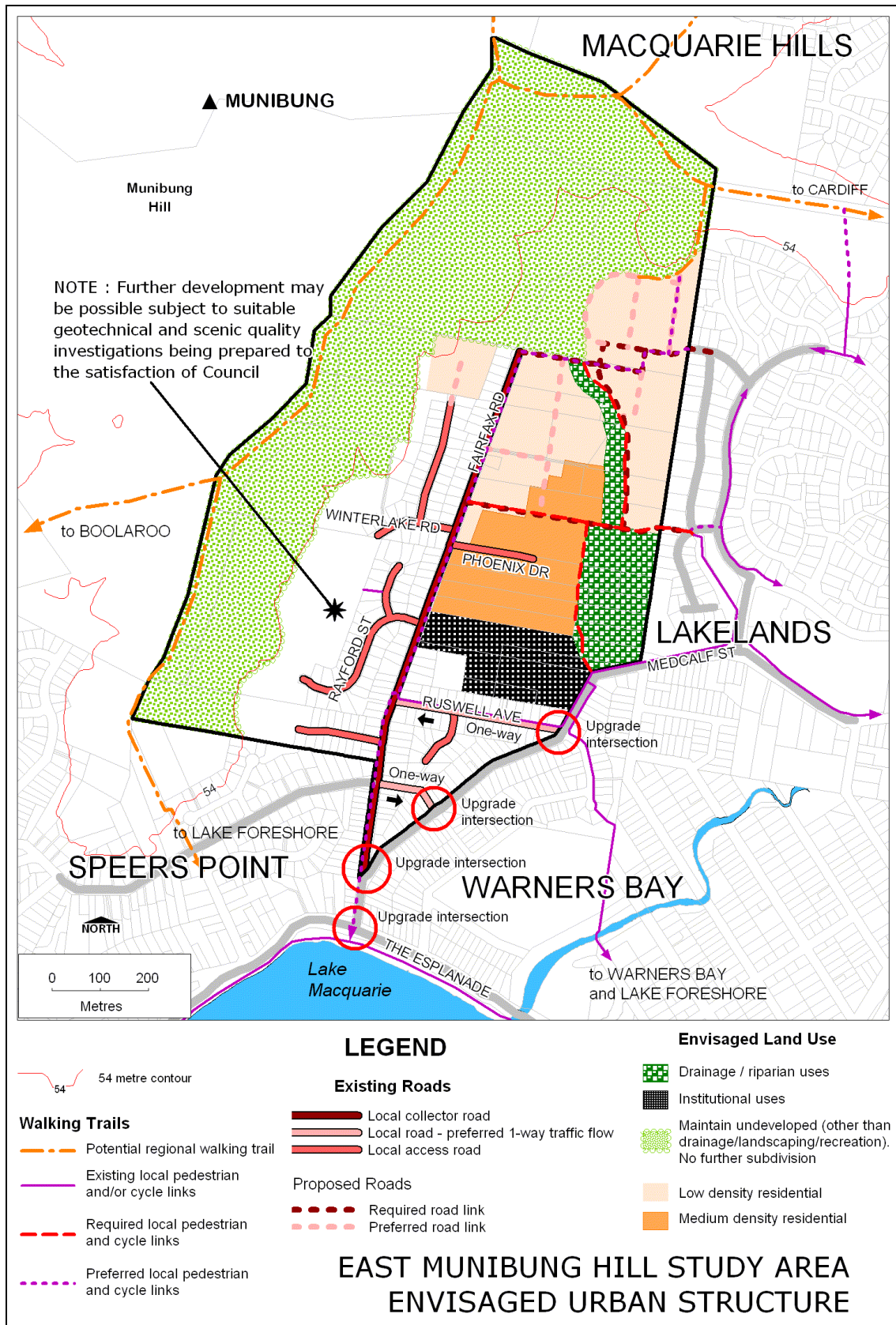


Figure 2 - Envisaged East Munibung Hill Structure Plan

1.4 FLORA AND FAUNA

Objectives

- a. To ensure that ecologically valuable land is protected.
- b. To ensure that biodiversity is maintained through the conservation and rehabilitation of vegetation habitat.

Controls

1. On Lot 112 in DP 264554, the *Eucalyptus robusta* (Swamp Mahogany) habitat trees located towards the southern boundary of Lot 112 in DP 264554, and the northern boundary of Lot 113 in DP 264554 as identified on Figure 3 should be retained, adequately protected, and incorporated as part of any future development.
2. Sufficient trees and canopy cover must be retained to provide a vegetation link from the *E. robusta* (Swamp Mahogany) habitat trees back to the riparian corridor.
3. A riparian corridor should be re-established and planted with species indigenous to the site along the ephemeral creek to the east of Fairfax Road.
4. Rehabilitation of the riparian corridor must be consistent with Figure 3 - Native Vegetation and Corridors.

1.5 SUBDIVISION DESIGN AND LAYOUT

Objectives

- a. To ensure the subdivision of East Munibung Hills is undertaken in a coordinated manner.

Controls

1. The subdivision layout should generally be consistent with the East Munibung Hills Structure Plan (Figure 2).
2. The road layout should generally be consistent with the East Munibung Hills Vehicle Connection Map (Figure 4).
3. Finished floor levels (FFLs) must be located below RL 54 (AHD).

1.6 BUILT FORM

Objectives

- a. The character and streetscape of Fairfax Road is maintained and enhanced.
- b. Development should result in the sharing of views to Lake Macquarie and to Munibung Hill.
- c. Building elements above the 54m contour (AHD) must minimise their impact on the scenic values of the area.

Controls

1. New dwellings with frontage to Fairfax Road should be detached to maintain the low-density streetscape.
2. Development within the study area must be consistent with the Lake Macquarie Scenic Quality Guidelines.
3. Development within the study area must not have a finished floor height above the 54 m contour (AHD).
4. Building elements above the 54m contour (AHD) must:
 - i. contain colours, tones and finishes that blend with and compliment the natural landscape i.e. earthen and green,
 - ii. minimise the use of reflective materials, and

- iii. ensure the bulk and scale of the dwellings must not dominate the landscape.

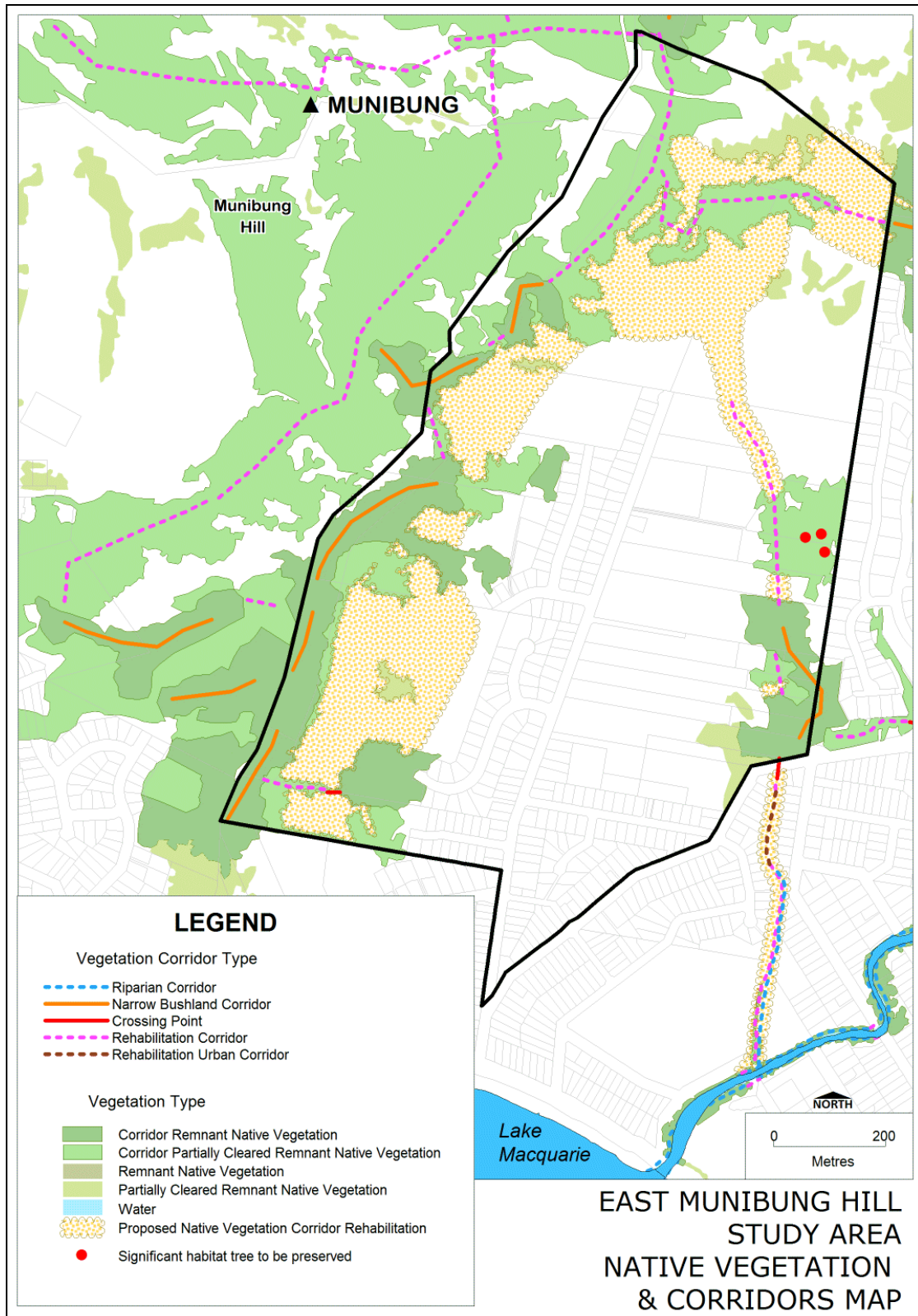
1.7 LAND CONTAMINATION

Objectives

- a. The level of contamination is clearly identified and addressed. There is the potential of contamination within the study area due to previous land use activities and the former lead smelter on the north-western side of the Munibung Hill at Boolaroo.
- b. Areas of identified contamination are remediated and the works are reviewed and validated before the land is used for its proposed purpose.

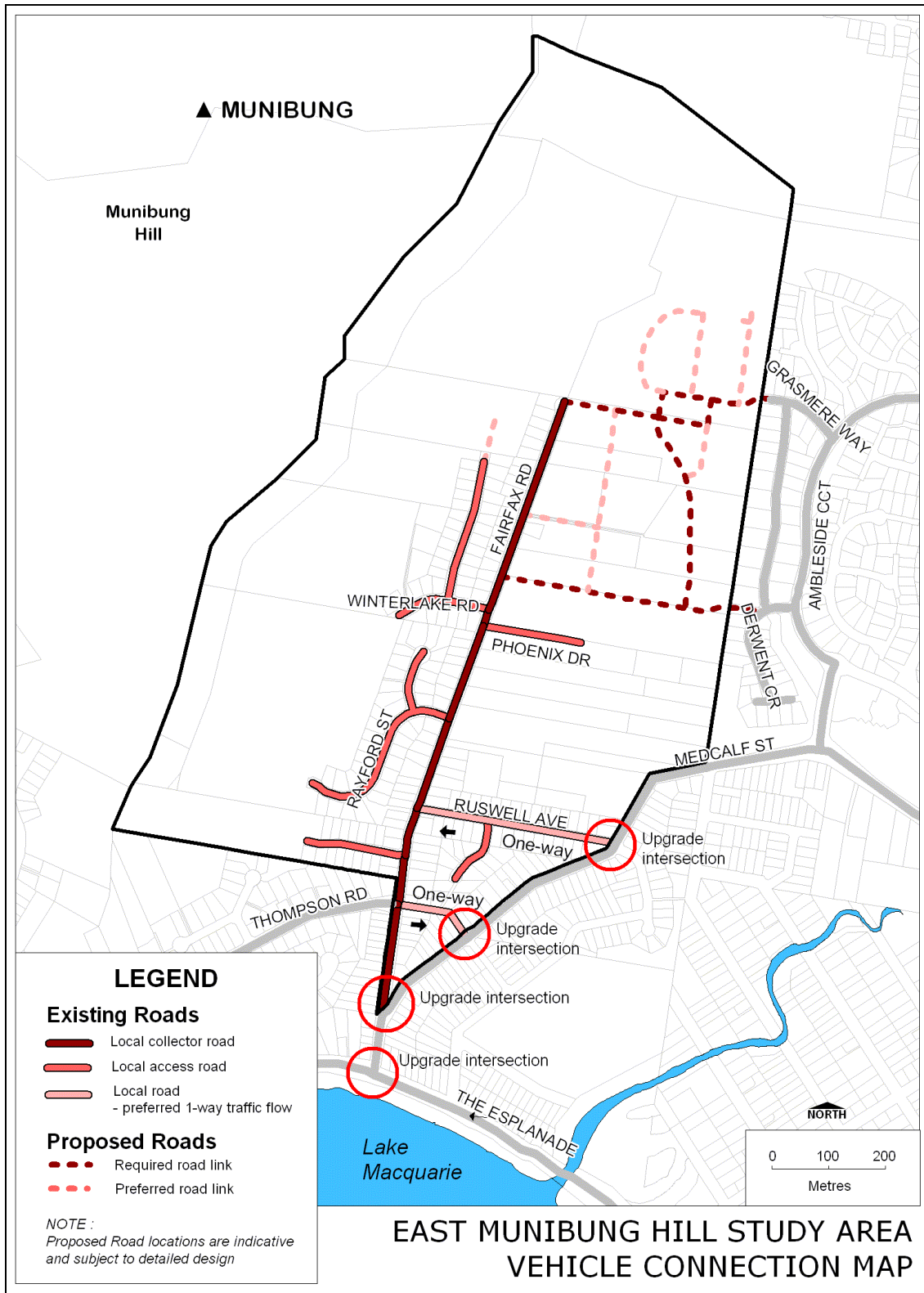
Controls

- 1. A Phase 1 Preliminary Contaminated Site Investigation must be carried out by a suitably qualified contaminated site consultant in accordance with the current NSW EPA Guidelines for Consultants Reporting on Contaminated Sites.
- 2. In cases where the land has contained a potentially contaminating activity, a Phase 1 and Phase 2 Contaminated Site Investigation may need to be combined and a Site Remedial Action Plan prepared if necessary.
- 3. If the Phase 2 investigation identifies that contaminants will have an impact on the proposed development, or if the land requires remediation, a Remedial Action Plan must be prepared and lodged in accordance with the guidelines approved by the Department of Environment and Conservation and the NSW Contaminated Land Management Act, 1997.
- 4. Following remediation, the site must be validated by a site auditor in accordance with the NSW Contaminated Land Management Act, 1997.



Img_208

Figure 3 - East Munibung Hill Native Vegetation and Corridors



Img_209

Figure 4 - East Munibung Hill Vehicle Connection Map