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1 INTRODUCTION

The Edgeworth Area 2 Precinct Plan supplements LMDCP 2014 for future development requiring consent on land north of Transfield Avenue and east of Minmi Road, Edgeworth. The provisions of this Area Plan are in addition to those contained within the broader LMDCP 2014. This area will be developed to allow residential dwellings and the conservation of a riparian corridor and land that is zoned C2 Environmental Conservation under *Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014)*.

1.1 LAND TO WHICH THIS PLAN APPLIES

This Precinct Plan applies to all the land outlined in heavy yellow edging as shown within Figure 1 – Edgeworth Area 2 Precinct Area Plan Boundary. The subject site is described as being part of Lot 27 DP 202567, Lots 1 & 2 DP 250063, Lot 1 DP 900356, Lot 1 DP 900357, Lot 111 DP 665948, Lot 1 DP 921714 and Lot 1 DP 921545.

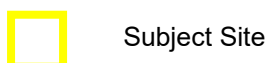
1.2 CHARACTER STATEMENT

It is envisaged that the Edgeworth Area 2 Precinct will facilitate low density residential development, with the inclusion of some smaller lots. The Edgeworth Area 2 Precinct is characterised by sloping topography and is traversed by a riparian corridor which crosses the site in the north-east corner with a tributary extending westward across the site.

The area is located in close proximity to Cameron Park residential areas and the existing Edgeworth Village Centre. It is anticipated that future residents will have a strong connection to these existing areas. A proposed entry boulevard off Minmi Road to the north of the subject site acts as a collector road and will ultimately connect the area to the other precincts north and south of the Newcastle Link Road urban release area as well as the Cameron Park Estate, Edgeworth and Glendale retail centres. The subdivision layout for the subject site will provide connection through future development of the Edgeworth Area 2 Precinct.



Figure 1 - Edgeworth Area 2 Plan Boundary



1.3 STRUCTURE PLAN

The Edgeworth Area 2 Indicative Structure Plan as provided in Figure 2 provides a plan showing an appropriate design outcome from the site and how the development may occur in the future.

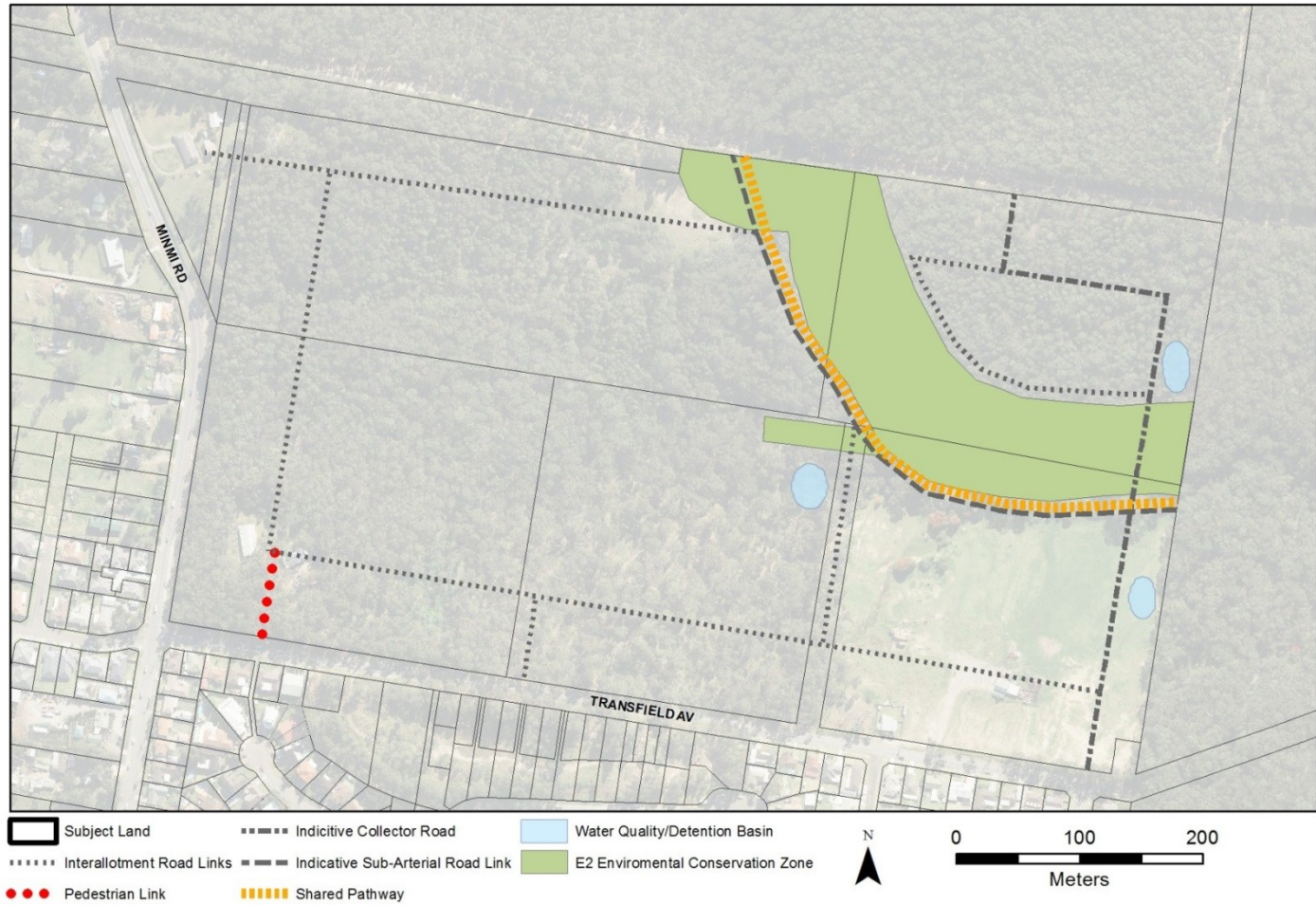


Figure 2 - Edgeworth Area 2 Indicative Structure Plan

2 DEVELOPMENT CONTROLS

2.1 SUBDIVISION DESIGN AND LAYOUT

Objectives

- a. To ensure the subdivision and development of Edgeworth Area 2 is undertaken in a coordinated manner.
- b. To ensure Edgeworth Area 2 will be developed to reflect the availability of services.
- c. To provide suitable land for residential development that respond to the site's characteristics and assists in creating a walkable neighbourhood.
- d. To provide opportunities for choice in housing to cater for changing demographics within the community.

Controls

1. The subdivision design and layout should generally be consistent with the Edgeworth Area 2 Indicative Structure Plan illustrated in Figure 2.
2. Public roads may be designed with maximum grades of 12.5 per cent for designated bus routes, or maximum 16 per cent for all other road types. Split level carriageways may also be used to address significant topographic constraints.
3. Location and width of Asset Protection Zones (APZ's) and Managed Fuel Zones are to be provided in accordance with *Planning for Bushfire Protection 2006*.
4. The road network should be designed to comply with the requirements of *Planning for Bushfire Protection 2006*.
5. The width and design of fire trails shall enable safe and ready access for fire fighting vehicles.
6. Fire trails are to be trafficable under all weather conditions. Where the fire trail joins a public road, access shall be controlled to prevent use by non-authorized persons.

2.2 TRANSPORT NETWORK

Objectives

- a. To provide a movement network that provides multiple transport options to the community including efficient, effective, safe, and comfortable pedestrian and cycling networks and access to public transport.

Controls

1. The pedestrian, cycling, and road networks are to be established generally in accordance with Figure 2 – Edgeworth Area 2 Indicative Structure Plan.
2. The pedestrian, cycling, and road networks are to provide connectivity with the surrounding networks (existing and proposed).
3. The transport network is to provide efficient, effective, safe, and comfortable pedestrian and cycling access and connection to the existing surrounding network.
4. The transport network is to facilitate efficient bus routes and safe pedestrian access to bus stops.
5. The road network is to facilitate safe bicycle access to the surrounding cycling network (existing and proposed) identified in the Lake Macquarie Cycling Strategy.
6. Development of the land is to facilitate a sub-arterial road connection extending between Frederick Street and Minmi Roads, Edgeworth, as demonstrated by Figure 2 – Edgeworth Area 2 Indicative Structure Map.

Note: An Aboriginal scatter site has been identified in the vicinity of the indicative road alignment at the northern boundary of the subject land. In seeking to achieve a connection to the road network to the north, this scatter site will need to be considered in the road design and alignment in accordance with statutory requirements and Aboriginal Heritage development controls in Lake Macquarie Development Control Plan.

7. A collector road link is required to ensure connectivity between Neilson Street and Road No.5 of the concept approved development (known as Link Road South) to the north.

2.3 FRONTAGE TO EXISTING STREETS

Objectives

- a. To ensure new dwellings are orientated to existing residential streets where feasible.
- b. To avoid inconsistent and unsightly rear fences presenting to Transfield Avenue or Minmi Road.

Controls

1. Lots along Transfield Ave and Minmi Road must be configured so that new dwellings face the existing street. Rear fences on the street boundary of Transfield Ave or Minmi Road are not acceptable.
2. For lots with a primary and secondary frontage to a street, dwellings are to be appropriately designed and orientated to achieve passive surveillance and appropriate visual amenity in accordance with the elements of LMCC DCP 2014.

2.4 BIODIVERSITY

Objectives:

- a. To offset biodiversity loss to meet a standard of 'net gain'.
- b. To protect and enhance biodiversity values within land identified for biodiversity conservation.
- c. To ensure the riparian and wildlife corridors and buffers associated with Brush Creek and its tributaries are rehabilitated and appropriately managed.
- d. To provide for the long-term rehabilitation and management of any land retained for biodiversity conservation.

Controls:

1. Impacts on biodiversity must be assessed in accordance with relevant legislation. Given the proximity of the site to the Edgeworth Town Centre and nearby schools and community facilities, Council has agreed to accept off-site biodiversity offsets to compensate for the impact of development of the residential zoned areas of this site. The quantum of any biodiversity offset proposal must be based on the principle of 'net gain' in terms of both the areas of native vegetation and biodiversity values protected.
2. Flora and fauna surveys of the land to which the area plan applies are to be undertaken prior to the submission of any development application for the land, and will be undertaken in accordance with the requirements outlined in Lake Macquarie City Council's Flora and Fauna Survey Guidelines 2012 or as updated. The survey details and data are to be documented in accordance with the Guidelines, submitted with a development application, and must:
 - i. Identify and map vegetation communities on the land, and areas of endangered ecological community occurring on the land.
 - ii. Identify and map habitat trees.
 - iii. Define and map the location of streams, stream banks, riparian vegetation and the boundary of all native vegetation occurring on the site.
 - iv. Enable accurate determination of biodiversity offsets required to compensate for the removal of biodiversity on the land, consistent with the proposed method of offsetting applied.
3. Any development of land zoned C2 Environmental Conservation must minimise and offset biodiversity loss including, but not limited to any fill or excavation, stormwater treatment devices,

services, retaining walls, roads and bridges or culverts, pathways, or bushfire asset protection works.

4. Development for urban purposes (including services) must provide for adequate and appropriate measures to protect land zoned C2 Environmental Conservation and other biodiversity conservation land, including access control, buffers, bushfire asset protection zones, perimeter roads, drainage and weed controls, and the like.

2.5 WATER QUALITY MANAGEMENT

Objectives

- a. To ensure ecologically valuable land and associated watercourses are protected;
- b. To ensure the stormwater drainage system is designed to maintain the natural watercourse and to minimise environmental impacts.

Controls

1. If any stormwater and water quality structures are positioned adjoining land zoned C2 Environmental Conservation, these facilities must be of a water sensitive design, integrated within any revegetation works and have minimal impact on water flows of the stream.
2. The design of drainage systems must provide both retention and water quality controls on stormwater flows to discharge into the riparian corridor and provided generally in accordance with Figure 2 – Edgeworth Area 2 Indicative Structure Plan.
3. A suitable riparian corridor must be maintained along each side of the existing watercourse in accordance with State Government Guidelines.

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