

**TABLE OF CONTENTS:**

1 INTRODUCTION .....2

1.1 LAND TO WHICH THIS PLAN APPLIES .....2

1.2 DESIRED FUTURE CHARACTER .....3

1.3 DEVELOPER CONTRIBUTIONS .....5

1.4 SUBDIVISION DESIGN AND LAYOUT .....5

1.5 VEGETATION MANAGEMENT .....7

1.6 WATER QUALITY MANAGEMENT .....7

1.7 BUSHFIRE .....8

**FIGURES:**

FIGURE 1 - HIGHLAND AVENUE COORANBONG AREA PLAN BOUNDARY .....2

FIGURE 2 - ENVISAGED HIGHLAND AVENUE COORANBONG STRUCTURE PLAN .....4

FIGURE 3 - HIGHLAND AVENUE COORANBONG VEHICLE CONNECTION MAP .....6

## 1 INTRODUCTION

The purpose of the Highland Avenue Cooranbong Area Plan is to provide a strategic and coordinated approach to the development of lands off Highland Avenue and Freemans Drive Cooranbong for residential purposes. The Area Plan will ensure that the land is developed in an efficient manner taking into consideration environmental, social and economic issues affecting the site. Land within this precinct is currently in multiple ownership, necessitating an integrated approach to allow development to occur in an orderly and equitable manner.

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

### 1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to land zoned 2(1), 7(3) and 7(5) as outlined in heavy black edging within Figure 1 – Highland Avenue Cooranbong.

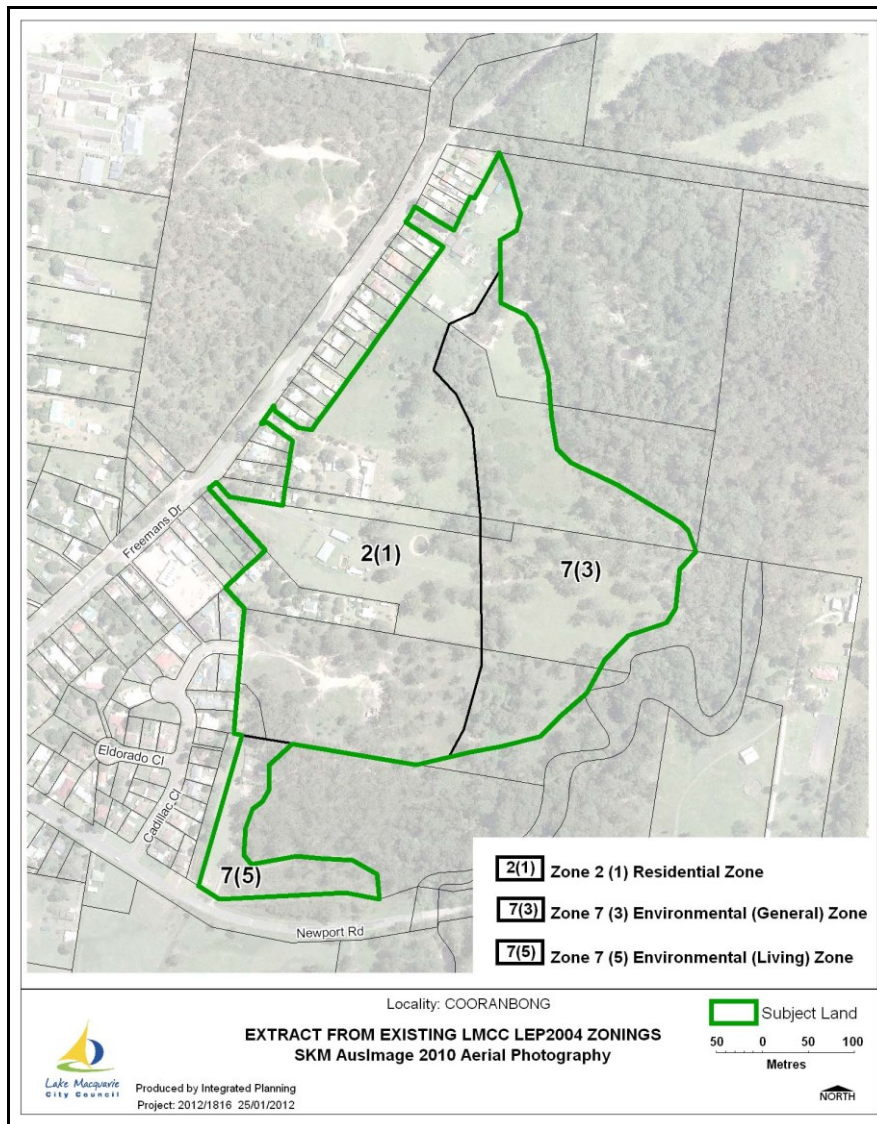


Figure 1 - Highland Avenue Cooranbong Area Plan Boundary

### 1.2 DESIRED FUTURE CHARACTER

The site is located along the northern fringes of the existing Cooranbong residential area and currently comprises relatively large lots being utilised predominantly for rural residential purposes with lands to the east comprising a corridor of remnant native vegetation including a riparian corridor. Jigadee Creek is located to the east of the subject site. Lands to the north west of the subject site have been rezoned for further residential development.

It is intended that this Highland Avenue Cooranbong Area Plan will facilitate residential development including a range of housing types and lot sizes with a focus on the provision of safe pedestrian and cycleway linkages to Freemans Drive allowing access to proposed pedestrian and cycleway facilities as well as public transport facilities, local shops, community facilities, schools, etc.

The Area Plan has also identified necessary road linkages to the existing road network allowing for staged development of the site to occur including the provision of one new vehicular access point off Freemans Drive and the other off Highland Avenue via Newport Road.

The precinct has been used for a range of agricultural purposes in the past and is predominately cleared of native vegetation except for three main clusters of remnant vegetation being the central riparian corridor that traverses the precinct, an area adjacent to the eastern boundary and the southern section of the site. The enhancement of this riparian corridor and the eastern vegetated parts of the site will contribute to the visual amenity and bushland setting of the site providing a natural backdrop to a residential area. These areas are designated as flood prone and will need to be rehabilitated to maintain this natural setting with planting of suitable indigenous species to create a self-sustaining ecosystem that requires little human interference. Consolidation of any residual lots of land zoned environmental to allow for the creation of one potential development lot to ensure long term tenure and maintenance of this part of the site is strongly encouraged. Any dwelling associated with this consolidation will need to be positioned within the residential zoned section of the site.

Stormwater and water quality facilities are to be an integral part of any subdivision and utilisation of best practice water sensitive design is necessary to enhance the existing riparian corridor.

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

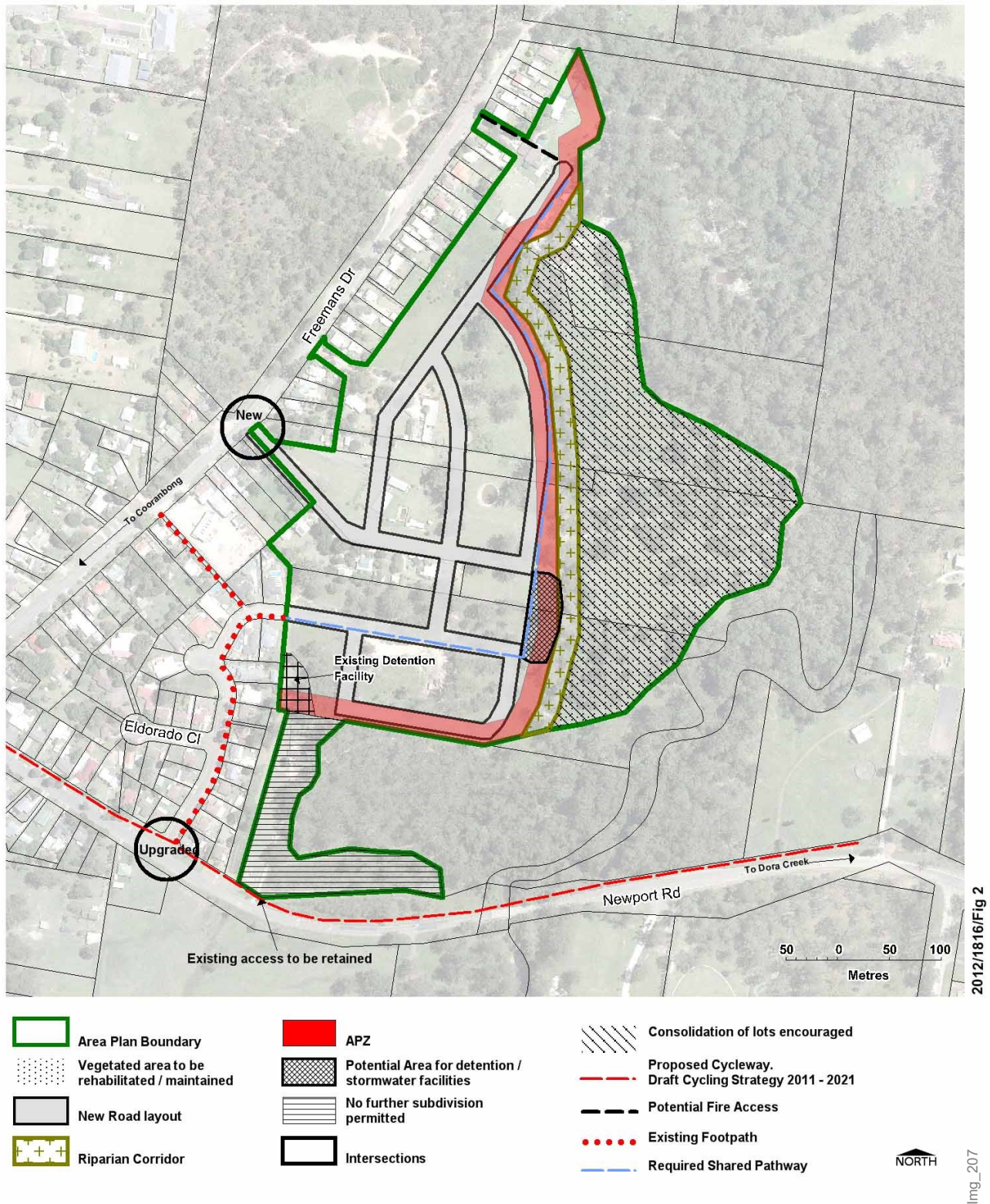


Figure 2 - Envisaged Highland Avenue Cooranbong Structure Plan

### 1.3 DEVELOPER CONTRIBUTIONS

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

- Road and traffic infrastructure including shared pathways;
- Stormwater management infrastructure;
- Management of vegetation and riparian buffers in the 7(3) Environmental (General) zoned land.

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.

In relation to road and traffic infrastructure, it has been determined that the intersection of Cadillac Close and Newport Road needs to be upgraded and a new intersection and road constructed off Freemans Drive. These works are to be included within the Morisset Catchment Section 7.11 Contributions Plan. Contributions will then be sought from the applicants when development applications for subdivision are lodged with Council. If the Section 7.11 Contributions Plan has not been adopted by Council, at the time of lodgement of a development application, any road works considered to be required by the development will be dealt with by conditions of consent.

For stormwater management infrastructure and management of vegetation and riparian buffers outlined within Sections 1.4 and 1.5 of this Plan, the method of delivery of these items will be determined as part of the assessment of development applications for subdivision.

### 1.4 SUBDIVISION DESIGN AND LAYOUT

#### **Objectives**

- a. To ensure the subdivision off Highland Avenue Cooranbong is designed in an efficient and coordinated manner.
- b. To provide an appropriate road network that connects with the existing road network including a single road access off Freemans Drive.
- c. To ensure that adequate pedestrian and cycle facilities are available to link the subdivision with existing and proposed facilities surrounding the area.

#### **Controls**

1. The subdivision layout should generally be consistent with Figure 2 - Highland Avenue Cooranbong Structure Plan.
2. The road layout should generally be consistent with Figure 3 - Highland Avenue Cooranbong Vehicle Connection Map.
3. Creation of larger residential lots with a perimeter fire trail upon part of Lot 12 DP 1019060 may be considered when a development application for subdivision is lodged with Council, however it will need to be demonstrated that this perimeter fire trail can be adequately maintained over individual lots to be created over the long term and supported by the NSW Rural Fire Services.
4. Safe shared pathways should be provided generally in accordance with Figure 2 to allow linkages to nearby public transport facilities along Freemans Drive.
5. No further subdivision of Lot 3 DP 622775 is permitted and vehicular access to this lot may be retained off Newport Road.

**Note:** The location of roads identified in Figures 2 & 3 are approximate and will be subject to final survey and design.

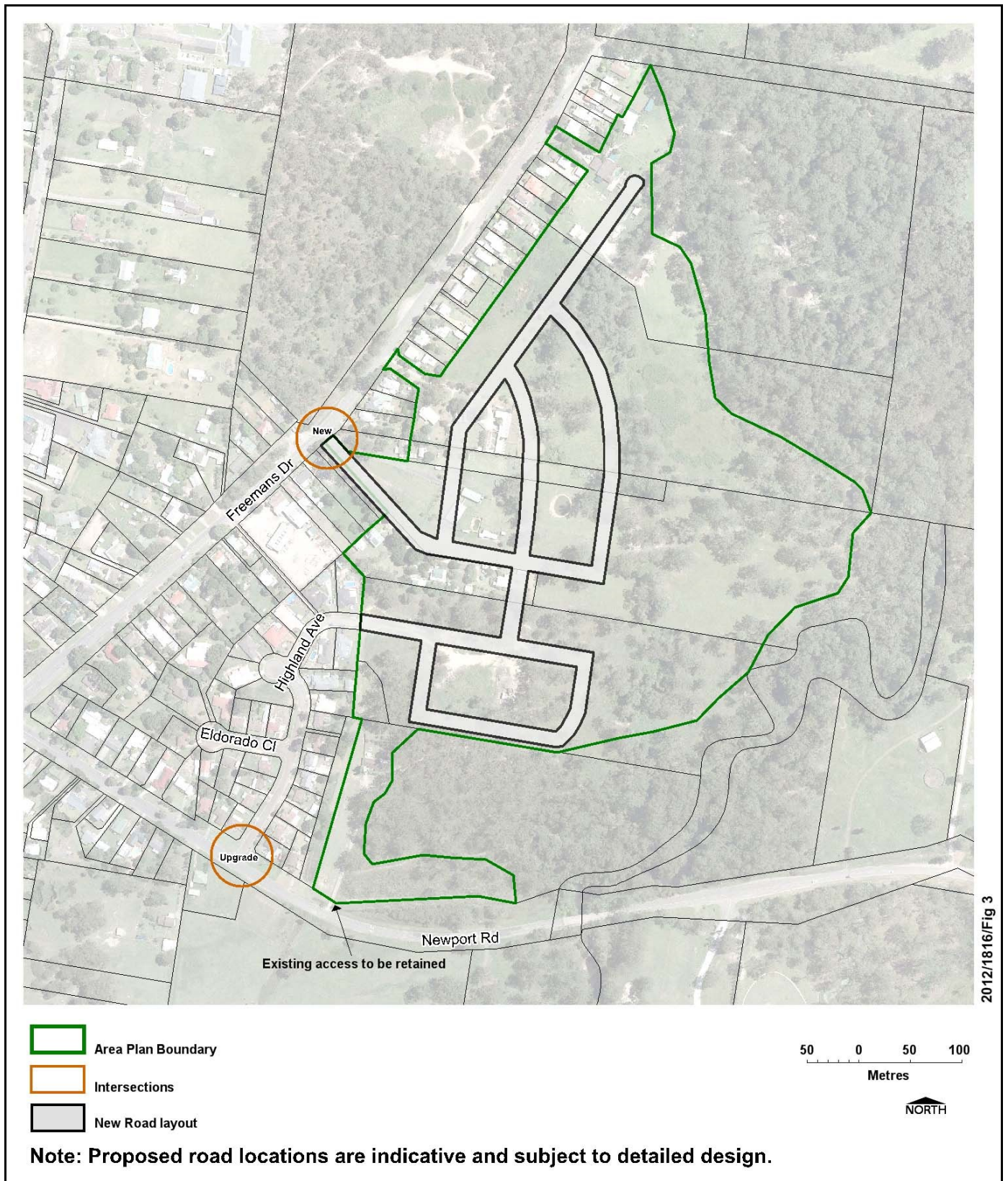


Figure 3 - Highland Avenue Cooranbong Vehicle Connection Map

### 1.5 VEGETATION MANAGEMENT

#### Objectives

- a. To protect and revegetate the riparian corridor and low-lying areas within the site.
- b. To ensure that land with biodiversity values is enhanced through the conservation and rehabilitation of vegetation habitat.

#### Controls

1. Long-term protection and management of areas zoned 7(3) Environmental (General) through secure tenure with appropriate conservation management must be achieved. This may be achieved by:
  - i. consolidation of residue lots zoned 7(3) Environmental (General) is encouraged;
  - ii. residual lots are dedicated to Council following satisfactory revegetation to allow consolidation;
  - iii. entering into a legally binding agreement (i.e. planning agreement prepared under the *Environmental Planning and Assessment Act 1979*) to establish a mechanism (in perpetuity) to maintain the conservation values of that land and to provide ongoing funding; or
  - iv. Council will consider creation of large lots that are partially zoned residential and occupied by a dwelling with the balance being zoned 7(3) Environmental (General) that is maintained by owners in perpetuity.
2. A Vegetation Management Plan must be prepared in accordance with Council's [Vegetation Management Plan Guidelines](#) and must accompany any development application for subdivision affecting 7(3) Environmental (General) zoned land incorporating but not limited to:
  - i. Re-establishment including removal of rubbish, weeds, replanting and fencing of the riparian corridor within the centre of the site with suitable native species;
  - ii. Rehabilitation including removal of rubbish, weeds, some planting where necessary and fencing of the section of the site zoned 7(3) Environmental (General) adjacent to the eastern boundary of the site;
  - iii. Outline of any other appropriate revegetation works to be undertaken of cleared areas of lands zoned 7(3) Environmental (General);
  - iv. Future management arrangements for both the riparian corridor and the Environmental 7(3) (General) zoned lands including any funding, monitoring and timeframes;
  - v. The rehabilitation should be of a nature to ensure minimal maintenance is required over the long term; and
  - vi. Inclusion of the treatment of the interface between the riparian corridor and asset protection zone.
3. Shared pathways must be constructed close to a road and away from the edge of a core riparian zone.

### 1.6 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. Stormwater and water quality facilities should be located within the residential zoned part of the site. If any stormwater and water quality structures are positioned within the Environmental zoned areas of the site, these facilities must be of a water sensitive design, integrated with any revegetation works and have minimal impact on water flows of the stream. These facilities must be located outside the core riparian area.

2. The design of drainage systems must provide both retention and water quality controls on stormwater flows prior to discharge into the riparian corridor and provided in accordance with Figure 2 – Structure Plan.
3. A suitable riparian corridor must be maintained along each side of the existing watercourse in accordance within State Government Guidelines.
4. Each lot must provide stormwater retention and water quality facilities to comply with maximum site discharge requirements and to minimise environmental impacts.

### 1.7 BUSHFIRE

#### **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. Asset Protection Zones must be established within the residential zoned part of the site and generally in accordance with Figure 2 – Structure Plan.
2. The subdivision plan must provide for a perimeter road between the bushfire prone land and development lots.
3. Asset Protection Zones must be provided along the eastern boundary and along the southern boundary within the residential part of the site and generally in accordance with Figure 2 – Structure Plan.
4. An emergency fire access route must be provided to Freemans Drive and generally in the location shown in Figure 2 – Structure Plan.