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1 INTRODUCTION

1.1 BACKGROUND

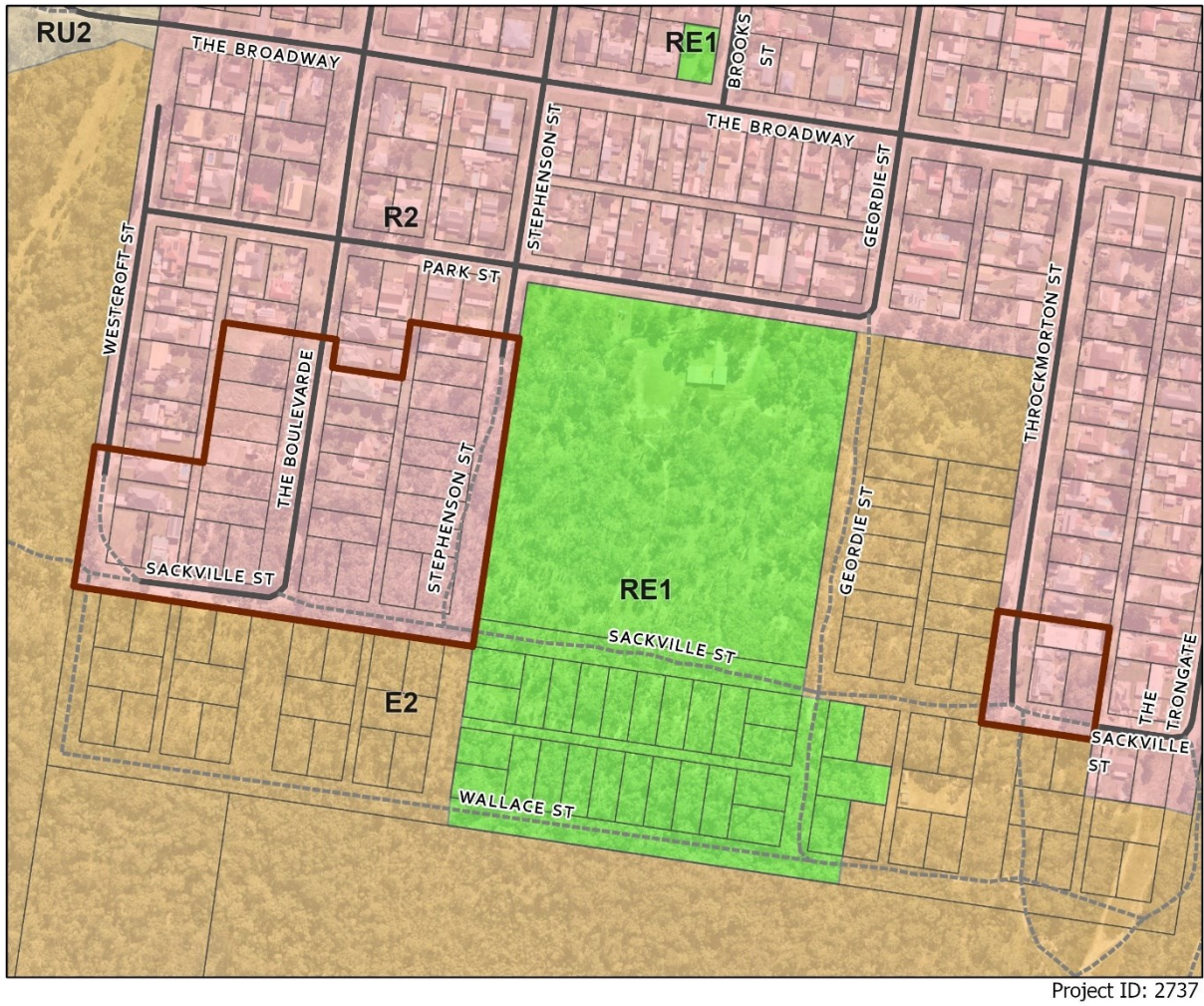
The Killingworth Paper Subdivision Area Plan supplements the Lake Macquarie Development Control Plan 2014 for the future development of land known as the Killingworth Paper Subdivision, Killingworth. Any application within the subject land needs to address the provisions of this area plan along with the relevant provisions of other parts of Lake Macquarie Development Control Plan 2014, particularly Part 8 -Subdivision Development.

The Killingworth Paper Subdivision is located in the north-west of Lake Macquarie and is accessed from The Broadway via Wakefield Road. The Killingworth Paper Subdivision adjoins a small existing residential subdivision and is flanked by bushland to the south and west. The Killingworth Paper Subdivision requires water and sewerage services, with some areas also requiring roads, electricity and drainage. The subdivision of these lots and their adjoining neighbours was registered on 13 September 1901 with lots ranging in size from 1000m² to 1400m².

In January 2015, the Killingworth paper subdivision was rezoned from Zone RU6 Transition to a mix of Zone R2 Low Density Residential and Zone C2 Environmental Conservation. This Area Plan is to facilitate the orderly development of the R2 Low Density Residential zoned land in line with current planning practice that is consistent with the relevant planning legislation. Future development is intended to be low density residential, consistent with the existing built form of Killingworth.

1.2 EXTENT

This Area Plan applies to the land outlined in heavy edging as shown in Figure 1.



Area Plan Boundary **Land Zoning**

- | | |
|-----------------|-------------------------------|
| Land Parcel | LEP 2014 |
| Road | E2 Environmental Conservation |
| Track-Vehicular | R2 Low Density Residential |
| | RE1 Public Recreation |
| | RU2 Rural Landscape |

0 50 100 200 Metres



Figure 1 - Killingworth Paper Subdivision Area Plan Extent

1.3 INFRASTRUCTURE

1.3.1 ROAD NETWORK

Objectives

- a. To complete the road network to ensure safe and logical connections.
- b. To assist with bushfire protection and ensure safe vehicular access and egress.

Controls

- 1. A perimeter road is to be constructed in accordance with *Figure 2*.
- 2. Road must have a minimum 8m wide carriageway with roll kerb on the residential side.

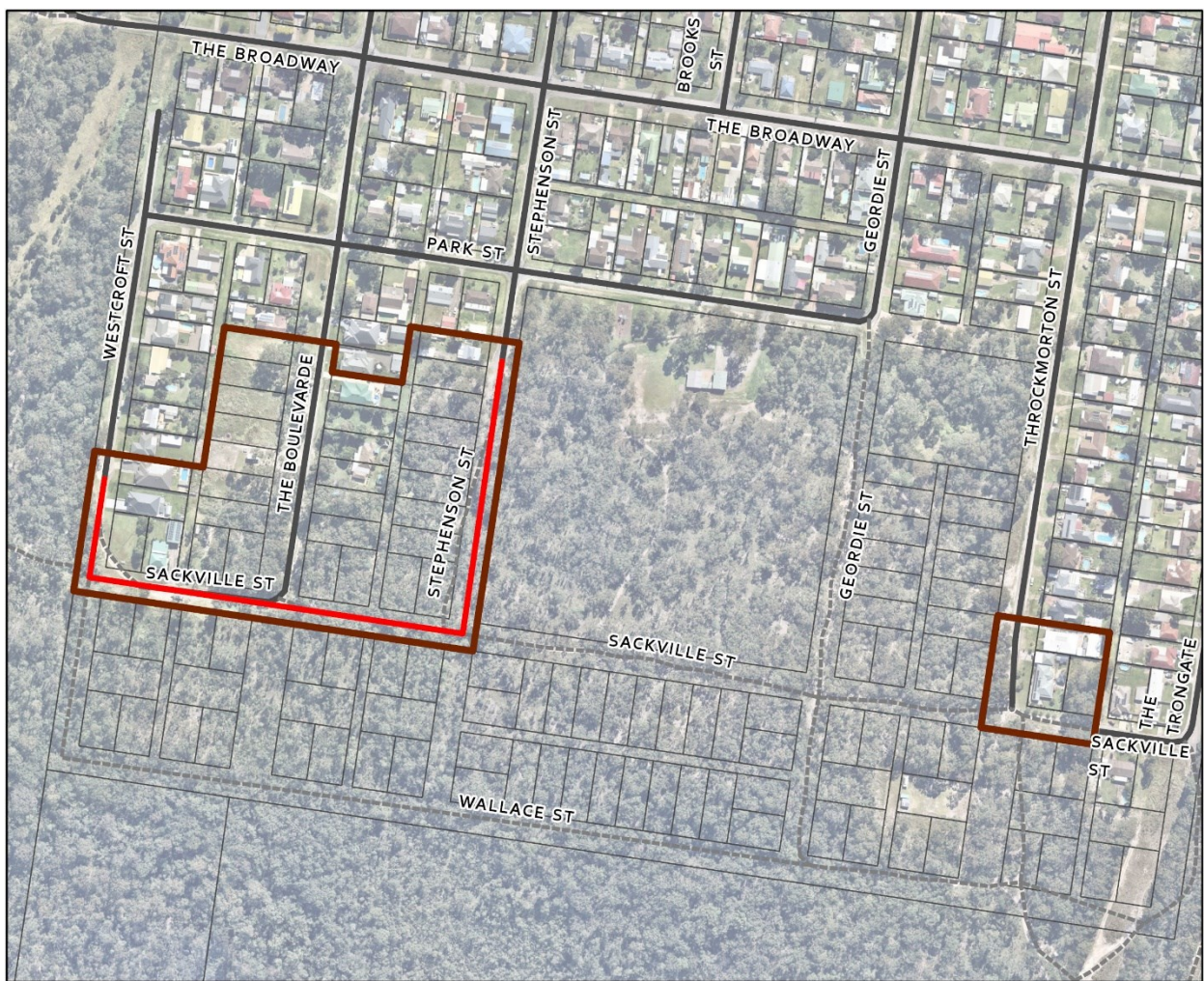


Figure 2 - Required Road Network

1.3.2 WATER

Objectives

- a. To ensure adequate water supply to development to support habitation.
- b. To ensure sufficient water pressure for firefighting purposes.

Controls

1. Mains water is to be provided and connected to all residential properties consistent with a Hunter Water approved design.

1.3.3 SEWER

Objectives

- a. To ensure sewer connections to manage the health and environment for residents, flora and fauna.

Controls

1. Sewer is to be provided and connected to all residential properties consistent with a Hunter Water approved design.

1.4 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 natural watercourses 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.
2. Each lot must provide stormwater retention and water quality facilities to comply with maximum site discharge requirements and to minimise environmental impacts.

1.5 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.
- c. To ensure that utility services are adequate and readily located for fire-fighting.

Controls

1. The subdivision plan should provide for a perimeter road between the bushfire prone land and the development lots.
2. A development proposal must be supported by a Bushfire Report prepared by a suitably qualified professional and in accordance with the [NSW Planning for Bushfire Protection Guidelines](#).
3. Bushfire prone areas and Asset Protection Zones must be identified on the Site Analysis.
4. Asset Protection Zones must be wholly contained within the development area and not impinge on land retained for biodiversity conservation.
5. Asset Protection Zones must incorporate a perimeter road.

6. Asset Protection Zones must not extend beyond the developed area of the perimeter road.
7. Mains water supply must be available for firefighting. All connections and pumps must be clearly marked and visible.