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1 INTRODUCTION

The North Morisset Area Plan supplements LM DCP 2014 for future development in the Stockton Street, Freeman’s Drive and Terrigal Street precincts of North Morisset. The Area Plan envisages low and medium density residential uses for the area, expansion of the caravan park, neighbourhood shops, some rural living and conservation of environmentally significant land.

1.1 EXTENT OF AREA PLAN

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

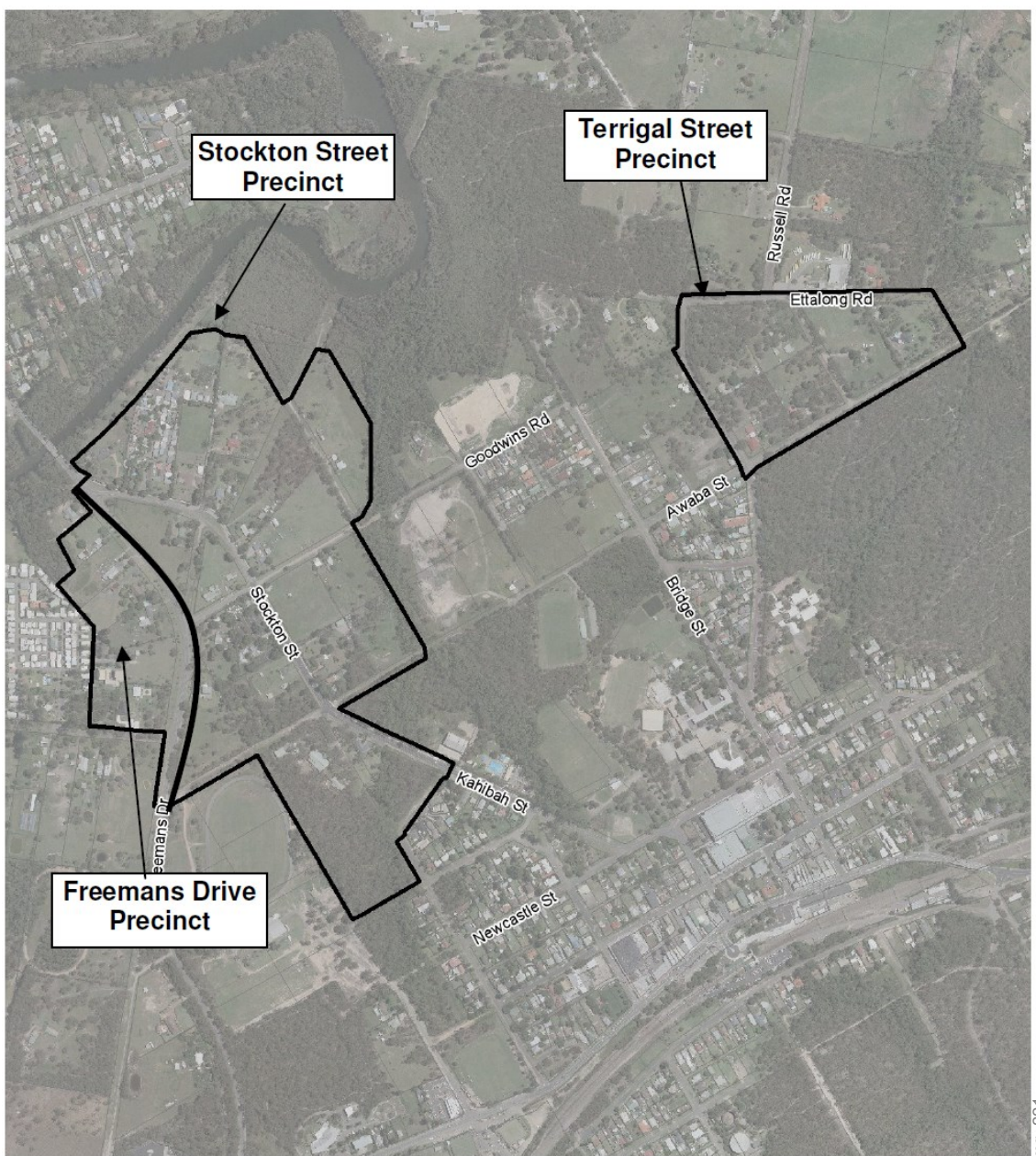


Figure 1 - North Morisset Area Plan Boundary

1.2 CHARACTER STATEMENT

Stockton Street Precinct

Land fronting Stockton Street will accommodate medium density housing, such as town houses, villas and residential flat buildings to a maximum of three storeys in height. Stockton Street will be widened to collector road specification with bus facilities and include a shared pedestrian and cycle path extending north to Cooranbong and south to Morisset town centre. The Lake Macquarie Village caravan park is expected to expand onto the adjoining parcel to the east. The caravan park caters chiefly for longer-term residents and is therefore compatible with the proposed residential development.

Land in the Stockton Street Precinct zoned for low density residential will have a more traditional suburban character and include detached housing and dual occupancies. Neighbourhood shops (e.g. Newsagent, Bakery, Hairdresser) are envisaged near the intersection of Goodwins Road and Freemans Drive once the surrounding residential area is well established.

Rural small holdings will provide a transition zone between more urban land uses and the riparian areas of Clacks Creek and Stockton Creek. Conservation land will retain and enhance native vegetation to facilitate ongoing movement of local native fauna and protect the water quality of local waterways. Conservation zoned land south of Awaba Street will help distinguish the Stockton Street precinct as a separate neighbourhood to Morisset town centre.

Freemans Drive Precinct

Freemans Drive will remain the primary traffic route between Cooranbong and the F3 Freeway interchange at Morisset. The Freemans Drive residential precinct will take on a suburban character and contain an internal road as well as lots fronting Freemans Drive.

Terrigal Street Precinct

Land immediately west of Terrigal Street was rezoned for residential development in 2008, and subdivision of this land has commenced. The Terrigal Street Precinct in this Area Plan will be a continuation of traditional residential development comprising detached housing and dual occupancies. It will also complement housing envisaged on the neighbouring Landcom site on the southern side of Awaba Street.

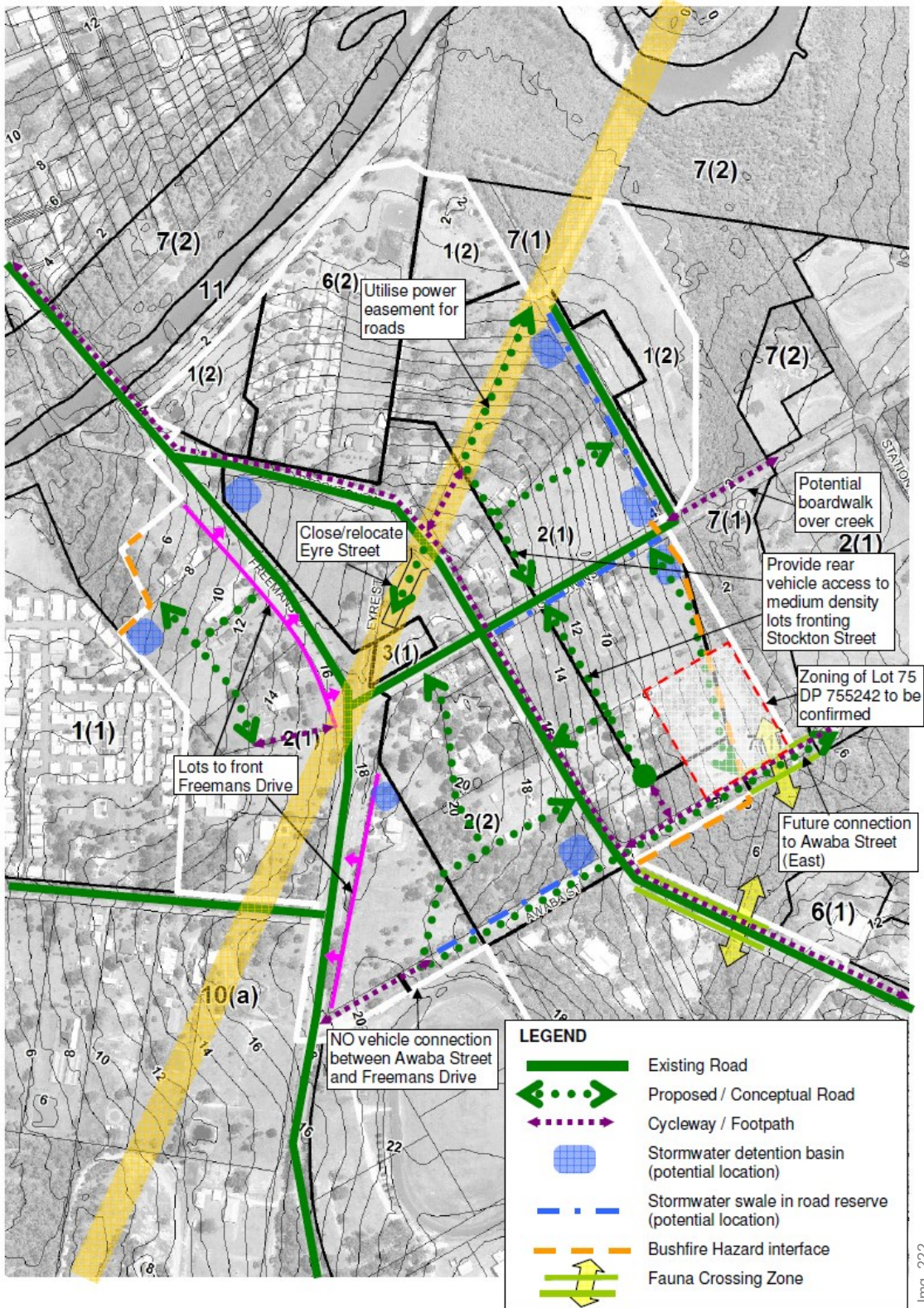
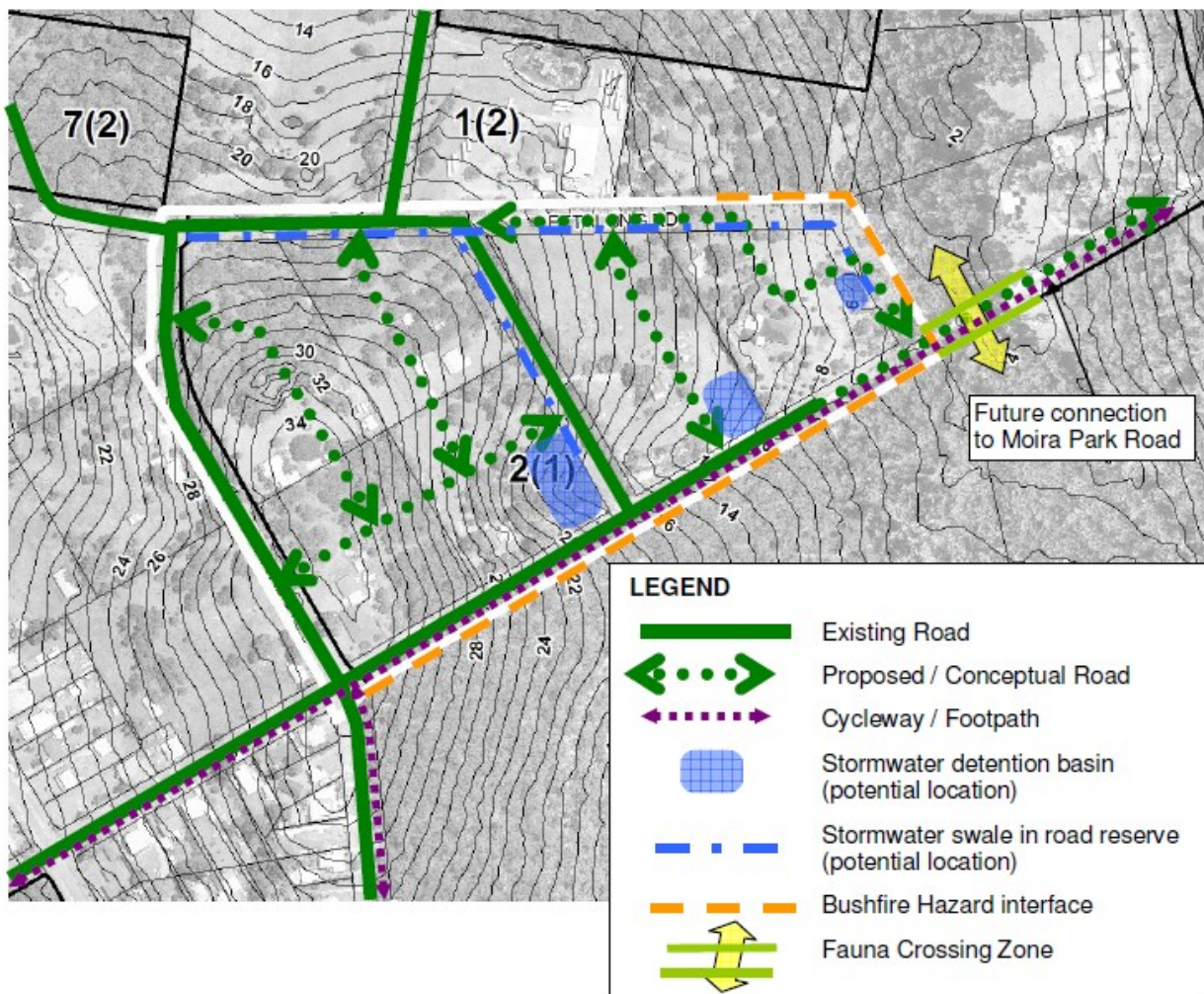


Figure 2 - Stockton Street and Freemans Drive Precincts Structure Plan



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Figure 3 - Terrigal Street Precinct Structure Plan

1.3 SUBDIVISION DESIGN, LAYOUT AND STAGING

Objectives

- a. To ensure the subdivision and development of North Morisset is undertaken in a coordinated manner and is well designed.

Controls

- 1 The subdivision layout must generally be consistent and address the issues identified in Figures 2 and 3.
- 2 Development may be approved in stages, provided that development does not prejudice the ability of future development in the precincts to comply with the provisions of this Area Plan.
- 3 Where practical, subdivision must be approved for complete sub-catchments to allow efficient provision of services and utilities.

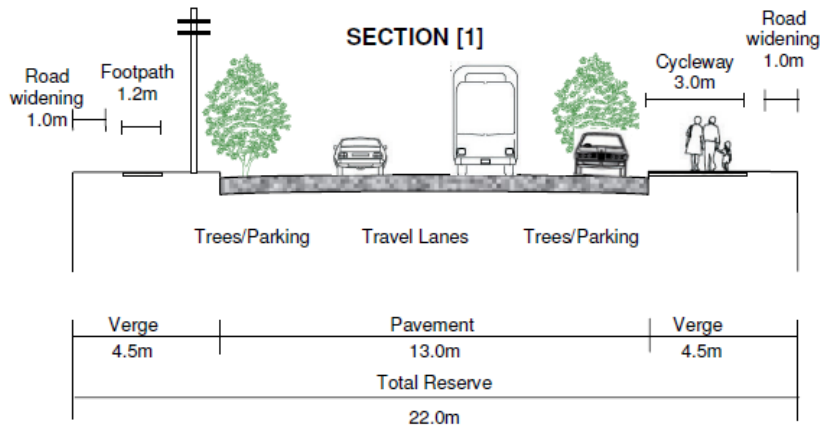
1.4 STREET LAYOUT

Objectives

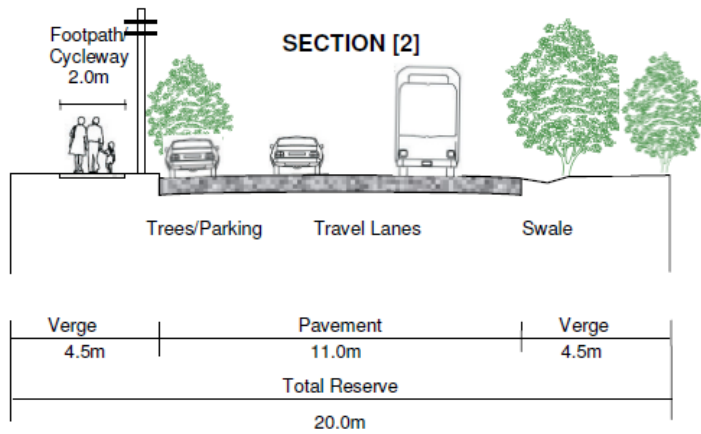
- a. To ensure the subdivision and development of North Morisset is undertaken in a coordinated manner and is well designed.

Controls

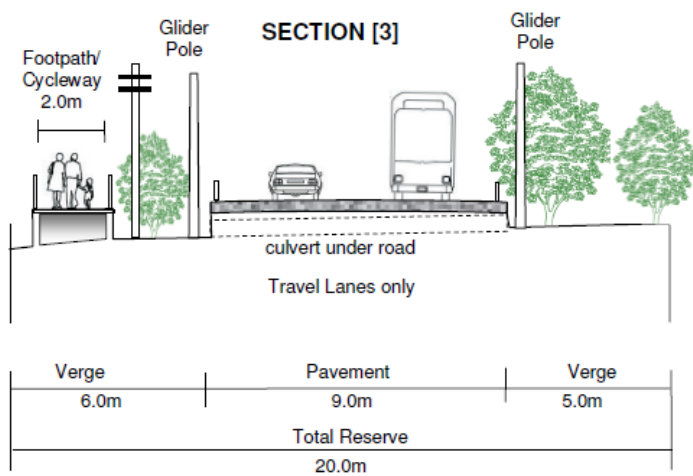
1. Street layout must reflect the principles illustrated in Figure 2 - Stockton Street and Freemans Drive Precincts Structure Plan and Figure 3 – Terrigal Street Precinct Structure Plan.
2. Where necessary, lot boundaries must be set back 1m on both sides of Stockton Street to achieve a minimum 22m wide road reserve in accordance with Collector Road specifications.
3. Road design for Stockton Street must be consistent with Figure 4 - Street Cross Sections.
4. Terrigal Street and Ettalong Road (between Terrigal Street and Russell Road) must be upgraded to Primary Local Road - Bus Route (i.e. minimum pavement width of 9m).
5. In the Terrigal Street Precinct, lot boundaries must be set back 1m from Awaba Street to achieve an adequate width road reserve for a collector road with bus route.
6. Road Design for Awaba Street must be consistent with Figure 4 - Street Cross Sections.
7. Public road access must be provided at rear (or side) of lots fronting Stockton Street.
8. Rear fences should not be located along new or existing roads, including Freemans Drive.



Stockton Street (as viewed facing North West between Awaba Street and Goodwins Road)



Awaba Street (as viewed facing North East between Stockton Street and Clacks Creek)



Awaba Street (as viewed facing North East at Clacks Creek crossing)

Figure 4 - Street Cross Sections

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1.5 NATIVE VEGETATION REHABILITATION AND MANAGEMENT

Objectives

- a. To rehabilitate and enhance the ecological functions of the Environmental Conservation land adjoining Clacks Creek.

Controls

1. Land zoned C2 Environmental Conservation along Clacks Creek must be rehabilitated with locally indigenous native vegetation and dedicated to council once re-planting is established to the satisfaction of Council.

1.6 FAUNA CROSSINGS

Objectives

- a. Where roads must cross identified wildlife corridors, appropriate design measures are taken to facilitate fauna crossings.

Controls

1. Fauna crossings must be established in the locations indicated in Figures 2 and 3.
2. Road pavement width must be narrowed to no more than nine metres in crossing locations.
3. Glider poles must be erected on opposite sides of the road to facilitate Squirrel Glider movement.

1.7 LANDSCAPE MASTER PLAN

Objectives

- a. Subdivision within the study area adheres to an overall landscape plan for each precinct.

Controls

1. Street trees along Stockton Street must be planted within the parking lane of the road pavement.
2. Street tree species must be consistent with Table 1 – Street Tree Planting Schedule.

1.8 BUSHFIRE MANAGEMENT

Objectives

- a. Subdivision design in bushfire prone areas must include measures to manage the threat of bushfires without impact on land zoned for conservation.

Controls

1. APZs must be incorporated in perimeter roads and where necessary the front property setbacks.
2. APZs must not be located in any land zoned for conservation.
3. Stormwater Detention basins may form part of an APZ.

Table 1 - Street Tree Planting Schedule

Morisset Street Tree Selection			
Species Name	Common Name	Height	Description
Freemans Drive			
<i>Eucalyptus punctata</i>	Grey Gum	35m	Tall upright tree with grey mottled bark that sheds to reveal orange- pink smooth bark
Stockton Street			
<i>Callistemon salignus</i>	Willow Bottle Brush	6m	Cream coloured bottlebrush. Flowers in summer. New leaf growth is pink.
Awaba Street			
<i>Corymbia gummifera</i>	Red Bloodwood	15-30m	Tall open tree with rough brown-pink bark that excretes red sap.
Trees Suitable for Local Roads and Streets - Native			
<i>Callistemon salignus</i>	Willow Bottle Brush	6m	Cream coloured bottlebrush. Flowers in summer. New leaf growth is pink.
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	Small to medium tree with glossy green leaves. White or pink flowers in spring followed by blue berries.
<i>Glochidion ferdinandi</i>	Cheese Tree	8m	Open tree with spreading nature. Interesting fruit displayed for many months.
<i>Melaleuca linariifolia</i>	Narrow Leaf Paperbark	8m	Erect small tree with compact growth. New growth tipped with pink. Covered in white flowers during spring and summer.
<i>Tristaniopsis laurina</i>	Water Gum	8m	Glossy erect tree with a pale grey trunk.
Trees Suitable for Local Roads and Streets – Exotic			
<i>Lagerstromia Hybrids</i> (‘Natchez’, ‘Yuma’, ‘Tuscarora’)	Crepe Myrtle	7m	Small deciduous tree with open canopy. Scaly light brown bark is a key feature. Pink or white flowers in late summer.
<i>Pyrus calleryana cvs.</i>	Ornamental Pear	12m	Erect deciduous tree with light grown bark. Green glossy leaves that turn to vibrant red in autumn.

Note- Trees within parking lane to be provided with tree guards.