TABLE OF CONTENTS:

APPENDICES:

FIGURES

PART 1 – NORTH WALLARAH PENINSULA AREA PLAN

1 INTRODUCTION

This Area Plan contains local objectives and controls for development in North Wallarah Peninsula and aims to ensure the vision and principles of the North Wallarah Peninsula Masterplan and Conservation Land Use Management Plan (CLUMP) are achieved.

North Wallarah Peninsula has three distinct sectors comprising the Lake Sector (Murrays Beach), the Coastal Sector (Pinny Beach) and Northern Sector. The Area Plan contains a number of parts. The first part contains general development controls that apply to North Wallarah Peninsula to be used for subdivision applications and the remaining parts contain development controls for housing design within each Sector – Lake Sector (Murrays Beach), Coastal Sector (Pinny Beach) and the Northern Sector. The parts of this Area Plan are outlined below:

Part 1 – North Wallarah Peninsula Area Plan

This section contains information on the background, extent of the Area Plan and character of North Wallarah Peninsula.

Part 2 – Subdivision

This section contains general development controls that apply to subdivision applications in North Wallarah Peninsula.

Part 3 – Lake Sector – Murrays Beach

This section contains development controls that apply to the Lake Sector in the area known as Murrays Beach and includes all land within North Wallarah Peninsula west of the Pacific Highway. This part should be used for development applications for dwellings in Murrays Beach. The Murrays Beach area comprises a number of precincts including the Point Morisset, Lake Shore and Slopes and Lakeside Ridge Precinct and the Swansea Valley Precinct.

Part 4 – Coastal Sector – Pinny's Beach

This section contains development controls for dwelling applications in the Coastal Sector in the area known as Pinny Beach. This includes the coastal land south of the existing Caves Beach Village. The Pinny Beach area comprises the Coastal Village, Spoon Rocks Valley and Radar Hill Precincts. This part includes development controls for the Coastal Village Precinct. This Part will be updated with further development controls for Spoons Rocks Valley and the Radar Hill Precinct following subdivision applications for these areas.

Part 5 – Northern Sector

This section contains development controls that apply to the Northern Sector. This part should be used for development applications for dwellings in the Northern Sector. This Part will be updated with further development controls for the Northern Precinct following subdivision applications for these areas.

1.1 BACKGROUND

The North Wallarah Peninsula is a unique development in an environmentally sensitive area. The North Wallarah Peninsula site covers approximately 600ha and it is bounded by the Pacific Ocean to the east, Lake Macquarie to the west, with Swansea and Caves Beach urban developments to the north. The lakeside and coastal settlements of Cams Wharf on the western side and Catherine Hill Bay on the eastern side borders the site in the south. The villages of Nords Wharf and Catherine Hill Bay will be further developed in line with recent rezoning approvals. The Pacific Highway runs along the central ridge of the Peninsula bisecting the site.

The North Wallarah Peninsula Conservation Land Use Management Plan (CLUMP) and Masterplan were adopted by Council in 2000 and 2003 respectively. The North Wallarah Peninsula Masterplan is an extensive document that includes a number of management plans including Ecological Site Management, Bushfire Management Plan, Construction Management Strategy, Open Space and

Public Access Management, Social Equity Management Plan, Built Form Management Plan, Visual Integration Management Plan and Physical Infrastructure Management Plan.

The North Wallarah area comprises three distinct sectors referred to as the Lake Sector, the Coastal Sector and the Northern Sector and each sector has individual precincts. This Area Plan seeks to ensure that the planning controls of the North Wallarah Peninsula Masterplan and CLUMP continue to guide the future development of this area.

The North Wallarah Peninsula Masterplan envisaged:

- The development of 2000 lots with a population of approximately 5,500 people. The Masterplan outlined four different development types for the area based on land use suitability. The Masterplan included a series of small villages (300-500 dwelling units) within defined sectors or neighbourhoods (800-1,000 dwelling units).
- The creation of 250 hectares of land to be preserved for conservation including the 180ha Wallarah National Park. The National Park retains and protects representative samples of all vegetation associations occurring on the site together with their wildlife habitat values including the protection of sub-populations of *Tetratheca juncea*.
- Creation of a Forest Red Gum Reserve along the eastern foreshore of Lake Macquarie and a habitat corridor 100 meters wide between Wallarah National Park and the Forest Red Gum Reserve.
- Conservation of all identified Aboriginal heritage items of local and regional significance.
- A number of open spaces, pedestrian and cycle links connecting the development.

This Area Plan seeks to ensure that the objectives, planning principles, considerations and strategies of the North Wallarah Peninsula Masterplan and CLUMP are achieved in the development of this Area.

The North Wallarah Peninsula is classed as an environmentally sensitive area within the *Lake Macquarie LEP 2014* for the purposes of excluding it from the operation of the SEPP (Exempt and Complying Development) Codes 2008.

1.2 EXTENT OF AREA PLAN

This Area Plan applies to all the land outlined in green edging as shown within Figure 1 – North Wallarah Peninsula Area Plan Boundary.

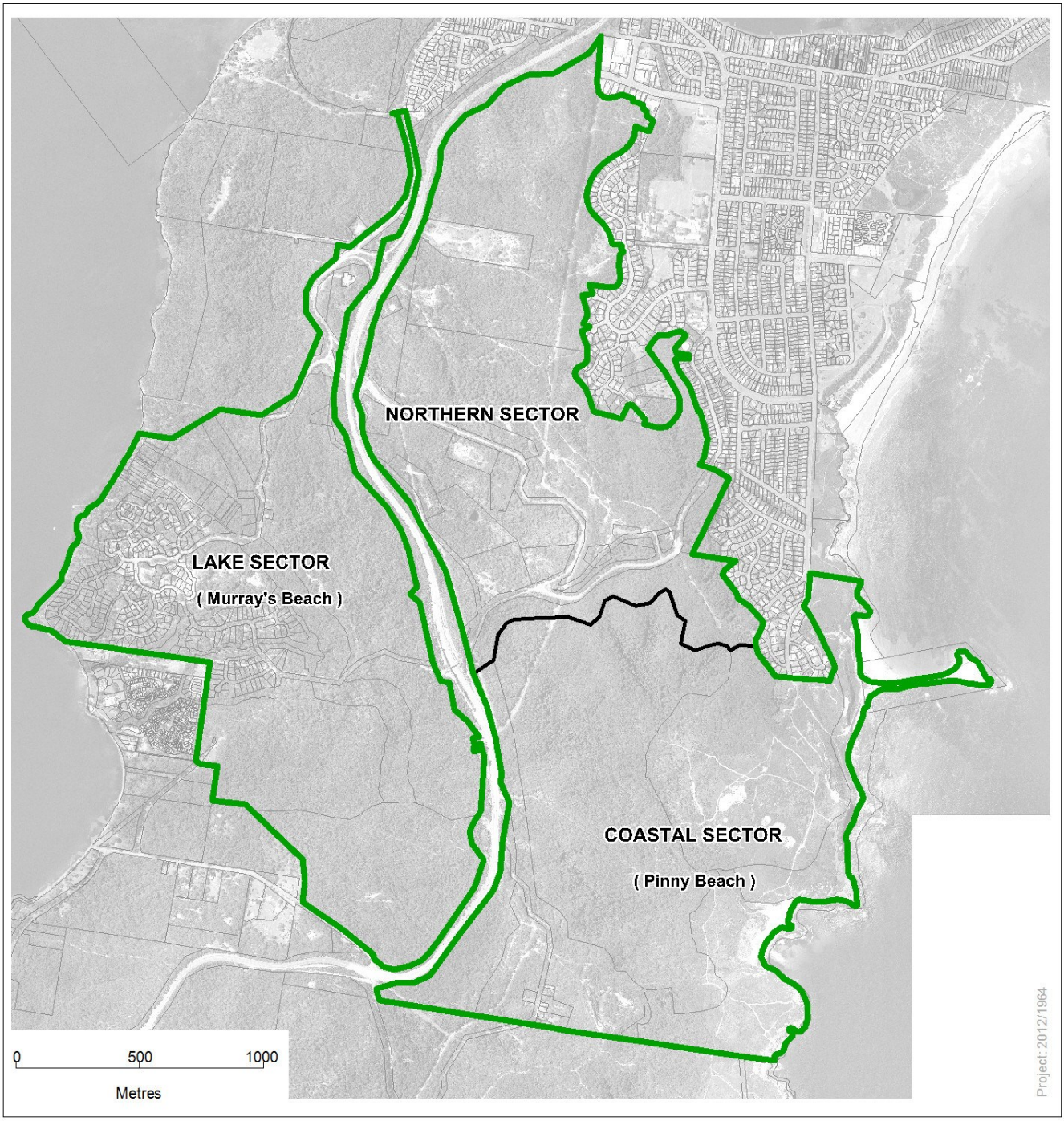


Figure 1 - North Wallarah Peninsula Area Plan Boundary

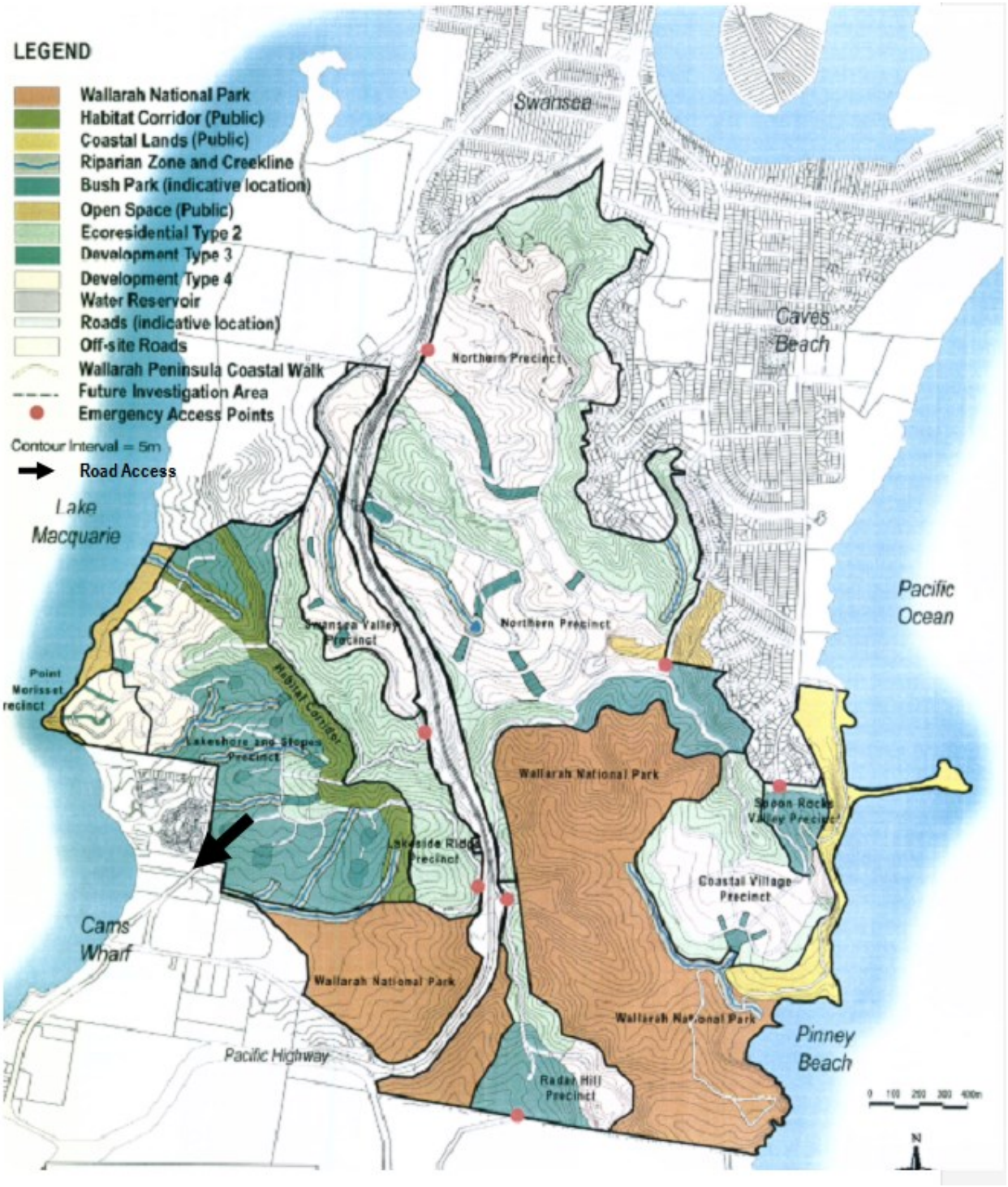


Figure 2 - Precinct Map

The Precinct Character Statements included in Sections 1.4, 1.5 and 1.6 are from the Masterplan and may evolve as a result of detailed precinct planning and consideration of opportunities and constraints.

1.3 LAKE SECTOR – MURRAYS BEACH PRECINCT CHARACTER

The Masterplan envisaged that the built character of the lakeside village was to contain a variety of housing types with a mix of lakeside cottages, rear lane housing, detached and semi-detached houses, town houses and terraces that would create a village character reflecting the traditional villages on Lake Macquarie and other lake environments of the region. However, the variety of housing types has not been achieved to date and typically consists of detached housing. Diversity of housing types is still encouraged.

The buildings within this lakeside village will be designed to create an identifiable architectural image, which relates to the lakeside and bush setting and its sense of intimacy, stillness and timeless tranquillity. Buildings are required to be sensitively integrated into the natural landscape and clustered to minimise the settlement footprint.

Community facilities and public open spaces create important destinations in the lakeside village and pedestrian walkways and pathways promote a pedestrian access to the lakeside village. Tree preservation and appropriate native landscaping and bush gardens will seek to integrate housing into the bushland setting.

The Lake Sector contains the following precincts: Point Morisset, Lakeshore and Slopes, Lakeside Ridge and Swansea Valley Precincts.

Point Morisset Precinct:

> *Objective: To allow site sensitive development that takes account of the archaeological and scenic resource values on this visually prominent lake foreshore site*

The foreshore topography will remain intact protected by the foreshore public reserve and conservation area. The Masterplan envisaged at the northern boundary of the Point Morisset Precinct and extending into the adjacent Murrays Beach area, there was the opportunity for a low intensity village centre, including limited retail adjacent to the reserve and destination tourist amenities. The village centre will serve the local community as well as local and holidaying visitors. Co-ordinated improvements along the street frontages and foreshore reserve will maximise recreational opportunities and pedestrian safety. The Village centre is now located in the Lakeshore and Slopes Precinct.

Future development will enhance the scenic quality of the area as well as protecting the amenity of the surrounding Angophora, Grey gums and Ironbark forest. Vehicle and pedestrian traffic will have high accessibility to the foreshore reserve.

The village centre has a defined footprint to allow for sustainable economic outcomes and reasonable flexibility over time to accommodate changing community needs and uses. Activities, height, silhouette and orientation of any future development is required to preserve privacy, sunlight and visual amenity to respect the lifestyle of neighbouring dwellings and their private open space. Building facades visible from public frontages should reflect patterns that are typical of traditional coastal villages, including the appearance of small scale individually architecturally designed retail buildings situated on narrow fronted allotments, continuous shopfronts located below awnings or upper storeys that are enclosed by balconies.

Colour schemes of residential and commercial buildings should identify and promote an integrated character for the location and reinforces a distinct modest scale village. Existing bushland and public open space will be reinforced by new indigenous planting and restoration to create a fully integrated canopy. Park structures, furniture and equipment will reflect a co-ordinated village theme that reflects the recreation and water-based lifestyle of living adjacent to Lake Macquarie.

Lake Shore and Slopes Precinct:

Objective: To allow site sensitive residential development that responds to the ecological values of the site by maintaining wildlife habitat corridor connections between the proposed Conservation Reserve, the Red Gum Forest Reserve and the wildlife habitat on adjoining properties located to the north of the site.

The northern end of this precinct interfaces with the habitat corridor, a classified river and riparian zone and the keystone winter feeding habitat area of Swamp mahogany, which have been conserved.

The Lakeshore and Slopes area will be designed as a mixed density wooded residential precinct. It will reflect a sense of affinity between the bush and the lake that occurs as the natural landscape condition. The scale and design of future buildings will protect the scenic qualities of the wooded foreshore visible from Nine Acres, Pulbah Island and other existing residential areas at the southern end of Lake Macquarie. Houses will be surrounded by retained foreshore forests and Angophora, Grey Gums, Spotted Gums and Ironbark that provide a natural backdrop to the shoreline and foreshore public reserve.

Future siting of buildings and development infrastructure will minimise disturbance to natural slopes and existing bushland, in particular, the visually prominent habitat corridor. Areas of undisturbed understorey will form sustainable corridors of bushland linking riparian areas. New buildings are to be nestled below the woodland canopy, following the natural hillside profile. There will be an irregular siting of a mix of housing forms facing the Lake. Homes in this area are required to be designed to conserve surveyed and mapped trees, providing filtered water views from neighbouring residential areas and the Lake.

A range of articulated houses and setbacks will provide variety in height to homes with roofs that are designed to minimise the apparent scale of new buildings and respect views from neighbouring lots. There will be no slab on grade housing on natural slopes greater than 10%. Visible facades should exhibit a light weight appearance with raised floors screened by shaded balconies and verandahs. Street frontages are not to be dominated by wide garages and will encourage integration between pedestrian and public areas. Gardens should contain a selection of native species. Wide driveways are not supported and should be screened by new native planting. Fences should be low or transparent in order to maintain filtered views and connectivity. Local streets will be informal and of a pedestrian character with unformed edges flanked by wide verges with retained vegetation. The scenic qualities established by existing trees are to be preserved, particularly tall canopies along the wider verges.

As the development moves up the moderate foot slopes, the overall density of development should decrease. The scale, design, and construction of development is intended to protect the scenic quality of houses surrounded by a continuous canopy of woodland to maintain a sensitive environmental relationship between the habitat corridor and defined riparian areas. Future development shall avoid disturbance to natural slopes and the riparian creek lines particularly corridors of trees and understorey along the creek buffer areas. There will be no slab on grade development on slopes greater than 10%. Light weight construction with suspended floors and decks is most appropriate in these wooded areas.

New buildings should be nestled below the canopy, surrounded by an Asset Protection Zone, that conserves, where possible, existing vegetation. Forest roads should retain an informal quality with unformed edges and wide verges. The parkland areas established by retaining existing trees, internal to the precinct, will be a prime characteristic of this area. Safe and secure pedestrian access has been designed through the bushland and open space system to provide minimal impact to the environment.

Lakeside Ridge Precinct

Objective: To allow site sensitive residential development that responds to the ecological values and visual aspects of the site providing for road access across the Precinct connecting the Swansea Valley and Lakeshore and Slopes Precincts.

This precinct will be established as a low density wooded residential area. A variety of residential neighbourhoods will be created on gentle to moderate foot slopes surrounded by steep wooded residential hillsides and private open space. A continuous canopy will be retained to contribute to this scenically distinctive setting that provides a backdrop to the Pacific Highway and overlooks enclosed valley areas and the lake.

Subdivision of Development Type 2 lots with irregular frontages will face the village drive and contour trails with narrow pavements and wide verges of retained trees. The scale and design of buildings should protect the scenic qualities of the hillside, in particular areas that are visible from the Pacific Highway.

There will be no cut and fill, other than for access, on slopes greater than 10%. New buildings will be established below the tree canopy and reflect an irregular siting of dwellings incorporating a stepped form that follows the natural hillside profile. Retained bushland and landscaping will restore disturbed hillside clearings and avoid the appearance of continuous development. Buildings should appear similar in height to their neighbours and contain rooflines that are designed to minimise their scale within the landscape. Street frontages should not be dominated by wide garages, driveways or fences. Bush gardens should retain a natural profile. Retaining walls for driveways will be restricted. Contour trails will retain an informal quality with unformed edges and wide verges.

Swansea Valley Precinct

Objective: To allow residential development that is directly accessible from Swansea within a visually confined area while maintaining the integrity of the wildlife habitat values of the tree canopy on the steep side slopes along the western edge of the Precinct.

The topography of this precinct establishes a self-contained valley of gentle slopes and original vegetation drawing to a single catchment of a long narrow creek that contribute to a scenically distinctive wooded setting. This precinct is suitable for a mixture of regular subdivisions of single allotments and attached housing facing contour trails flanked by wide verges and front gardens of retained indigenous plants. The street patterns should retain an informal quality. A distinctive parkland atmosphere may be created within a landscape of scattered wetland ponds along the creek line.

Dwellings will vary from traditional suburban bungalows that are of a modest scale, single storey timber framed buildings, to contemporary medium to large houses of one or two storeys. There may also be clusters of attached low-scale development. Garages should be incorporated into each dwelling or located as free-standing structures at the side or rear of the dwelling.

Front gardens will be predominantly open areas of native vegetation with planted native species that spill across the street verges. Along the creek line, wetland ponds will frame partly screened buildings on either side of the creek. Private lots may extend to newly created ponds and retention areas. Public and private open space will be used to create a series of interconnecting paths and bikeways linking this precinct to the lake and to Swansea. The scale, design and construction of buildings should enhance the scenic potential of the wetlands, ponds and creek line. This will promote houses dominated by natural gardens and retained understorey to frame or screen each building as well as protecting the water quality of the creek and ponds. Buildings should avoid disturbance to the natural slopes and creek interface areas. Light weight construction with suspended floors and decks is most appropriate. Bush gardens should retain a natural profile. Retaining walls or terraces will be restricted for access only and will be screened by native planting.

1.4 COASTAL SECTOR – PINNY BEACH PRECINCT CHARACTER

The Coastal Sector contains the following precincts: Coastal Village, Spoon Rocks Valley and Radar Hill.

Coastal Village Precinct

Objective: To allow site sensitive development on a degraded portion of the site that takes advantage of the special site features while minimising potential environmental impacts within the coastal zone.

The Coastal Village will capture the essence of the seaside landscape of Pinny Beach. A mix of high and low density residential areas will infill the disturbed areas of the naturally occurring topographic bowl. The gentle slopes extending from the bowl to the crest of the exposed east ridge will form a prominent backdrop to Pinny Beach and the surrounding Wallarah National Park. The village will be planned and designed to reflect a distinct coastal settlement character.

The southeast facing orientation will align an irregular pattern of mixed frontage lots. Seaside cottages will be mixed with a scattering of multi-unit and attached housing with a mixed-use village centre. Less dense larger lots will be created at the fringe of the development area. Lots will address streets of narrow paved surfaces with wide vegetated verges covered with coastal grasses and heath. The principle outlook will be across the coastal heath reserve that slopes up from Pinny Beach and its exposed rugged shoreline. The revegetated reserve and public foreshore will create a natural link of ground covers and low growing native coastal vegetation from the foreshore areas into the Coastal Village.

Living in the Coastal Village will be an experience of shared environmental outcomes. Homes will be oriented towards the ocean and panoramic bushland views. Buildings will have a variety of setbacks to create the appearance of an undulated frontage in response to the organic coastal landscape. Within the village core, generally small open areas of retained landscape will reinforce a theme of retained heath and scrubland that will become natural boundaries to development and residential lots. There will be no slab on grade housing and no boundary fencing. Along the street frontage, building setbacks and a stepped built form will provide a variety of natural garden and retained vegetation areas maintaining a typical informal atmosphere of coastal cottages in the landscape. Garages and carports will be integrated discreetly within the building facades or rear lanes. A village centre at the heart of the development will provide the opportunity for higher density forms including local retail, destination and tourist amenities. The village footprint will be intimately integrated with the landscape of the coastal setting and become a key component of the sustainable development outcome that incorporates the Wallarah National Park, Spoon Rocks and Radar Hill precincts.

Spoon Rocks Valley Precinct

Objective: To allow site sensitive development that results in rehabilitation of the areas that have been grossly disturbed, particularly by quarrying, while minimising potential visual impacts on the coastal environment.

This precinct will be a low density residential special use area. The new development will establish a clear distinction from the existing development on Caves Beach headland. The scale and design of new buildings will enhance the remediation of the previously disturbed quarry and open cut areas and complement the scenic potential of the valley that is only visible from the Coastal Walk. The built form outcome will complement the need for public access through this area to the adjacent quarries head and public open space public reserve as well as Spoon Rocks Beach and rock break wall.

Buildings will be nestled within remnant vegetation framed by a backdrop of indigenous trees running along the drainage gully and eastern slopes. Clusters of small footprint cottages will avoid disturbance to the natural hillside, enhance the prominent rock and geological features and protect any existing canopy trees within the valley or on the south facing headland.

New buildings on the western edge of the precinct will be set against a backdrop of ridgetop canopy trees and will follow the natural hillside profile. Buildings should be placed in an organic form to avoid a continuous line of buildings across the topography. The height of buildings will complement the consistent height of remnant vegetation that has evolved because of the prevailing east and southeast salt winds. Cottages will include roof designs to minimise the scale of the buildings. Buildings visible from the Coastal Walk and public lands will be constructed as light-weight aboveground structures. Exposed walls or reflective surfaces will be screened by balconies, verandas and pergolas. There will be no slab on grade construction. There will be no fences or double garages to street frontages.

Hillside revegetation will retain the natural profile incorporating native species. Adjacent to the east ridge, canopy replanting of existing species and understorey ecotones will encourage a revitalisation of the coastal forest habitat to encourage a link across the ridge to the Wallarah National Park.

Radar Hill Precinct

Objective: To allow site sensitive development that results in rehabilitation of this grossly disturbed site while avoiding environmental impacts on the surrounding proposed Conservation Reserve.

This area of unremediated open cut quarry overlooks the Wallarah National Park and Pacific Ocean. It is an elevated detached portion of land surrounded by retained coastal bushland habitat. Steep slopes lead down to the foreshore of Pinny Beach, Pinny Headland, and the tidal rock platforms. A ridgetop canopy of trees creates the backdrop for an enclosed area of future development. This precinct will have a single access road leading from the Northern Sector. Emergency access will also be provided to the Pacific Highway and Old Mine Camp Road or alternative road due to the Catherine Hill Bay development.

The development form and its location will create its own unique urban character driven by its elevated northeast orientation and the opportunity to capture panoramic views across to the Wallarah National Park and along the northern coastline. Higher density forms of attached apartments built within the quarry floor and reaching the remnant canopy will create the critical mass for the heart of the precinct. Opportunities exist for lower density forms of townhouses, terraces, and single family lots at the edge of the precinct.

The scale, design and construction of buildings will protect the scenic qualities of the ridgetop and slopes which can be seen from the Coastal Village and Coastal Walk. Future development will avoid any disturbance to the buffer areas of the Wallarah National Park. On those portions of the precinct that are steep, there will be no slab on grade development on natural slopes greater than 10%. The final built form should present a varied and articulated facade to enhance the visual amenity and avoid the appearance of a single wall of construction. The facade should incorporate shaded balconies, decks and pergolas. Hillside gardens may be necessary to enhance remaining outcrops and will be planted with species native to the area. Retaining walls, terraces and areas of hardscape will be restricted to assist the water sensitive urban design outcome.

It is intended that the Radar Hill Precinct become an additional component to the sustainable outcome of the Coastal Sector by complementing the village scale development in the Coastal Village and Spoon Rocks Valley. Shared use facilities, destination uses, strata title development, and tourist uses will encourage an outcome where the residents of Radar Hill participate in the community activities and social infrastructure of the overall development.

1.5 NORTHERN SECTOR PRECINCT CHARACTER

Objective: To allow development on the portion of the site that has been extensively disturbed by open cut mining and quarrying operations while protecting scenic resource values and avoiding environmental impacts on adjoining areas.

The Northern Sector is dominated by a single spine ridge that dissects the land. To the east the foot slopes retain significant intact vegetation that forms a natural backdrop to the Caves Beach suburban development on the coastal plain. The scenic distinctiveness of the ridgeline and hillside will be

preserved and remain intact other than where previous disturbance has occurred. The east slopes will create a continuous scenic frontage running along the face of the peninsula and establish a natural separation between the hilltop and beach front character of settlement. The retained vegetation will protect view lines upslope of the existing development and downslope from a new urban village to be established on the plateau.

The future development will be concentrated in the disturbed quarry floor and mid-slopes. The scale of development will ensure the top of the quarry face is not broken. There is the opportunity to create higher density forms in areas of previous disturbance. The unique nature of the elevated site with panoramic views provides the opportunity for a more urbanized village with diverse amenities in a natural vegetated setting.

Residential development which will be established on a remediated plateau along the spine of the ridge, should capitalise on the panorama of filtered views through retained vegetation to either side of the ridge. On steeper slopes with remnant bushland, framed construction with suspended floors will preserve the scenic quality. Bushfire management will be a key component of the design outcome in these areas.

Mid-slope development areas of the western edge of the ridge should range from typical residential lots to larger lots of Development Type 2 development on the higher slopes. Scenic buffers can be achieved by capitalising on the dissected topography and undisturbed hilltops. Open space corridors can be created along the riparian creek lines leading into the Galgabba Creek catchment.

PART 2 – SUBDIVISION

2 DEVELOPMENT CONTROLS

2.1 SUBDIVISION

The subdivision standards apply to community and Torrens title subdivision, but do not apply to strata subdivision. The controls within Part 8 – General Subdivision of Council's DCP 2014 do not apply to this Area Plan.

Objectives

a. To ensure the objectives and guidelines established in the North Wallarah Peninsula Masterplan are achieved.

b. To promote the efficient use of land.

c. To ensure that subdivision provides a variety of lot sizes that meet community and economic needs, while ensuring that ecological, social and cultural values are safeguarded.

d. To facilitate subdivision which results in predominately rectangular shaped lots.

e. To ensure that subdivision does not preclude the orderly development of land.

f. To require adequate street frontages and dimensions for standard, battle-axe and irregular shaped lots.

Controls

1. Subdivision should comply with the lot size map in *Lake Macquarie LEP 2014* and generally be consistent with Figure 3 – Indicative Development Landuse Plan to allow the various development types of:
    i. Development Type 2 – Larger lots of up to 1 ha with substantial unbuilt areas with minimal lot size of 1,250m^2.
    ii. Development Type 3 – Lot size ranging from 750m^2 to 1,250m^2.
    iii. Development Type 4 – Urban village settlement. No minimum lot size defined.
2. Subdivision applications should take into consideration and be generally consistent with the North Wallarah Peninsula Masterplan.
3. Subdivision applications for precincts must include precinct plans. The precinct plans should address:
    i. Existing Physical Constraints and Opportunities
    ii. Existing Trees and Vegetation
    iii. Hydrology
    iv. Bushfire Management
    v. Open Space
    vi. Access and Mobility
    vii. Building Heights
    viii. Overview Plans

    Note: Precinct plans provide an overview of the precinct design guidelines based on an analysis of the land and its context.
4. Subdivision applications for precincts must include building design guidelines that address:
    i. Building materials, textures and colours,
    ii. Roof form,

iii. Facade articulation and design.

5. The building design guidelines address, where relevant the Built Form Management Plan site wide considerations of:
   i. Ecological sustainability and energy efficiency
   ii. Village character and pedestrian orientated development
   iii. Retention of native vegetation and lot landscaping
   iv. Water sensitive urban design
   v. Building on sloping land
   vi. Building in bushfire prone land
   vii. Building to retain views
   viii. Privacy and Security
   ix. Home Based Businesses
   x. Other site wide considerations
6. Subdivision applications must include a:
   i. Survey of existing vegetation including identifying all trees greater than 75mm trunk diameter,
   ii. Geotechnical survey and report detailing constraints on development,
   iii. Landscape requirements and plant species list with planting prescriptions for public and private land.
   iv. Statement of Environmental Effects that demonstrates compliance with the North Wallarah Peninsula Masterplan.
7. Subdivision applications must include Site Analysis and Development Envelope Plans (or alternatives) for lots that address:
   i. building type and use,
   ii. building siting and orientation,
   iii. building setbacks,
   iv. building height,
   v. location of ancillary buildings on private lots,
   vi. on-site parking location and access, as required to ensure the retention of trees,

   Where required, the Site Analysis and Development Envelope Plans identify lot boundaries and the development envelope. The development envelope is the envelope in which all building and related structures are to be included. The Site Analysis and Development Envelope Plans also address contour, bushfire requirements, stormwater detention, trees and tree management zones, access (if required) and service connections.

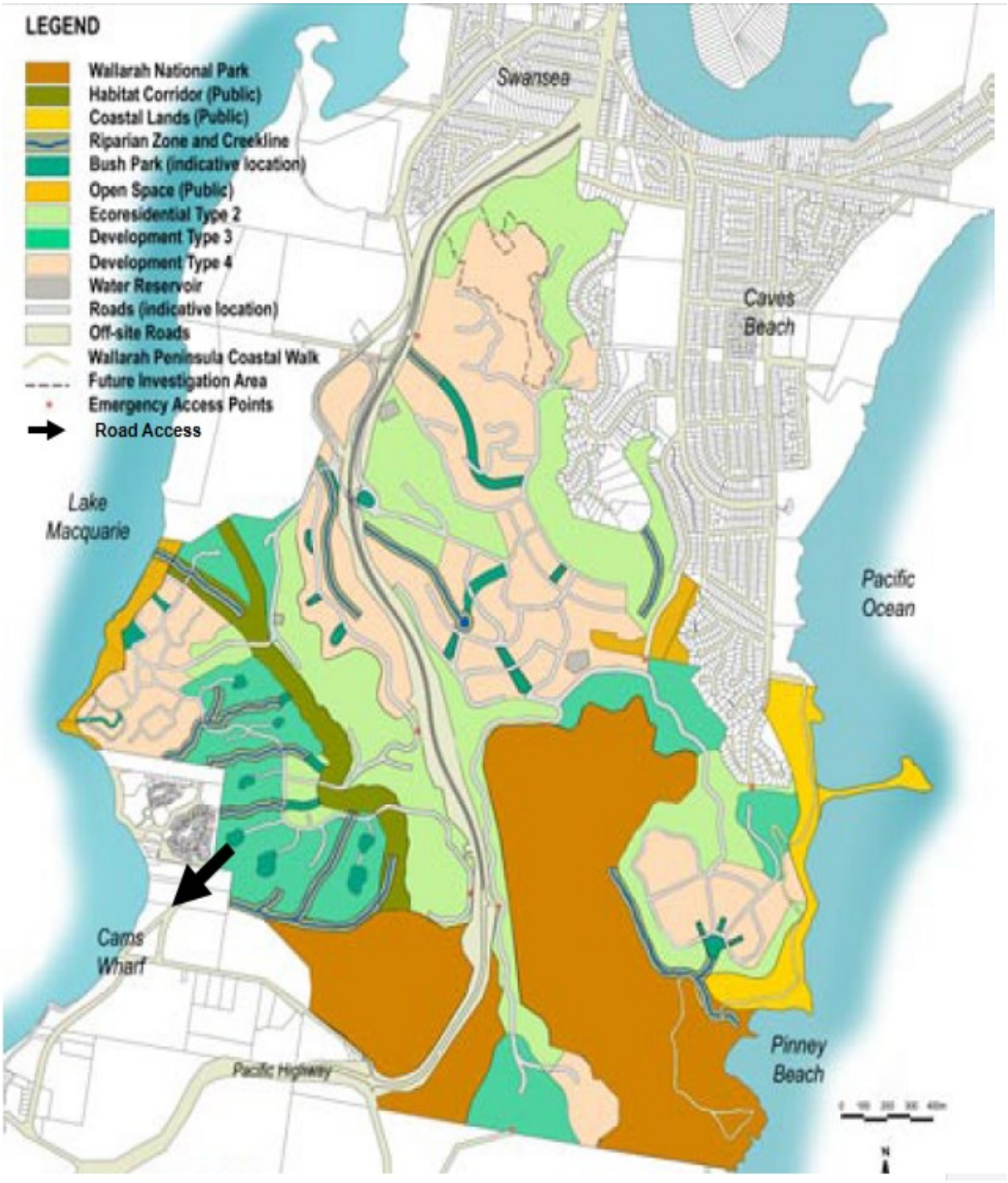


Figure 3 - North Wallarah Indicative Development Land Use Plan

2.2 DEVELOPMENT TYPES

Objectives

a. To ensure development responds to the environmental attributes of North Wallarah Peninsula.

b. To ensure the objectives and guidelines established in the North Wallarah Peninsula Masterplan are achieved.

Controls

1. Development lots, types and locations should generally comply with the North Wallarah Peninsula Masterplan.
2. Development types should generally be located in accordance with Figure 3 – Indicative Development Landuse Plan.
3. Development Type 2 areas should generally be consistent with Figure 4 – Development Type 2 and consist of:
    i. Clusters of development lots planned as a transition between Development Types 3 and 4.
    ii. A building development envelope identified for each lot, to take account of bushfire protection requirements and vegetation on the site.
    iii. Generally larger lots with a minimum lot size of 1250m^2, with potential to be up to 1ha with substantial unbuilt areas.
    iv. Selective canopy removal within the identified building envelope with partial retention of the understorey within the lot.
    v. No excavation or filling to be undertaken on natural slopes greater than 10% (6^o) other than as required for access.
    vi. Individual development envelope plans less than 750m^2.
4. Development Type 3 areas should generally be consistent with Figure 5 and 6 – Development Type 3 and consist of:
    i. Clusters of residential dwellings planned as individual precincts of 20 – 40 lots.
    ii. A building development envelope identified for each lot, to take account of bushfire protection requirements and vegetation on the site.
    iii. Minimum lot size from 750m^2.
    iv. No excavation or filling to be undertaken on natural slopes greater than 10% (6^o) other than as required for access.
5. Development Type 4 areas should generally be consistent with Figure 7 – Development Type 4 and consist of:
    i. An urban village settlement, with diverse urban forms including terraces, small cottages, large homes, traditional suburban residential development, attached housing, apartments, a neighbourhood centre and retail/tourist uses/small commercial and home-based businesses.
    ii. Landscaping using indigenous species to enhance the natural vegetation retained in road reservations and public open space particularly along drainage lines.

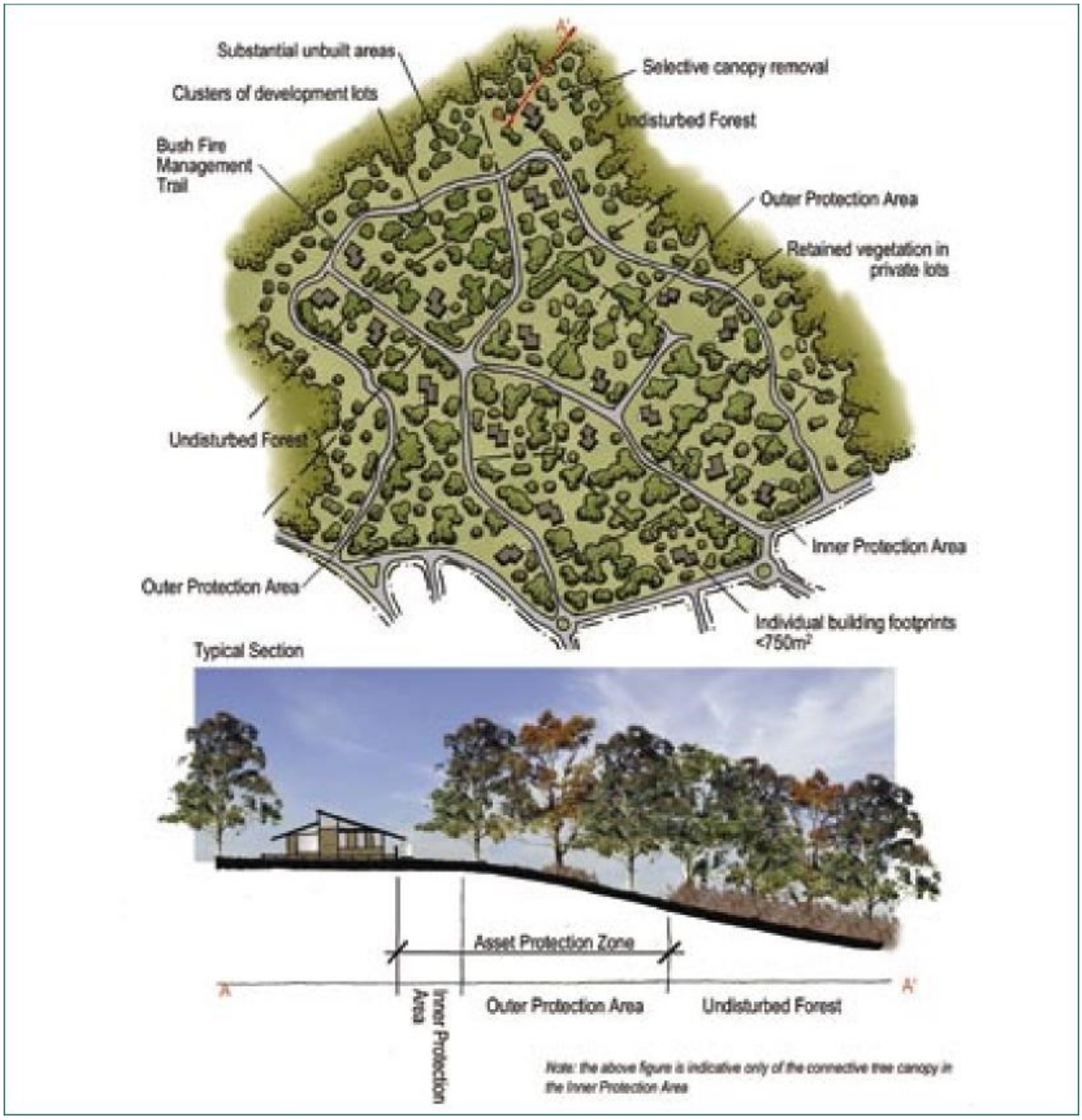


Figure 4 - Development Type 2

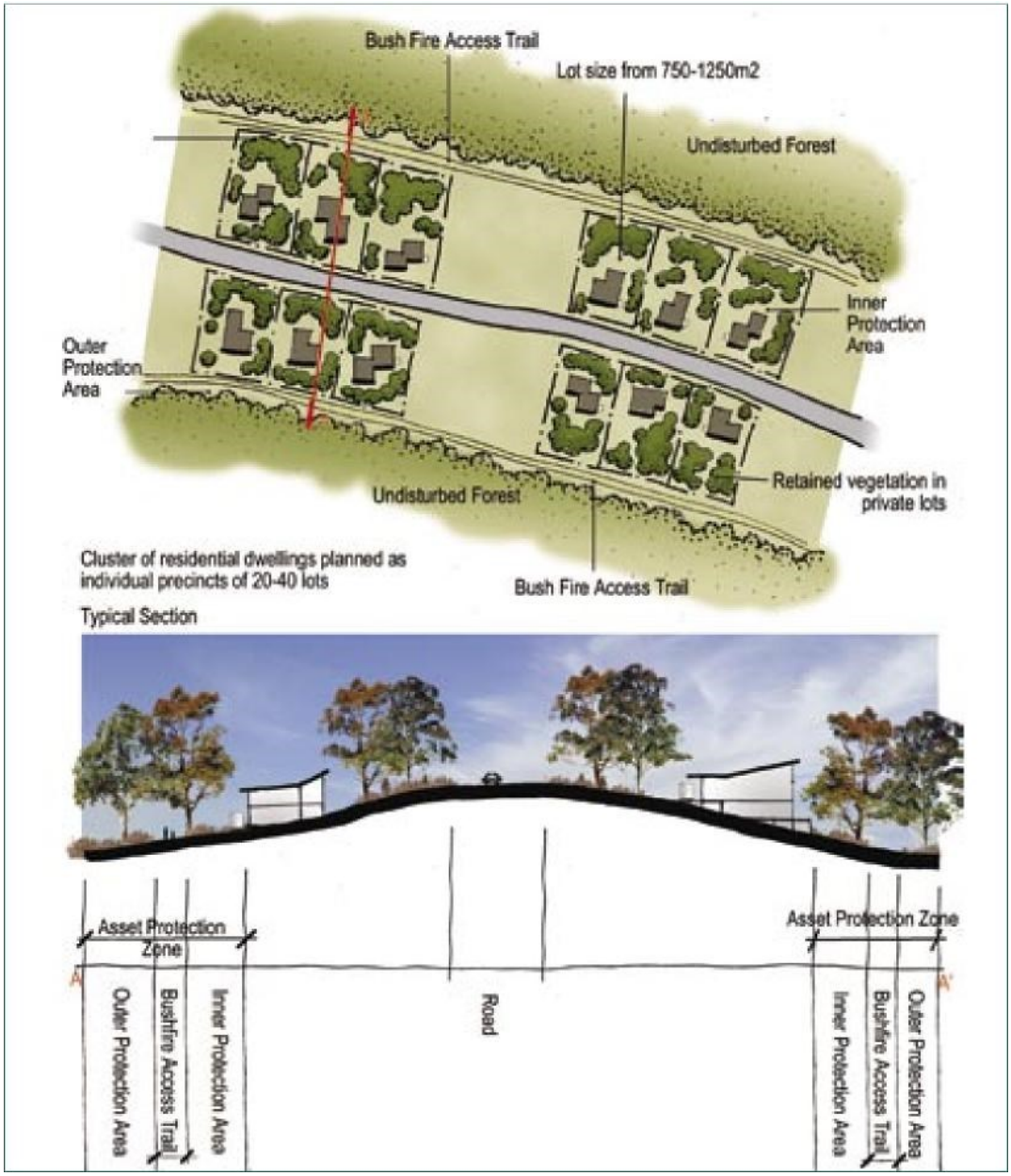


Figure 5 - Development Type 3 – Ridgetop Access

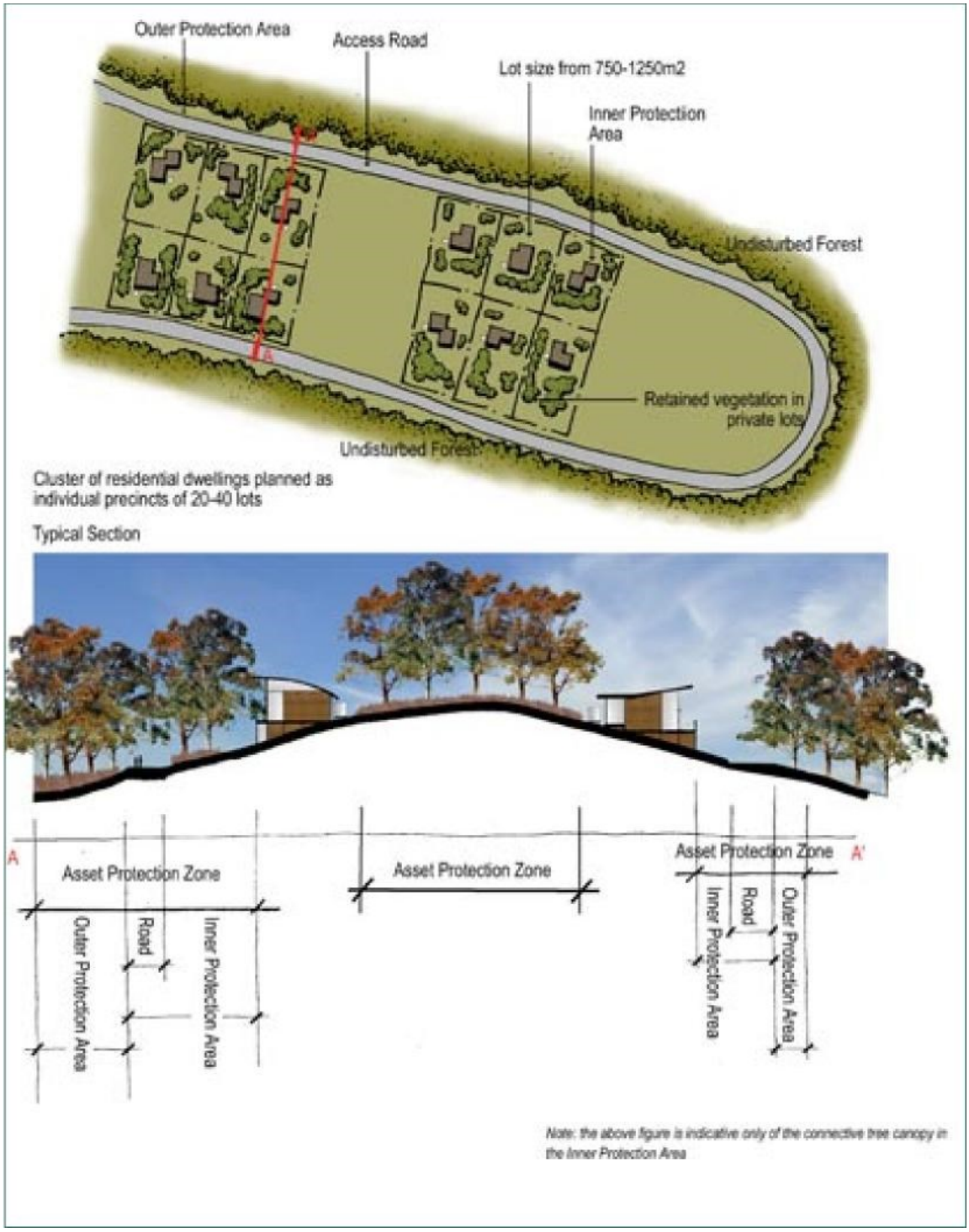


Figure 6 - Development Type 3 – Midslope Access

Figure 7 - Development Type 4

2.3 VILLAGE CENTRES

Objectives

a. To promote village centres which meet the needs of the North Wallarah Peninsula residents as well as providing tourist and recreational amenity to the wider population.

b. To promote sustainable and walkable village centres.

Controls

1. Each sector should contain a village centre generally in accordance with Figure 8 - Village Centres.
2. Village centres should contain a mix of uses with diverse urban forms including terraces, small cottages, large homes, traditional suburban residential development, attached housing, apartments, neighbourhood centres and retail/tourist uses/small commercial and home-based businesses and open space.
3. Higher development density extends from the Village Centre outwards to the periphery of the lower scale Type 2 development.

Figure 8 - Village Centres

2.4 ROAD DESIGN

Objectives

a. To promote roads as part of the public access network with shared use of roads for pedestrian and cycle activity.

b. To facilitate connections between sectors and to offsite areas.

c. To ensure that connectivity by walking and cycling within North Wallarah Peninsula and to nearby destinations, is an attractive and practical alternative to private car use.

d. To minimise environmental impacts and increase amenity.

Controls

1. Roads should generally be located in accordance with Figures 9 – Indicative Road Locations.
2. A variety of road types should be used consistent with Figure 9 – Indicative Road Locations and Figure 10 – Typical Road Design. These road types consist of:
    i. Bush tracks - Pedestrian only routes through bushland, open space, or road reserves. Bush tracks are part of the public access network and may also be used in bushfire management. Bicycles will be allowed on specially designated bush tracks. Bush tracks are generally constructed of compacted soil or rough formed gravel.
    ii. Village mews - Pedestrian and bicycle only bounded by residential and/or commercial facilities within the village settings.
    iii. Village Lanes - These lanes provide pedestrian and vehicle access to the front or rear of residential and/or commercial facilities within the village settings. Bicycle access is also to be considered and provided where appropriate. Lanes are of variable width, formation and edge treatments.
    iv. Contour trails - Shared roads for pedestrians, cyclists and vehicles. Contour trails are to be sealed or paved. Drainage is provided via a combination of grass swales, where appropriate, rolled kerb and gutter and concentre edge strips. They provide access to individual village lots and forest clusters, and generally have a 5.5m maximum pavement and road reserve of 15m minimum for services, integration of soft drainage and vegetation retention. On-road parking allowed within parking bays. Tree canopies are linked to assist in habitat connections. Trails generally follow contours to minimise steep grades to make walking and cycling easier.
    v. Forest roads - Forest roads accommodate the needs of pedestrians, vehicles and cyclists where appropriate in a shared environment. The road reservation will be of variable width but generally 20 metres. A high level of vegetation retention and ‘soft’ grass swales, where appropriate, will characterise the forest roads. Road pavements will provide for the adequate movement of vehicles. Pavement width will match these requirements with a maximum width of generally 7.0 metres. Roads will include a combination of grass swales, where appropriate, and rolled kerb and gutter. Direct lot access permitted from forest roads with some on–road parking.
    vi. Village drives - Village drives provide access between sectors and the Swansea Bowl Interchange and terminate at each of the three villages. They are improved roads with 20m maximum road reservations to accommodate service corridors, drainage, pedestrian and cyclist facilities (off road); pull-over bays, vegetation retention, and habitat linkages. On-road parking and direct lot access is discouraged and generally with a maximum pavement width of 7.0 to 8 metres. Grass swales replace typical kerb and gutter, where appropriate.
    vii. Appropriate signage should provide guidance to the users of roads and road reserve areas.
3. Roads should be designed to incorporate safe pedestrian and bicycle access within the road reserve or immediately adjacent, where required as part of the overall network.
4. Existing natural vegetation should provide the framework for road location and landscape treatment.

5. Open space areas should be connected by contour trails, forest roads, or bush tracks, where possible, so that they are accessible by multiple means as well as reinforcing the use of roads as part of the open space network.
6. Traffic calming techniques should be used including staggered intersections, narrow roads and retained vegetation and verges with calming techniques most concentrated in the village centres.
7. Rear lanes should service denser residential areas.
8. Road design should incorporate sensitive stormwater design solutions, where appropriate.
9. Road crossing of habitat corridors must be limited.
10. Emergency access locations must be opened to pedestrian and cyclists.
11. Road access to Caves Beach will be restricted as emergency access only with no permanent vehicle access to Pinny Beach.
12. In addition to the controls envisaged under the North Wallarah Masterplan, road access is provided with the connection of Lake Forest Drive to Rafferty's Road, Cams Wharf.
13. The road connection from Murrays Beach to Cams Wharf should only go ahead after the intersection of Cams Wharf Road and the Pacific Highway is changed to a left in and left out intersection.

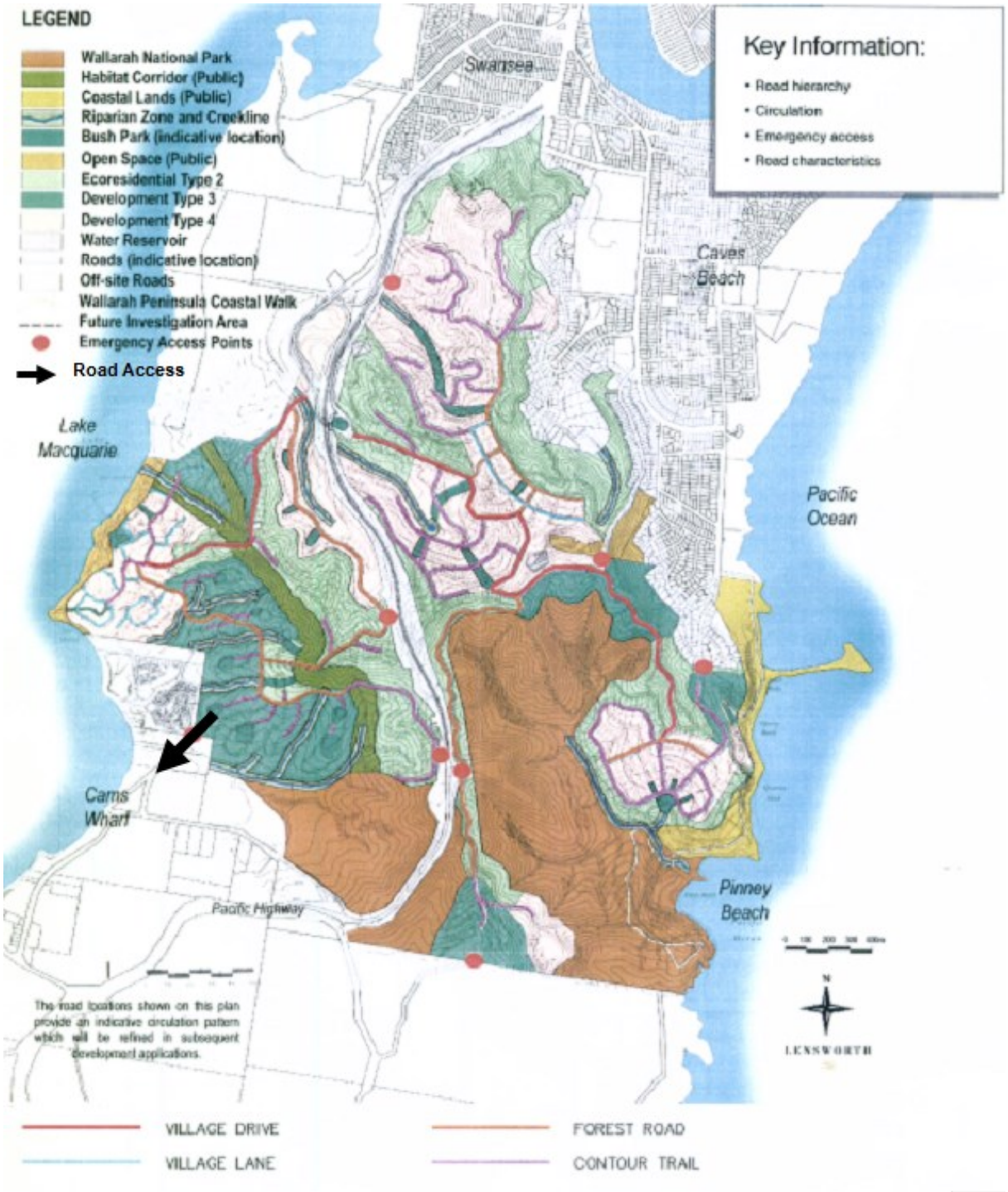


Figure 9 - Indicative Road Locations

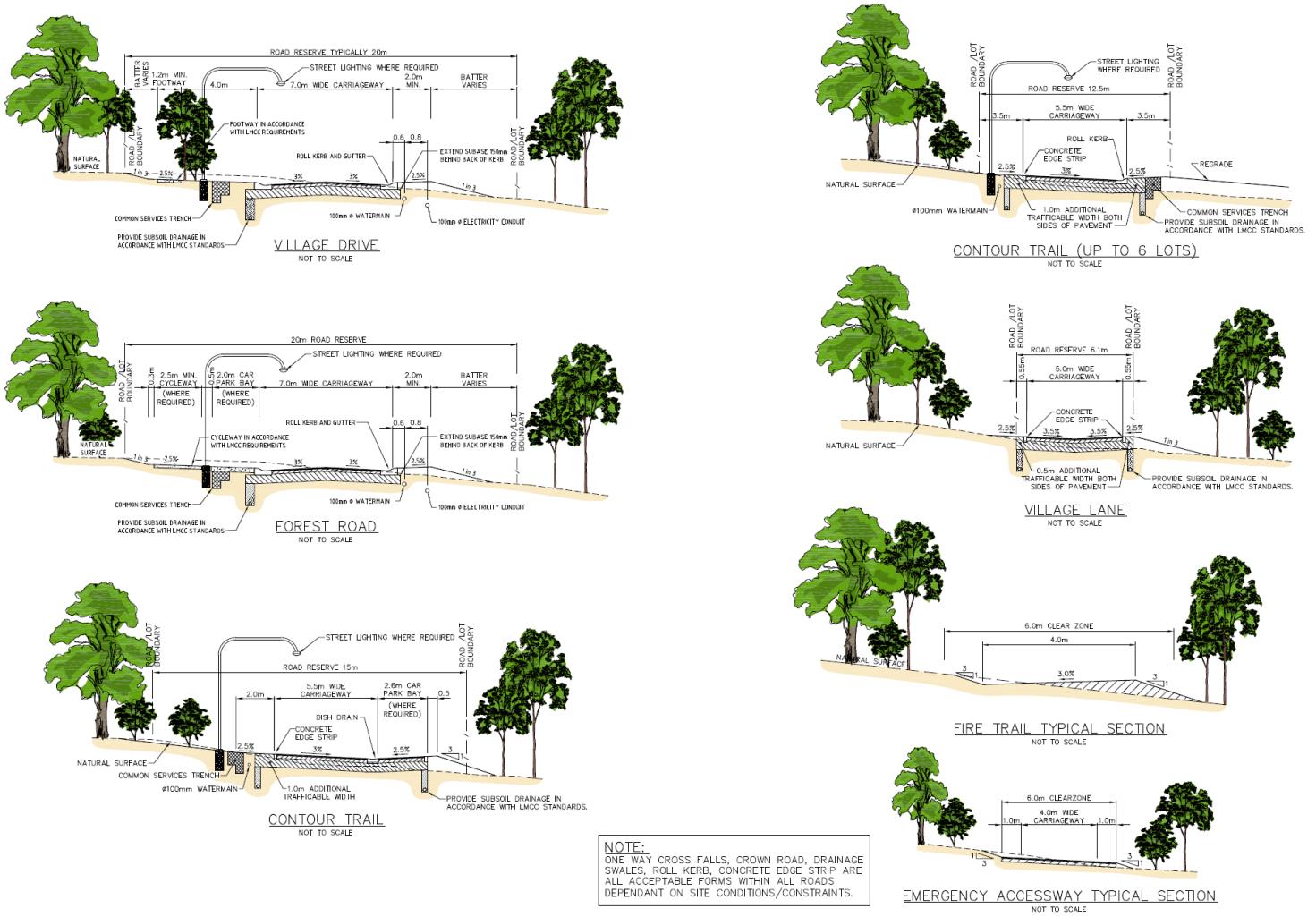


Figure 10 - Typical Road Design

2.5 SCENIC QUALITY

Objectives

a. To ensure the considerations and strategies of the North Wallarah Peninsula Masterplan Visual Integration Plan are achieved.

b. To maintain and enhance viewing opportunities of the lakeside and coastal setting and local and regional views.

c. To ensure that the scenic values of North Wallarah Peninsula are protected and enhanced.

d. To ensure that developments visible or adjoining the coastline, Lake Macquarie or ridgelines maintain and enhance the scenic value of these features.

Controls

1. The consideration and strategies of the North Wallarah Peninsula Masterplan Visual Integration Plan should be followed.
2. Significant view corridors should be maintained in accordance with Figure 11 – View Corridors.
3. Viewing opportunities should be incorporated into the development design with notable viewing points being the Lake Macquarie Jetty, the Scenic Lake Ridge Lookout and Bush Track, the Pacific Highway Footbridge Lookouts, the Coastal Village Entry, Coastal Walk Views, Pinny Beach, Radar Hill Lookout, Northern Lookout, Northern Precinct Village, Mawson's Lookout and the Palm Gullies.
4. Development must be designed to minimise the impact of the built environment on the natural bushland, lakeside and coastal setting.
5. Development types should generally be consistent with Figure 3 – Indicative Development Landuse Plan and Figures 4-7 Development Types 2-4.
6. Subdivision and road design must respond to the topography of the site and be designed to minimise visual impacts.
7. Developments must be designed and sited to complement their location through:
    i. responding to the topography and landscape,
    ii. the retention of existing vegetation,
    iii. incorporating appropriate native landscaping and revegetation of disturbed areas,
    iv. minimising cut and fill,
8. The natural character of ridgelines, hillsides and the foreshore must be protected.
9. Lake Sector:
    i. The lakeside village should be the densest precinct of the lake sector with the massing within the other lake precincts to be responsive of views and canopy heights.
10. Coastal Sector:
    i. The massing and densities of the Coastal Village will be compact with an intimate village scale.
    ii. The development at Radar Hill will be limited to disturbed land, as much as possible.
    iii. Development at Spoon Rocks should consist of small dwellings nestled in the landscape.
    iv. Native vegetation must be reintroduced within the Radar Hill precinct.

v. Clay Graminoid heath must be reintroduced in the Coastal Village.

vi. Existing canopy and understorey must be preserved at Spoon Rocks to assist in screening to/from adjacent off-site development.

11. Northern Sector:

i. The hilltop village should be of a high-density urban form.

ii. Along the northern ridgeline, massing must avoid a continuous 'built' skyline when viewed from adjoining areas.

iii. In the quarry, massing will focus upon containing the highest densities to the most visually contained zone with lower densities to the northern slopes.

iv. In the central ridgeline, massing is aimed at providing medium to higher densities along the central ridge and lower densities to the northwest.

v. Residential layouts should be structured and patterned to give the best fit to the remediated "natural" topography while allowing maximum opportunities for views.

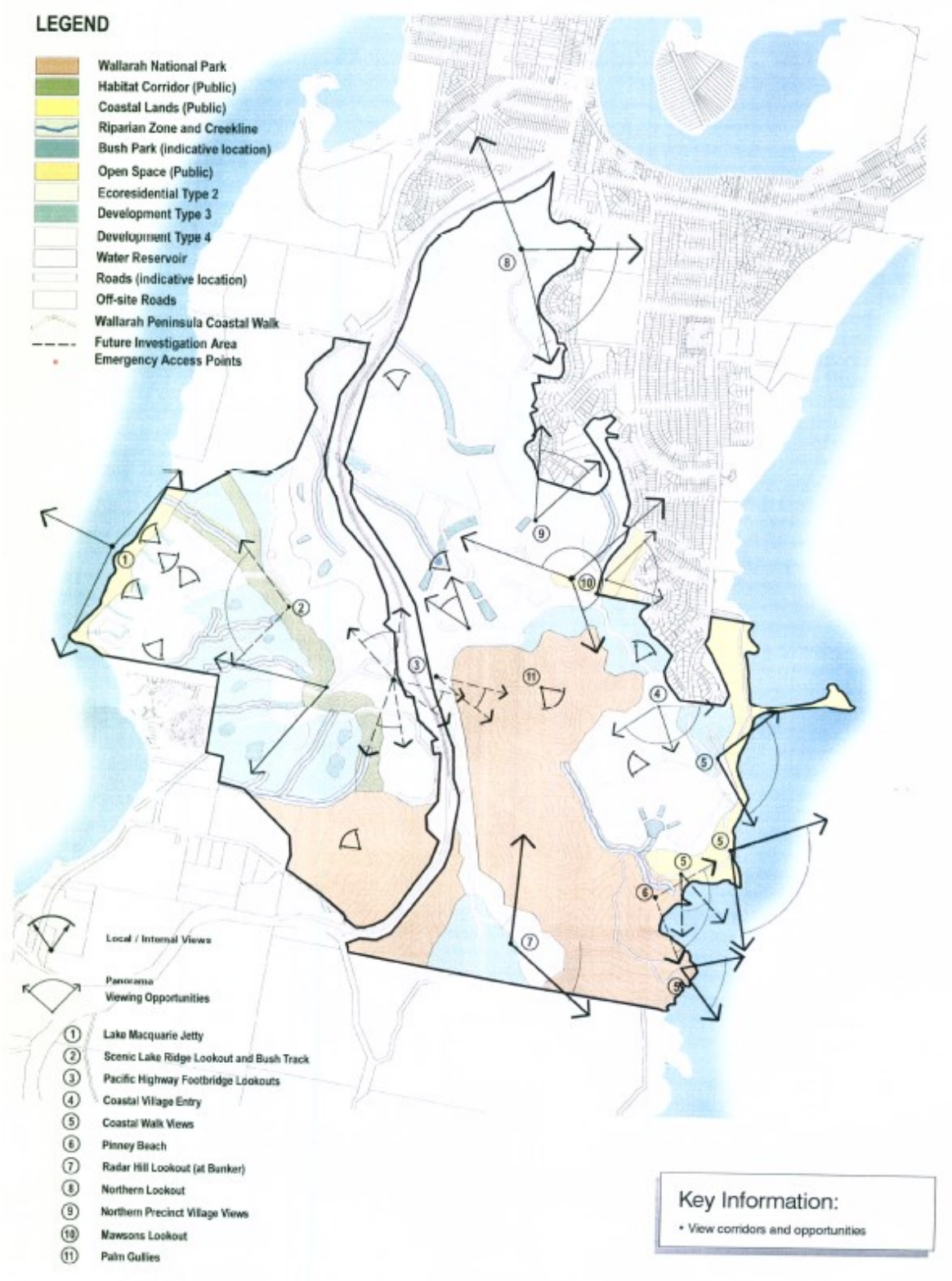


Figure 11 - View Corridors

2.6 ENVIRONMENTAL MANAGEMENT

Objectives

a. To ensure the objectives and principles established in the North Wallarah Peninsula Masterplan Ecological Management Strategy are achieved.

b. To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and microorganisms) of the land and other ecological values of the land.

c. To protect the aesthetic, heritage, recreational, educational and scientific values of the land.

d. To promote the management of the land in a manner that protects and enhances the environmental values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to restore degraded bushland.

e. To protect existing landforms such as natural drainage lines, watercourses and foreshores.

f. To retain bushland in parcels of a size and configuration that will enable the exiting plan and animal communities to survive in the long-term.

g. To ensure the ecological function of conservation reserves and habitat linkages are preserved.

h. To promote the retention of natural vegetation within development lots.

Controls

1. Development applications must comply with the considerations and strategies of the North Wallarah Masterplan Ecological Management Strategy.
2. The conservation reserves of Wallarah National Park, the Forest Red Gum Reserve and habitat corridor between these reserves as well as appropriate buffers are conserved in accordance with Figure 12 - North Wallarah Conservation Strategy.
3. An ecological/bushfire buffer zone of 20m must be provided between development areas and Wallarah National Park.
4. Development should generally be consistent with Figure 3 - Indicative Development Landuse Plan and Figures 4-7 - Development Types 2-4.
5. Site Analysis Plans are prepared which outline trees over 75mm trunk diameter and identifies building development envelopes and asset protection areas. The Plans should identify trees to be retained.
6. The habitat corridor must be appropriately managed and secured in perpetuity. This may include dedication to Council as land adjoining the corridor occurs, or through other secure mechanisms.
7. Development must retain natural vegetation on those parts of lots adjoining open spaces, to provide habitat transition zones between proposed development areas and open spaces.
8. Buffer zones should function to reduce human impacts in the conserved area and complement bushfire management objectives.
9. Access into conserved areas from development areas must be restricted to designated pathways and boardwalks.
10. Urban form and building design should seek to maximise the amount of intact vegetation, incorporating canopy, understorey and groundcover that is retained beyond the building envelope, within fire safety guidelines.

11. The detailed design and configuration of developed lots should aim to maximise the amount of natural vegetation that is retained, in accordance with the relevant development type of the specific area.
12. In eco-residential/Development Type 2 areas, the canopy, understorey and groundcover should be retained outside of the development envelope and the asset protection zone as outlined in Figure 4 – Development Type 2.
13. In Development Type 3 areas, the canopy, understorey and groundcover should be retained between clusters of development, outside of the development envelope and asset protection zone as outlined in Figure 5 and 6 – Development Type 3.
14. In Development Type 4 areas, natural vegetation retained as part of the open space system should focus on large mature trees that either contain hollows or are feeding resources for any of the fauna species as outlined in Figure 7 – Development Type 4.
15. Natural vegetation areas to be maintained should focus on clumps of bushland that include large mature trees with hollows.
16. The design of lots and the location of building envelopes on lots should aim to retain pockets of natural vegetation within the developed parts of the site and to connect these pockets of natural vegetation to other areas of natural vegetation via linkages in order to facilitate the movement of wide-ranging species.
17. An inter-connected system of natural vegetation must be established, linking small habitat with other larger habitat, Wallarah National Park and the habitat corridor.
18. Vegetation regeneration should occur where there is no natural vegetation to provide linkages.
19. Habitat linkages should follow natural contours and drainage lines. The riparian areas throughout the site should be protected and managed in accordance with the Masterplan, as functional habitat linkages that facilitate the movement of terrestrial and arboreal fauna across Wallarah Peninsula.
20. A system of natural habitat linkages should be established in conjunction with infrastructure such as roads and pathways, constructed within the developed parts of Wallarah Peninsula. Roads and pathways should be within wide easements that allow the retention of natural vegetation alongside.
21. Local streets must be designed to maximise the number of retained native trees and to maximise the connection of the tree canopy across roads.
22. Any crossings required through the habitat corridor or reserves should be guided by the following strategies:
    i. The number of roads, emergency accesses and pedestrian pathways crossing the habitat corridor should be minimised.
    ii. The width of roads, emergency accesses and pedestrian pathways crossing the habitat corridor should be minimised in order to maintain a consistent canopy layer overhead.
    iii. Roads, emergency accesses and pedestrian pathways should be designed to have low levels of stormwater run-off to reduce the risk of erosion and sedimentation within the habitat corridor.
    iv. The surface materials used in the construction of emergency accesses and pedestrian pathways should, where possible, be a soft surface, such as crushed local rock, to simulate a more natural surface than hard bitumen.

v. The movement of terrestrial fauna across roads, emergency accesses and pedestrian pathways should be enhanced through the careful design of culverts and other crossings, particularly along riparian areas

23. Cats are prohibited in all development types. Dogs are prohibited in Development Types 1 and 2. Dogs are permitted in Development Types 3 and 4.

24. To effectively conserve the areas of vegetation, covenants that ensure the protection of habitat and habitat linkages within individual properties should be established over eco-residential Development Type 2 lots.

25. The design and development of the pedestrian pathways, emergency accesses and road system should be integrated with the open space system to maximise the amount of natural vegetation that may be retained on lots and in the open space system.

26. Riparian zones classified by the NSW Office of Water must be retained and protected. Minimal clearing and development is to occur 0 – 20 metres from the waterway (eg road crossings and some services). Limited development is to occur 20 – 40 metres from the waterway (eg asset protection zones, fire trails, pathways, some limited dwellings).

27. Where there is limited existing vegetation or remediated lands, a Landscape Concept Plan must be prepared with subdivision applications. The landscape concept plan should include a survey of remaining vegetation and the relationship of remnant vegetation to the vegetation retention concept plan, outline suitable plant species to reinforce site specific connectivity and ecology, an assessment of the opportunity to enhance vegetative connections to local and regional open spaces, parks and pedestrian networks, the incorporation of a planting schedule to support the vegetation retention concept plan for private lots and public open space within the proposed subdivision plan, identification of an ongoing regeneration and/or revegetation management plan with the intent of ensuring that a sustainable landscape is achieved.

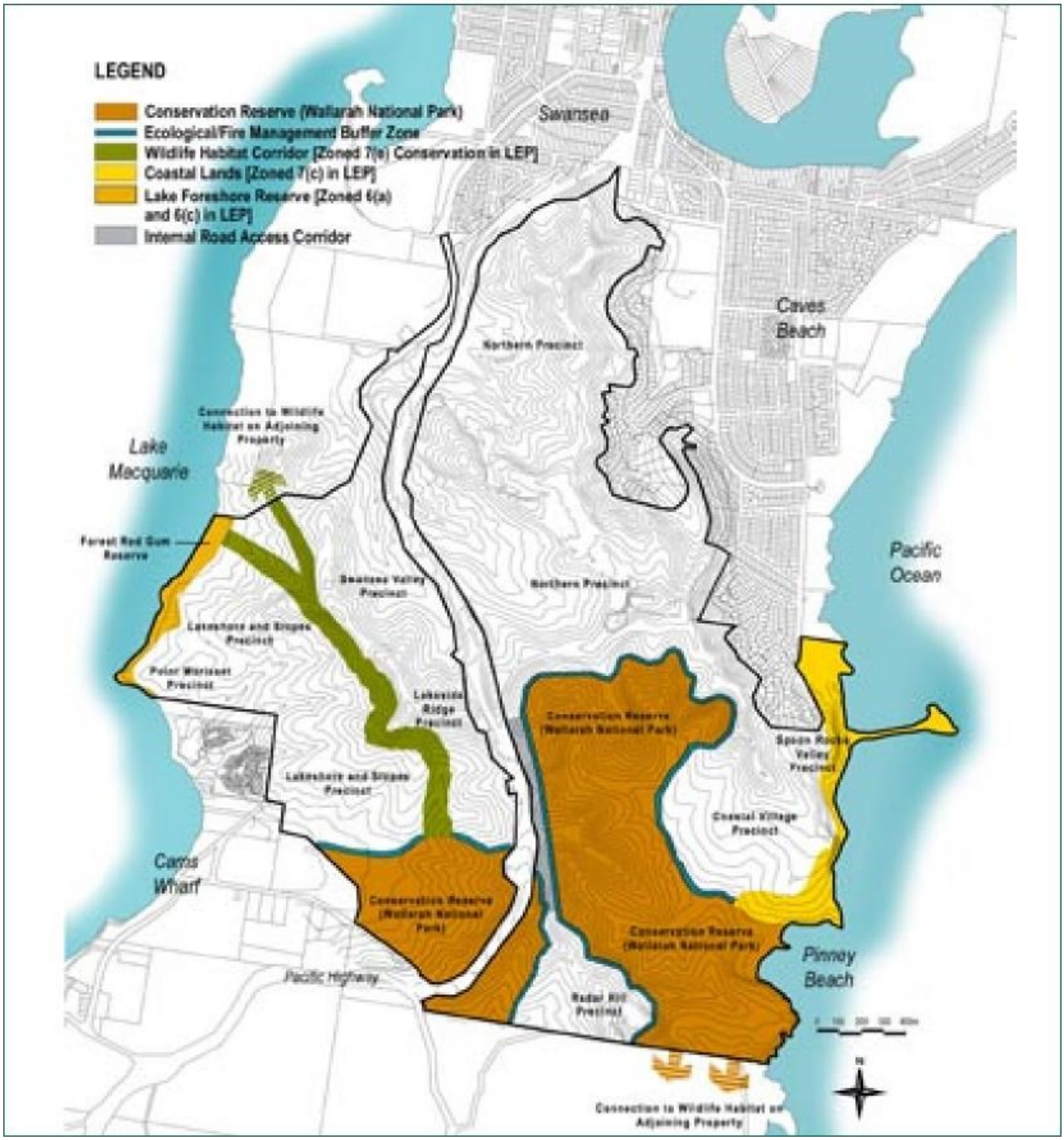


Figure 12 - Conservation Land Use Strategy

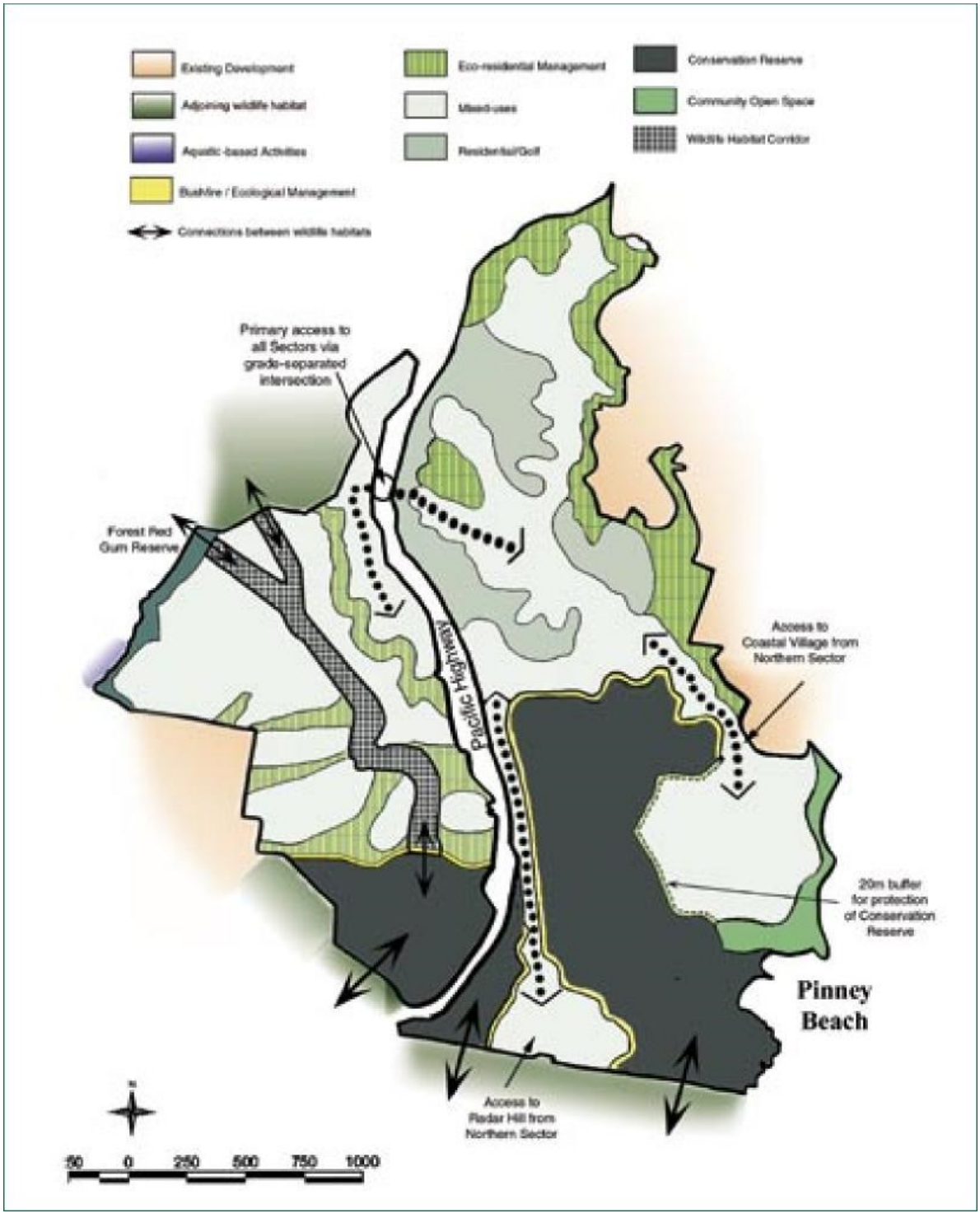


Figure 13 - Conservation Land Use Plan

2.7 ABORIGINAL AND EUROPEAN HERITAGE

Objectives

a. To protect and conserve European and Aboriginal cultural, spiritual, and sacred sites within North Wallarah Peninsula.

Controls

1. Aboriginal heritage items must be protected. These include:
    i. estuarine midden and a coastal midden and burial site at Pinny Beach
    ii. A rock overhang with a potential archaeological deposit on the steep escarpment near the existing suburb of Caves Beach,
    iii. Scar tree at Murrays Beach,
    iv. a midden at Point Morisset,
    v. artefact scatters on Quarries Head Ridgeline.
2. Development adjoining Aboriginal heritage sites must include an assessment of any impacts on the heritage site and appropriate impact mitigation measures.
3. The concrete bunker structure located in Radar Hill should be conserved as part of a heritage protection plan and incorporated into the layout.

2.8 BUSHFIRE MANAGEMENT

Objectives

a. To ensure that risks associated with bushfire are appropriately and effectively managed on the development site.

b. To ensure that bushfire risk is managed in connection with the preservation of the ecological values and biodiversity of North Wallarah Peninsula and adjoining lands.

Controls

1. The considerations and strategies of the North Wallarah Peninsula Masterplan Bushfire Management Plan must be followed.
2. Subdivision applications must include a Bushfire Assessment Report.
3. The North Wallarah Bushfire Management Plan and Contingency Plan will be updated as part of the conditions of consent for subdivision applications.
4. Emergency access points, bush tracks and fire trails must be located as outlined in Figure 14 - Wallarah National Park Proposed Fire Trail Strategy.
5. In addition to the controls envisaged under the North Wallarah Masterplan, road accesses should be provided with the connection of Lake Forest Drive to Rafferty's Road, Cams Wharf and the connection of the Spoon Rocks Precinct to Spoon Rocks Road, Caves Beach.
6. Development Type 2 must contain:
    i. A building development envelope identified for each lot, to take account of bushfire protection requirements.
    ii. Selective canopy removal within the identified building envelope with partial retention of the understorey within the lot.

7. Development Type 3 must include a building envelope identified for each lot, to take account of bushfire protection requirements.
8. Development types should generally be located in accordance with Figure 3 – Indicative Development Landuse Plan and appropriate asset protection zones are developed in accordance with Figures 4-7 Development Type Plans.
9. Development must comply with the *NSW Planning for Bushfire Protection 2006.*
10. Bushfire prone areas and Asset Protection Zones must be identified on the Site Analysis Plan.
11. Access by a network of roads and fire trails must be provided which enables safe access/egress for the public, and facilitate firefighting operations.
12. Adequate water supplies for bushfire suppression operations must be provided.
13. Asset Protection Zones must be provided to emergency access routes, roads, the development and reserve areas and National Parks.

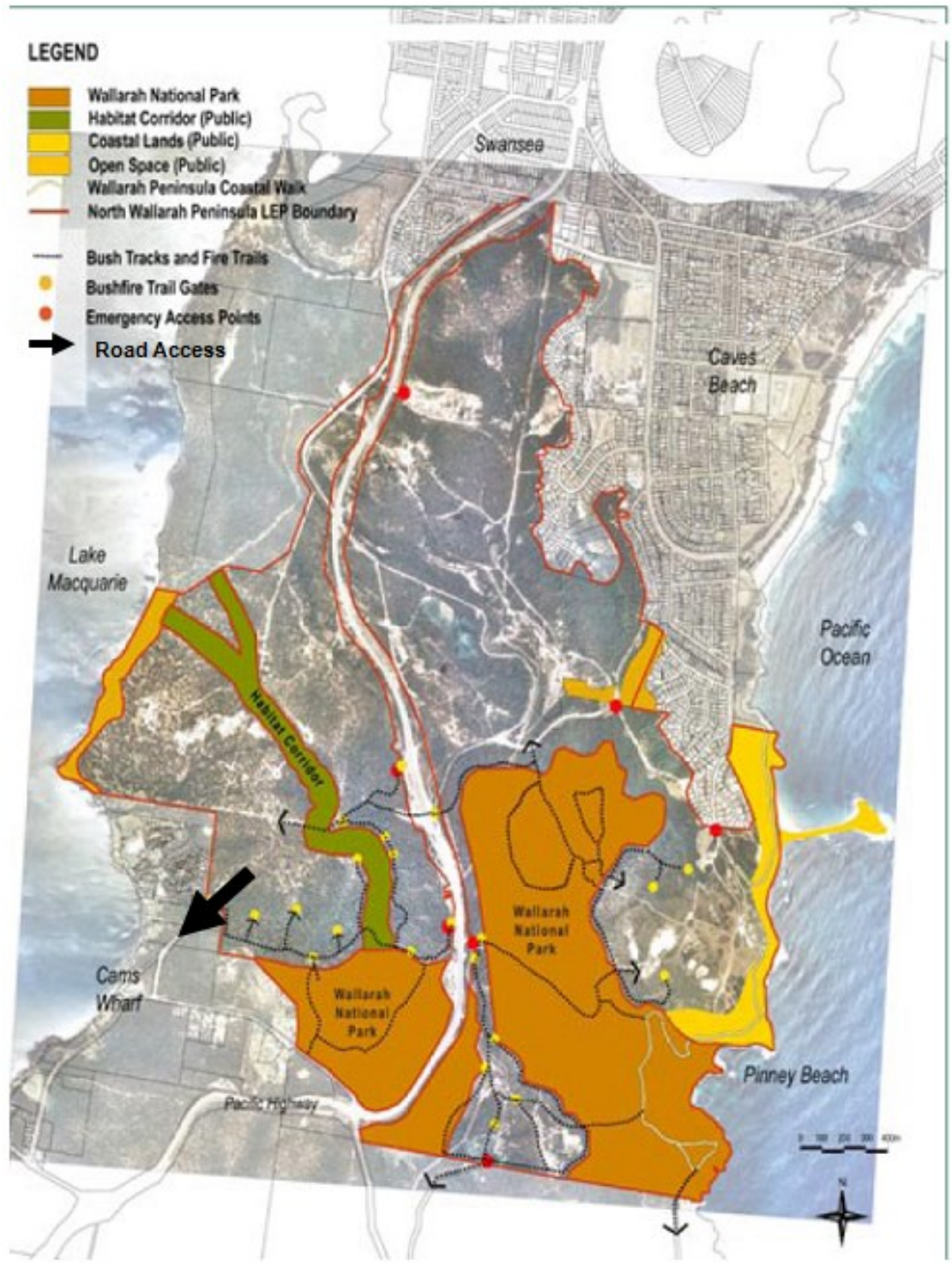


Figure 14 - Wallarah National Park Proposed Fire Trail Strategy

2.9 OPEN SPACE AND RECREATION

Objectives

a. To ensure the consideration and strategies of the North Wallarah Peninsula Masterplan Open Space and Public Access Management Plan are followed.

b. To provide a highly accessible mix of local and district public recreation open space areas and community facilities.

c. To ensure that public open space of appropriate quantity and quality is provided to meet the recreational and social needs of the community.

d. To provide for well distributed and highly accessible open spaces and recreation facilities.

e. To promote a public access network with connections within North Wallarah and offsite.

f. To provide opportunities to appreciate local and regional views.

Controls

1. The number, size and location of recreation and open space areas, local parks and cycleways must be consistent with the North Wallarah Contributions Plan or any Planning Agreement over the land.
2. Recreation and open spaces areas should generally be consistent with Figure 15 - Pedestrian, Cycle and Open Space Plan.
3. Recreation and open space areas must also be consistent with LMCC's specification templates for recreation and community facilities.
4. Cycleways should be consistent with Council's adopted Cycling Strategy.
5. The open space network of the Wallarah Peninsula must complement and enhance the existing open space network of the region.
6. Open spaces must be integrated within the natural landscape and vegetation of the site while minimising man-made visible boundaries between open space and private property.
7. Each recreation and open space areas must be accessible either by roads, fire trails and/or bush tracks and should be made available to residents and visitors including provision for disabled access in appropriate locations.
8. All built form within the open spaces must be representative of the natural setting of the space and should be constructed of reusable materials from onsite activities.
9. Interpretive signage and information to educate and inform the community must be provided within bushland areas.
10. Emergency access locations must be opened to pedestrian and cyclists.
11. Roads should be designed to incorporate pedestrian and bicycle access within the road reserve or immediately adjacent, where required as part of the overall network
12. Public access and open space should connect the Wallarah Peninsula south to adjoining private property and provide the potential for future pedestrian/cycle connection along the ocean and lake edges to the neighbouring communities of Catherine Hill Bay and Cams Wharf and Nords Wharf.
13. Bush tracks must run via existing fire trails from the national park and Radar Hill, within the Coastal Sector to future paths to Catherine Hill Bay.

14. A bush track must connect the southern precincts of the Lake Sector and national park with Cams Wharf via Raffertys, and through Council parklands via Cams Wharf Road.
15. A heritage trail for recreational walking and bicycle riding should be developed leading from Radar Hill (Mine Camp) to Catherine Hill Bay following the alignment of the historic mining trolley route. The development of this Heritage Trail will likely be coordinated with the development of the proposed Coastal Walk, south to Catherine Hill Bay.

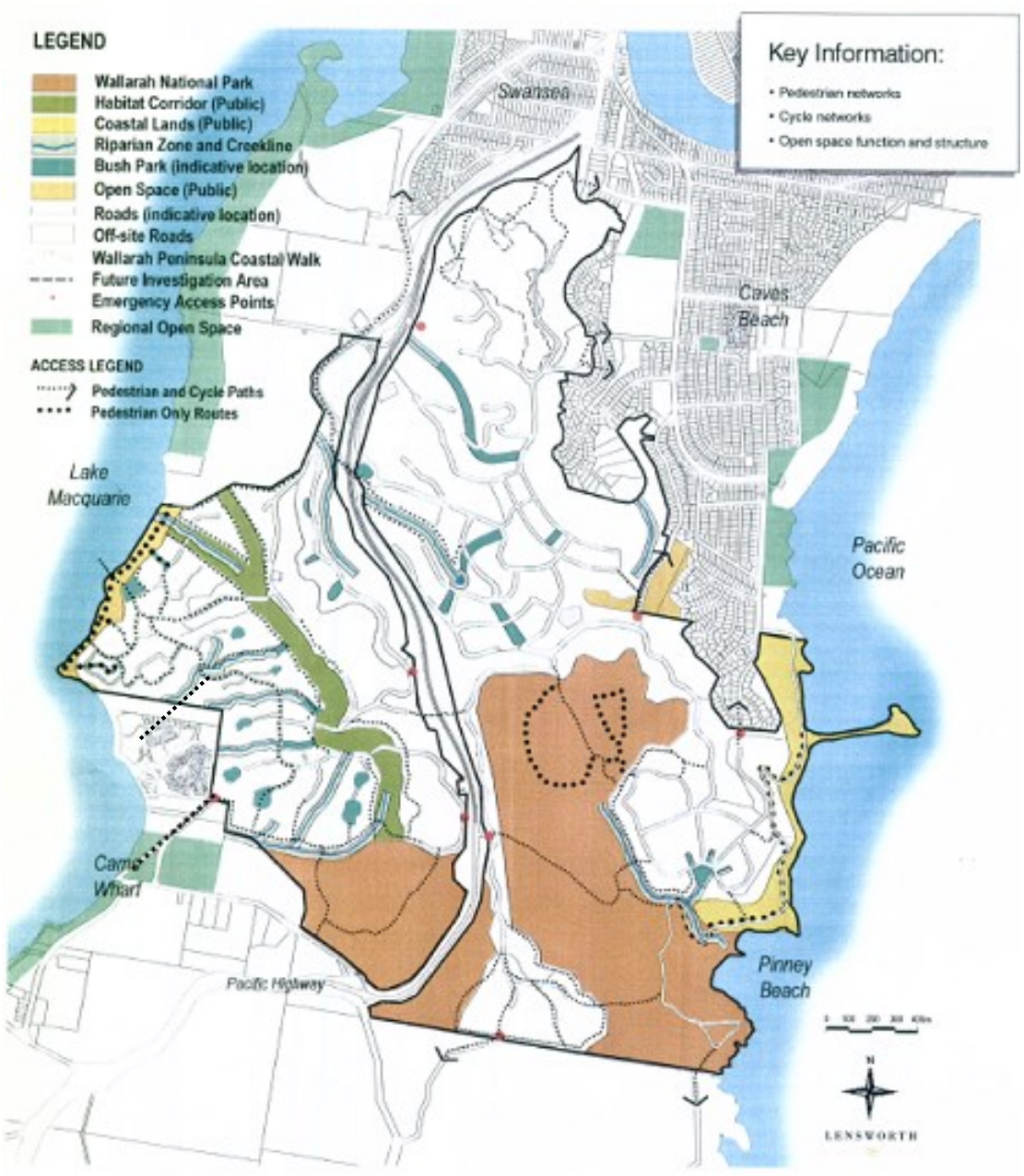


Figure 15 - Pedestrian, Cycle and Open Space Plan

2.10 REMEDIATION OF DISTURBED SITES

Objectives

a. To remediate and provide functional use of disturbed sites within North Wallarah Peninsula.

Controls

1. A Contamination Report must be submitted with subdivision applications, which encompass land, which has previously used for landfill, quarrying or mining purposes, demonstrating whether or not the land is subject to contamination, and if so, the manner in which it is to be remediated so that it can be used for its intended use. The Contamination Report is to be prepared in accordance with the Contaminated Land Management Act 1997, SEPP 55 – Remediation of Land, and the relevant EPA guidelines.
2. Residential development should be focused on remediated previously disturbed areas.
3. Within the northern sector, geotechnical and engineering assessment of the former tip site must occur, and if possible, it should be remediated for open space and recreation.
4. The remediation of disturbed areas should include revegetation with native endemic species.
5. Development must not occur within the northern section of the Northern Sector that is subject to coal seam burning, until this issue is resolved.
6. Appropriate buffers to areas subject to coal seam burning must be put in place until the coal seam burning is resolved.

2.11 PHYSICAL INFRASTRUCTURE

Objectives

a. To ensure that the North Wallarah Peninsula is adequately serviced with infrastructure.

Controls

1. All lots must have access to reticulated water and sewer, electricity, telecommunications and where available gas. Where an equal or superior service can be provided using alternative technology and this service meets all the requirements of the relevant service provider, this alternative may be considered.
2. The controls within the North Wallarah Peninsula Masterplan Physical Infrastructure Management Plan must be addressed.

2.12 ECOLOGICAL SUSTAINABILITY AND ENERGY EFFICIENCY

Objectives

a. To achieve a water sensitive development at North Wallarah Peninsula.

b. The street and lot orientation and lot dimensions facilitate the siting and design of energy efficient buildings with good solar access.

c. To ensure that development occurs in an ecologically sustainable manner, and is energy efficient in terms of design and layout, consumption and materials.

Controls

1. Subdivision patterns should seek to achieve lot layouts and development envelopes that are orientated for solar access, and where possible considering the design requirements.
2. Wallarah Peninsula must be a water sensitive development through adaptation of a combination of water sensitive urban design, water efficient buildings (rainwater tanks, AAA-rating water fittings and fixtures) and water sensitive landscape design. Development incorporates detention and retention basins, grassed swales and retention of natural vegetation to facilitate water infiltration and pollutant filtration.
3. A detailed Stormwater Management Plan must be submitted with development applications. This must address water sensitive urban design principles.
4. On site detention on private lots should be utilised.
5. Settlement form should be compact to reduce impervious surfaces.

PART 3 – LAKE SECTOR - MURRAYS BEACH

3 INTRODUCTION

This section contains local objectives and controls for development in North Wallarah in the Lake Sector commonly known as Murrays Beach and aims to ensure the vision and principles of the North Wallarah Peninsula Masterplan and Conservation Land Use Management Plan (CLUMP) are achieved. This section applies to the Lake Sector as outlined in Figure 16.

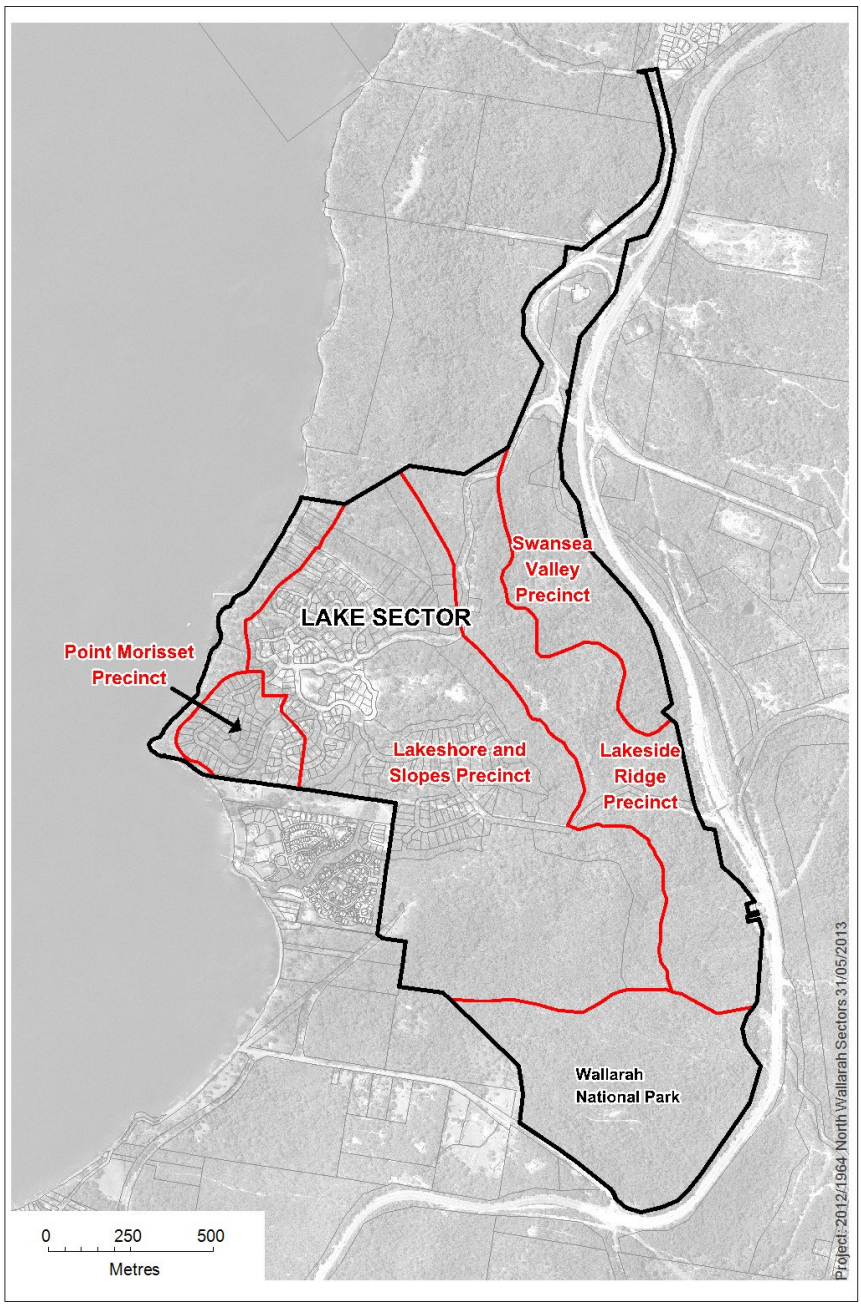


Figure 16 - Lake Sector and Precinct Map - Murrays Beach

3.1 DESIRED FUTURE CHARACTER

The desired future character for this area is outlined in section 1.4 – Lake Sector – Murrays Beach Precinct Character.

3.2 SITE ANALYSIS

Objectives

a. To ensure that the impacts of development are minimised.

b. To ensure that building design and location responds to the topography, landscape and environmental attributes of the individual lot.

c. To maintain and enhance the natural bushland or treed character of the area.

Controls

1. Development must be consistent with the Site Analysis Plan and Development Envelope defined on the Deposited Plan of Subdivision of the lot.
2. The footprint of any building and related structures (including out buildings, storage sheds, retaining walls and courtyards) must be sited wholly within the Development Envelope designated in the Site Analysis Plan and Development Envelope as defined on the Deposited Plan of Subdivision of the lot.
3. The maximum building height must not exceed the height designated on the Deposited Plan of Subdivision for the lot. The Site Analysis and Development Envelope Plan provides a guide to the height above natural ground level.
4. All building/infrastructure services must be located underground. Trenching is not permitted within the dripline of existing trees to minimize impact. Site plans are to show service trench location in relation to existing trees.
5. In the area outside of the Development Envelope, no native trees or native understorey vegetation are to be ring barked, cut down, topped, lopped, removed, injured, wilfully destroyed or cleared unless:
   i. native understorey vegetation is required to be removed or lopped as part of an ongoing program of vegetation/ fuel management (if required) contained in an Approved Bushfire Fuel Management Plan for the neighbourhood, or
   ii. individual native trees can be demonstrated to be a clear risk to personnel safety and or property and supported by an arborist report.
6. Prior to any such removal of native trees, endorsement by the Community Association and approval by Lake Macquarie City Council must be granted in accordance with Clause 5.9 of the LMLEP 2014 and Council's Tree Preservation and Native Vegetation Management Guidelines.
7. An arborist report must include a plan to scale that clearly shows:

   i. The location of the proposed development;

   ii. The location, diameter, canopy spread, condition and species of each tree on the site;

   iii. All trees to be removed;

   iv. All trees to be retained;

   v. All trees with habitat hollows;

   vi. Tree protection zones for all trees to be retained; and

   vii. Any asset protection zones.

8. Habitat trees must be assessed by a suitably qualified flora and fauna specialist.

***Note*:** Evidence to support tree removal or lopping must be forwarded to Council in accordance with requirements outlined in Council's *Tree Preservation and Native Vegetation Management Guidelines*. Council's Tree Assessment Officer may undertake a site inspection to verify that these conditions are satisfied.

3.3 BUILDING DESIGN

Objectives

a. To promote unique sustainable lakeside and coastal housing that responds to the sensitive landscape and environment of Murrays Beach.

b. To promote sustainable building design that responds to the topography and vegetation of the site and limits the use of cut and fill construction techniques.

Controls

1. Building design must respond to the natural landscape and topography of the site. This includes the use of elevated building forms using bearer and joist construction and split level housing design following the contours of the site.

2. Buildings should be sited with their long axis parallel to the contours if the building envelope allows, to reduce the need for earthworks.

3. Built form on sloping sites should be of frame construction with minor use of masonry. Where masonry is proposed, it must not exceed 50% of each façade.

   Note – For each façade of the building, 50% rendered masonry at or below window sills, with 50% weatherboard cladding above, is not a desired outcome to achieve compliance with this part.

4. Lightweight construction techniques must be utilised predominately, including a light weight insulated floor, timber or metal framed floorings, strip footings and/or piers, pole frame construction, sheet metal roofing, timber or metal frame roof framing.

5. On sites where the slope exceeds 1:10 (10%), slab on ground construction is not considered an appropriate design solution and may be considered only where Council is satisfied that site constraints prohibit elevated construction.

6. Where proposed on slopes less than 1:10 (10%), slab on ground construction should incorporate split level design conforming to the slope of the land and be undertaken as outlined below in control 7. Where required to accommodate natural ground levels, dropped edge beam slab construction must be employed to contain fill.

7. Cut or fill is to be limited to earthworks within the proposed building footprint(s) only, with a maximum cut of 1m and fill of 1m. On sites with slopes greater than 1:10 (10%), earthworks external to the building footprint will be permitted for vehicular access only, with maximum cut of 1m and fill of 1m. Earthworks for vehicular access includes garage/ carport slabs, and associated driveway only. Cut or fill for pedestrian access around the perimeter of the dwelling, and for alfresco/courtyard/clothes drying areas, must not extend beyond the footprint of the building.

8. Excavations with long axis running perpendicular to natural contours will not be supported.

   Note: The ***building footprint*** is the area designated for the building design including the house, garage and attached decks. The building footprint is not the same as the development envelope. The ***development envelope*** is the area outlined in the Site Analysis and Development Envelope Plans. The building footprint must be located within

the development envelope. The development envelope incorporates the building footprint plus other unbuilt areas. No cut and fill can occur outside the building footprint.

9. Existing ground profiles and tree cover must be demonstrated by registered survey dated within 60 days prior to lodgement of development application.
10. Where undercroft rooms and garages are proposed under the main dwelling on high side lots, excavation must be limited to a maximum length of 8m.
11. Where site conditions restrict the use of bearers and joists and slab on ground construction is proposed, drop edge beams are the preferred method of taking up level changes with natural grades (in lieu of fill batters). In all cases, front or rear facades with drop edge beams must incorporate a lightweight articulation treatment comprising a min 1.5m deep x 4m wide verandah or deck forward of the building line and contained within the development envelope. On side elevations where deep edge beams exceed 600mm above natural ground level, reinforced concrete elements are to be concealed or lined or finished with product complementary to the proposal.
12. Where excavation is proposed within the building footprint, the natural ground levels must be reinstated around the dwelling following completion of building works prior to occupation and/or landscaping.
13. The underside of an elevated home must be either concealed or lined and presentable from public view and integrated with the overall dwelling design.
14. Construction Management Site plans must demonstrate compliance with the Construction Management Requirements and be consistent with controls 15 and 16.
15. Top soil removed and stockpiled during construction should be stored and respread within the Development Envelope or removed from the site.
16. Undercroft spaces must be finished with even grades, compacted and all debris and building rubble removed prior to occupation.

3.4 BUILDING FACADES, VERANDAHS, PORCHES AND DECKS

Objectives

a. Building facades are articulated, unique and respond to the individual setting of Murrays Beach.

b. To ensure that building design includes verandahs, porches and decks for outdoor living spaces and to emphasise the village living of Murrays Beach.

c. To enhance street amenity for pedestrians and make a positive contribution to the streetscape.

d. To ensure that development responds to the existing, or desired future character of the street.

Controls

1. A clear defined entry way must be visible from the street.
2. Eaves must be at least 450mm (excluding gutter).
3. The maximum unarticulated façade length must be 10m with minimum step of 450mm.
4. The façade should be articulated and should incorporate sun shades, windows, doors, openings and stepping in of the building façade.
5. Floor to Ceiling Height for single storey slab on ground dwellings should be a minimum of 2.7m. All other dwellings types are to have minimum ceiling heights in accordance with the Building Code of Australia.

6. Verandahs, porches or decks must be integrated into the building design.
7. Where the front façade of the dwelling is visible from the street, front verandahs must take up at least 30% of the width of the front façade (excluding 1m width in front of the front door) or 4m whichever is the greater.
8. Where the main roof form of the dwelling is hipped or gabled then the verandah must contain a separate roof structure. Porticos are not sufficient in satisfying this control.
9. The minimum depth of a front porch/deck/verandah must be 1.5m. Where formal outdoor living areas are proposed to the rear of the dwelling, minimum depth may be reduced to 1.2m where associated roof or pergola structure is proposed, separate from the main roof structure.
10. Balustrades must be open style, constructed of materials to complement the home design. Post and wire, clear glass and powder coated aluminium are a satisfactory solution to this control.

3.5 ROOF FORM

Objectives

a. To promote architectural roof forms that integrate with the site and building design.

Controls

1. Roofs should be simple and designed to respond to solar orientation needs, the slope of the site, the building design and the immediate surroundings.
2. Where traditional pitched roofs are proposed, roof designs must be limited to a maximum of 3 ridges. The massing of smaller elements and/or pavilions linked with breezeways are supported and encouraged.

3.6 BUILDING MATERIALS

Objectives

a. Building materials and colours reflect the lakeside and bushland setting of the landscape.
b. Building materials and finishes should add to the architectural character and environmentally sustainable design.
c. Building materials should limit the visual impact of buildings viewed from the lake and promote blending with the natural bushland setting.

Controls

1. Building materials must be a mix of materials/colours/finishes of lightweight cladding and rendered/applied finish masonry to reflect traditional lakeside and bushland character and add individuality to the building design.
2. External materials may include rendered or bagged masonry, stone or architectural veneers, glass, weatherboarding or fibre cement architectural products, plywood and metal cladding such as galvanised and pre-coloured metal cladding, copper and steel.
3. Rendered, bagged and painted masonry or fibre cement sheeting and stone is only permitted for a maximum of 50% of the area of each building façade and is to complement the total design. Where masonry is proposed for two storey dwellings the upper storey must incorporate lightweight materials, however colour finished fibre cement sheeting is not permitted.
4. Galvanised and pre-coloured metal cladding must not constitute more than 50% of the extent of each building façade.

5. Face brickwork must not be used.
6. Tile roofs must not be used.
7. External colours should be selected in accordance with Appendix A. Other colours that blend with the natural environment and add to the architectural design will be assessed on a case by case basis.
8. A maximum of 10% of the façade may be bright or contrasting colours selected from colours in the natural landscape. Bright or contrasting colours may only be used for highlights, feature panels and trims. Refer to Appendix A for a range of suitable contrasting colours.
9. Highly polished reflective finishes are not permitted.
10. The roof colour is to complement the colour of the home and should reflect the colour chart in accordance with Appendix A. Other colours that blend with the natural environment will be assessed on a case by case basis.
11. External colour selections must be submitted with building design plans for endorsement.

3.7 BUSHFIRE PROTECTION

Objectives

a. To ensure that risks associated with bushfire are appropriately and effectively managed on the development site.

b. To ensure that bushfire risk is managed in connection with the preservation of the ecological values and biodiversity of North Wallarah Peninsula and adjoining lands.

Controls

1. All proposed dwellings should have roof gutters and valleys, leaf proofed by the installation of an external gutter protection shroud system that denies all leaves from entering the gutter and building up on that gutter. Any material used in such a system should have a flammability index of no greater than 5 (as measured against AS 1530.2).
2. All outward opening doors and windows including bifold, stacker and solid or glazed louvers are to be screened to mitigate against ember attack.

3.8 FENCING

Objectives

a. To encourage and enhance the existing natural bushland character and a village streetscape with the use of open landscape treatments and limiting boundary fencing.

Controls

1. Where required for privacy and/or security, boundary fencing is permitted to the side and rear boundaries in accordance with the following fencing types: post and wire fence, slat fencing, (50% transparency) to 1.5m high, pool fencing to 1.5m high.
2. Where swimming pools are proposed an isolated pool fence in accordance with AS1926.1-2007, will completely surround the pool and be contained within the development envelope. Boundary fencing must not be used as part of a pool enclosure.
3. All fencing should be adequately screened with vegetation and located at least 1m behind the building line.
4. Where required for privacy or containment of a pet, courtyard fencing is permitted to a maximum 1.8m within the development envelope to the side and rear of your dwelling only

and located at least 1m behind the building line. Courtyard fencing shall be a minimum of 25% transparency and compliment the architectural design of the home.

3.9 LANDSCAPING

Objectives

a. To enhance the bushland setting and protect the sensitive environment through the retention of native vegetation.

b. To provide a bush garden and landscaping which contributes to the ecological function of the area.

Controls

1. In the private bushland outside the defined Development Envelope native vegetation is to be maintained and managed. No native trees or native understorey vegetation is to be ring barked, cut down, topped, lopped, removed, injured, wilfully destroyed or cleared outside the development envelope unless:

   i. native understorey vegetation is required to be removed or lopped as part of an ongoing program of vegetation/ fuel management (if required) contained in an Approved Bushfire Fuel Management Plan for your neighbourhood, or

   ii. where Council is satisfied beforehand that individual native trees care a clear risk to personal safety and or property, or

   iii. prior to any such removal of native trees, endorsement by the Community Association and approval by Lake Macquarie City Council in accordance with Clause 5.9 of the LMLEP 2014 and Council's Tree Preservation and Native Vegetation Management Guidelines is obtained.

2. If removal of trees is required for the siting of the dwelling, the same or similar plant species must be planted elsewhere on the lot.

3. Landscaped areas must have a "bushland" character displaying a range of local flora.

4. Landscaped areas must incorporate native grasses, understorey and ground cover vegetation and be consistent with any bushfire fuel management requirements.

5. Suitable plant species endemic or suitable native plant species selected from the approved plant species list (refer Appendix B) must be used for revegetation of disturbed areas both outside of the Development Envelope and within the Development Envelope.

6. Non-invasive exotic species are only permitted within the Development Envelope and must be contained within defined edges (eg timber, steel or masonry edging)

7. Lawns are restricted to a maximum area of 100sqm or within the development envelope (whichever is the greater). Turf variety is limited to Buffalo species. Turf is only permitted within 1m of the lot boundary and must be contained within defined edges (eg timber, steel, spade or masonry edging).

8. Hard surface landscaping pathways and paved areas must be designed and constructed of materials that facilitate water infiltration into the subsoil. Unit paving, sandstone flagging, compacted and loose gravels are acceptable materials. Insitu coloured concrete slab pavement is only permitted where it can be demonstrated that adequate infiltration of surface water within the lot is achievable.

9. Retaining walls for gardens and landscaping are permissible only within the Development Envelope and are to be no more than 600mm in height and constructed to complement the house design. These walls are permitted for landscaping purposes only and are not to be used to facilitate benching of the site. Material selection for retaining and garden

structures are to be complementary to the house design. Treated pine may be used at the rear of the dwelling.

10. Altering the ground surface around existing trees is not permitted without an arborist's report.
11. Placement of fill materials around trees or against trees is not permitted.
12. Landscaping works must be completed within 3 months of occupation.

Note: Evidence to support tree removal or lopping must be forwarded to Council in accordance with requirements outlined in Council's Tree Preservation and Native Vegetation Management Guidelines. Council's Tree Assessment Officer may undertake a site inspection to verify that these conditions are satisfied.

3.10 CAR PARKING

Objectives

a. To ensure that onsite car parking, garages, and driveways do not dominate the streetscape.

b. To enhance street amenity for pedestrians and make a positive contribution to the streetscape.

c. Driveway design incorporates water sensitive urban design.

Controls

1. To mitigate garage dominance, car accommodation must be located behind the front building line of the house and within the development envelope of the lot.
2. Single and double garages and/or carports are permitted on all dwellings (attached or detached).
3. Garages must be setback a minimum of 1m from the front building line and must not occupy more than 50% of the front façade width. The maximum width of a garage door opening is 6m.
4. The maximum area of a garage/carport must not exceed 60m^2.
5. Triple garages or carports are not permitted.
6. Where detached garages or carports are proposed they are to be designed to integrate with the home design in terms of roof pitch, materials and colours.
7. Garage doors are to complement the design and be of a similar tone to the dominant surrounding roof colour and be either tilt up, panel lift or traditional swing type without feature patterns or windows.
8. Only one vehicle entry/exit point is permitted with a maximum of 3metres width at the front boundary. The location should avoid the biofiltration basin and any trees.
9. Driveway surfaces are to be designed and constructed of materials that facilitate infiltration into the subsoil or onsite detention basins. Asphalt, macadamised gravel, compacted gravel, unit paving, coloured insitu concrete and permeable concrete in approved colours and finishes are acceptable materials.
10. Where the driveway surface does not permit the infiltration of stormwater (ie concrete), the driveway must incorporate appropriate elements of infiltration (such as horizontal aggregate strips) at 3m intervals.
11. Driveway crossovers to Council owned footpaths/verges are to be constructed of insitu coloured concrete (CCS Lemon Cream) where adjacent to footpaths or macadamised

asphalt elsewhere to Council requirements where timber bridges or asphalt crossovers have not been provided.

12. Generally, driveway grades will not exceed 1:5. Steeper grades will be considered on their merits. Appropriate grades and transition slopes are to be provided to avoid vehicle scraping. On steeper driveways where the gradient is over 5%, instead of permeable driveway pavements, the driveway should be drained to an onsite infiltration system.
13. Boats, caravans and trailers boats, caravans and trailers may be stored on lots (in addition to car accommodation) provided they are located within the Development Envelope and are located behind the front building line and adequately screened to a height of 1.8 metres across the street frontage.
14. Any form of temporary accommodation (including motor homes, caravans, tents and portable sheds are not permitted to be occupied on a permanent basis.

3.11 WATER EFFICIENCY

Objectives

a. To achieve a water sensitive development at North Wallarah Peninsula.

Controls

1. Rainwater tanks should be installed to a minimum capacity as shown on the Site Analysis Plan and Development Envelope Plan or greater if required by BASIX (including 2,000L stormwater detention when required) to enable the storage and reuse of roof water in the garden, for car washing and other uses to supplement mains water supply.

3.12 ANCILLARY STRUCTURES/ SWIMMING POOLS AND TENNIS COURTS

Objectives

a. To maintain and enhance the streetscape of Murrays Beach.

Controls

1. Ancillary structures including outdoor clothes drying areas, garbage waste and recycling, rainwater tanks, air conditioning units and hot water heater tanks should be located at the side or rear of the property within the Development Envelope and adequately screened from public view.
2. Ancillary services required to be located on the roof including satellite dishes should be located to the rear of the property.
3. Solar panels without stand up brackets can be located on all roof planes.
4. Security Screens which are visible from the street or public pathways shall be Amplimesh ‘clearguard’ or equivalent (without patterns or grills). The screen frame and any insect screens frames shall be of a similar colour to that of the door or window into which they are installed.
5. Where outbuildings are required for additional storage or work space one outbuilding no greater than 9sqm is permitted within the development envelope to the rear of the house.
6. If a swimming pool or tennis court is proposed it must be located within the Development Envelope and to the rear the property. On larger lots > 1000m^2 swimming pools and tennis courts to the side of the dwelling will be considered on a case by case basis.
7. Maximum 1.5m cut and/or 1.5m fill is permissible for swimming pools surrounds and tennis courts.

8. Any swimming pool edges elevated above the ground should be integrated with landscaping or decking to a maximum height of 1.5m above natural ground level.
9. Filtration and pumping equipment is to be enclosed and located adjacent to your pool within the Development Envelope.

3.13 CONSTRUCTION MANAGEMENT

Objectives

a. To protect the sensitive environment of North Wallarah Peninsula.

Controls

1. Development applications for a proposed building must be supported by a Construction Management Plan and address the requirements of Appendix C – Construction Management Plan Requirements.

Appendix A – Colour Palette – Lake Sector – Murrays Beach

APPENDIX A: Colour Palette

This colour palette draws its character from a variety of natural landscape experiences of the Wallarah Peninsula namely the serenity of the lake highlighted by the sunset, sculptural quality of red gum forest and the natural vegetation of the bushland.

Material, textures and colours should respond to these natural landscape palette and blend with the surroundings minimising contrast and use of non-reflective finishes.

Textures should likewise respond to site elements like tree trunks, rock, wave, etc.

For lots visible from the lake and foreshore reserve, external colours should enable the building to blend with local vegetation. In forest areas, external colours should be vibrant and their hues selected from immediate locality.

Roof Palette

Note: Other selections that are within the same tonal range of one of the above palettes will be considered for approval. Black or near black selections will not be considered.

While every effort is made to provide accurate colour information, the colour palettes on this page are subject to variation due to printing techniques. It is recommended that actual manufacturer's samples are examined when selecting finishes for your home.

Driveway Palette

Crossover Palette

Accent Palette

Dominant Element of Facade, a gable feature or projecting element

Community Palette

Main Body of the Building

Note: The lighter shades of Alabaster, Winter sky and Far Horizon should be limited to only part of the dwelling and be limited to dwellings not visible from the Lake and foreshore areas.

Appendix B – Plant Species List – Lake Sector – Murrays Beach

APPENDIX B — Plant Species List

SPECIES	COMMON NAME
TREES	
Acacia irrorata	Green Wattle
Allocasuarina littoralis	Black She-oak
Allocasuarina torulosa	Forest Oak
Angophora costata	Smooth-barked Apple
Backhousia myrtifolia	Grey Myrtle
Casuarina glauca	Swamp Oak
Corymbia gummifera	Red Bloodwood
Corymbia maculata	Spotted Gum
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus capitellata	Brown Stringybark
Eucalyptus haemastoma	Scribbly Gum
Eucalyptus longifolia	Woolybutt
Eucalyptus paniculata	Grey Ironbark
Eucalyptus punctata	Grey Gum
Eucalyptus resinifera	Red Mahogany
Eucalyptus siderophloia	Northern Grey Ironbark
Eucalyptus tereticornis	Forest Red Gum
Eucalyptus umbra	Broad-leaved White Mahogany
Exocarpus cupressiformis	Native Cherry
Glochidion ferdinandi	Cheese Tree
Livistona australis	Cabbage Tree Palm
Pittosporum undulatum	Sweet Pittosporum
SHRUBS	
Acacia buxifolia	Box-leaved Wattle
Acacia falcata	Sickle Wattle
Acacia implexa	Hickory Wattle
Acacia longifolia	Sydney Golden Watlle
Acacia myrtifolia	Red-stem Wattle
Acacia suaveolens	Sweet Scented Wattle
Acacia terminalis	Sunshine Wattle
Acacia ulicfolia	Prickly Moses
Acrotriche divaricata	Ground Berry
Astrotricha longifolia	Broad Leaf Star Hair

SPECIES	COMMON NAME
SHRUBS (CONT)	
Banksia oblongifolia	
Banksia spinulosa	Hairpin Banksia
Boronia polygalifolia	Milkwort Boronia
Breynia oblongifolia	Breynia
Bursaria spinosa	Blackthorn
Cassinia cunninghamii	
Clerodendrum tomentosum	Hairy Clerodendrum
Comesperma defoliatum	
Comesperma ericinum	Matchheads
Daviesia ulicifolia	Gorse Bitter-pea
Dillwynia retorta	Eggs and Bacon
Dodonaea triquetra	Common Hop Brush
Epacris pulchella	
Goodenia ovata	Hop Goodenia
Hibbertia empetrifolia	
Hovea linearis	Narrow-leaf Hovea
Kunzea ambigua	Tick Bush
Lambertia formosa	Mountain Devil
Leptospermum polygalifolium	Yellow Tea Tree
Leptospermum trinervium	Flaky-barked Tea Tree
Leucopogon ericoides	
Leucopogon juniperinus	Prickly Bearded Heath
Lomatia silaifolia	Crinkle Bush
Maytenus silvestris	
Melaleuca stypheloides	Prickly-leaved Paperbark
Melaleuca styphelioides	Prickly-Leaved Tea Tree
Mirbelia rubiifolia	
Notelea longifolia	Mock Olive
Ozothamnus diosmifolius	Ball Everlasting
Persoonia lanceolata	Lance-leaved Geebung
Persoonia levis	Broad-leaved Geebung
Persoonia linearis	Narrow-leaved Geebung
Pimelea linifolia	Slender Rice Flower

SPECIES	COMMON NAME
SHRUBS (CONT)	
Pittosporum revolutum	Yellow Pittosporum
Podolobium ilicifolium	Native Holly
Polyscias sambucifolia	Elderberry Panax
Pomaderris lanigera	
Pultenaea daphnoides	Large-leaf Bush Pea
Pultenaea euchila	
Pultenaea paleacea	
Pultenaea retusa	
Pultenea villosa	Bacon and Eggs
Rapanea variabilis	Muttonwood
Rubus parvifolius	Native Raspberry
Rulingia dasyphylla	Kerawang
GROUNDCOVERS AND VINES	
Acianthus fornicatus	Pixie Caps
Adiantum aethiopicum	Common Maidenhair
Adiantum hispidulum	Rough Maidenhair
Arthropodium milleflorum	Pale Vanilla Lily
Billardiera scandens	Apple Dumplings
Blechnum cartilagineum	Gristle Fern
Brachyscome angustifolia	
Caesia parviflora	Pale Grass Lily
Cassytha glabella	Devil's Twine
Cassytha pubescens	Devil's Twine
Cayratia clematidea	Slender Grape
Centella asiatica	Indian Pennywort
Cheilanthes sieberi	Mulga Fern
Clematis aristata	Clematis
Clematis aristata	Old Man's Beard
Commelina Cyanea	Scurvy Weed
Corybas pruinosus	Helmet Orchid
Cryptostylis erecta	Bonnet Orchid
Cryptostylis subulata	Large Tongue Orchid
Dampiera stricta	Blue Dampiera
Desmodium rhytidophyllum	Rusty Tick-trefoil (furry)

SPECIES	COMMON NAME
GROUNDCOVERS AND VINES (CONT)	
Desmodium varians	Slender Tick-trefoil
Dianella caerulea	Flax Lily
Dianella longifolia	Flax Lily
Dichelachne michrantha	Short Hair Plume Grass
Dichondra repens	Kidney Weed
Doodia aspera	Rasp Fern
Einadia hastata	Berry Saltbush
Euchiton involucratus	Star Cudweed
Eustrephus latifolius	Wombat Berry
Fimbristylis dichotoma	Common Fringe-rush
Geitenoplesium cymosum	Scrambling Lily
Geranium homeanum	
Glossodia minor	Small Waxlip Orchid
Glycine clandestina	Twining Glycine
Glycine tabacina	Twining Glycine
Gonocarpus teucroides	Raspwort
Goodenia hederacea	Ivy Goodenia
Goodenia heterophylla	
Hardenbergia violacea	False Sarsparilla
Hibbertia aspera	
Hibbertia dentata	Twining Guinea Flower
Hibbertia scandens	Climbing Guinea Flower
Histiopteris incisa	Bat's-wing Fern
Hydrocotyle peduncularis	Pennywort
Hypericum gramineum	Little St Johns Wort
Hypolepis muelleri	Harsh Ground Fern
Lagenifera stipitata	Common Lagenifera
Macrozamia spiralis	
Oxalis perennans	
Pandorea pandorana	Wonga Vine
Parsonsia straminea	Common Silkpod
Phyllanthus hirtellus	Thyme Spurge
Plantago debilis	Slender Plantain
Plectranthus parviflorus	Cockspur Flower

SPECIES	COMMON NAME
GROUNDCOVERS AND VINES (CONT)	
Polymeria calycina	Bindweed
Poranthera microphylla	Small Poranthera
Portulaca oleracea	Purslane
Pratia purpurescens	Whiteroot
Pteridium esculentum	Bracken Fern
Pterostylis obtusa	Blunt-tongued Greenhood
Ranunculus plebeius	Buttercup
Sarcopetalum harveyanum	Pearl Vine
Sigesbeckia orientalis	Indian Weed
Smilax glyciphylla	Sarsparilla
Stephania japonica	Snake Vine
Tetratheca juncea	Black-eyed Susan
Tricoryne elatior	Yellow Rush-lily
Vernonia cinerea	
Veronica plebeia	Creeping Speedwell
Viola hederacea	Ivy-leaved Violet
Wahlenbergia communis	Tufted Bluebell
Wahlenbergia gracilis	Australian Bluebell
Xanthorrhoea latifolia	Grass Tree
GRASSES	
Aristida vagans	Wire Grass
Austrodanthonia tenuior	Wallaby Grass
Bothriochloa marca	Redleg Grass
Carex appressa	
Cymbopogon refractus	Barbwire Grass
Cyperus gracilis	
Cyperus sphaeroideus	

SPECIES	COMMON NAME
GRASSES (CONT)	
Dichelachne micrantha	Short Hair Plume Grass
Echinopogon caespitosa	Tufted Hedgehog Grass
Echinopogon ovatus	Forest Hedgehog Grass
Entolasia marginata	Bordered Panic
Entolasia stricta	Wiry Panic
Eragrostis brownii	Brown's Lovegrass
Eragrostis leptostachya	Paddock Lovegrass
Gahnia aspera	Saw Sedge
Gahnia clarkei	Saw Sedge
Imperata cylindrica	Blady Grass
Joycea pallida	Silvertop Wallaby Grass
Juncus continuus	Broad-leaf Rush
Juncus continuus	
Lepidosperma filiforme	
Lepidosperma laterale	
Lepidosperma laterale	Variable Sword-sedge
Lomandra longifolia	Spiky-headed Mat-Rush
Lomandra obliqua	Twisted Mat-Rush
Microlaena stipoides	Weeping Grass
Oplsimenus aemulus	
Panicum simile	Two Colour Panic
Paspalidium distans	
Pteridium esculentum	Bracken Fern
Ptilothrix deusta	
Schoenus melanostachys	Black Bog-rush
Themeda australis	Kangaroo Grass

Appendix C – Construction Management Plan Requirements

The Construction Management Plan must include the following information:

a) Construction zone
b) Location of:
    i. site access points
    ii. surface water drainage
    iii. native vegetation/trees – including their tree numbers as depicted on each lot specific Site Analysis Plan (SAP)
        - on site,
        - to be retained and protected,
        - to be removed or lopped.
c) Proximity to areas such as:
    i. rare or threatened species habitat,
    ii. soil and geotechnical hazards,
    iii. any other significant sensitive natural features.
d) Easements
e) Existing service locations and protection measures
f) Storage areas for:
    i. construction vehicles
    ii. construction materials
    iii. waste
    iv. stockpiles – including excavated soil stockpiles.
g) Location of any temporary site offices/lunchrooms (if applicable)
h) Topography/slope of the land
i) Sediment control measures
j) Stormwater drainage measures
k) Staging of works (if applicable)
l) A waste management plan detailing proposed methods of construction waste disposal including type and volume of material, and proposed facility of which to dispose of the waste, is to be submitted.

Construction Management Plan minimum standards:

Site Induction

Prior to the commencement of any building works, an induction must be undertaken by the site supervisor alerting all construction personnel to the requirements of the approved Construction Management Plan of the site.

Construction Zone and Vehicle Access

- Prior to the commencement of any building or works, the extent of the construction zone, including pedestrian, vehicle and machinery access must be clearly defined physically on site, in accordance with the approved applicable construction management plan.
- All buildings and works must be confined to the defined construction zone.

- Access should be confined to designated access tracks and pathways, and as far as practical utilise existing disturbed areas. Access must not be gained over adjoining properties. Access areas, both vehicular and pedestrian, must be stabilised to prevent sediment loss (eg. with crushed rock).
- If using porous materials (e.g. crushed rock), it should be contained by edging or boxing. Where suitable, porous material should be free of fines to allow for free drainage and to minimise the risk of sediment transport.
- Vehicular and machinery maintenance is not to occur on site.

Threatened Species / Disturbance of Habitat Trees

- The presence of rare/vulnerable/threatened species and habitat trees as shown on each lots Site Analysis Plan (SAP) (if applicable), should be recognised on site and the necessary protection measures put in place.
- If any threatened species or species of habitat trees are identified on the site, all works shall cease, and Council's Flora and Fauna Officer contacted to advise appropriate protection measures to be installed.

Easements and existing service locations

- Refer to the applicable Site Analysis Plan (SAP) for the site, as well as contact the 'Dial Before You Dig' service to identify where all existing services and infrastructure are located on site.
- Contact the relevant service utility to determine what measures need to be implemented to best protect the asset (i.e. – Electricity, Water and Telephone or the like).

Storage Areas for Building Materials, Soil Stockpiling, and Waste Storage (on and off site)

- The storage of all equipment, waste and building materials must be contained within the areas defined on the Construction Management Plan.
- Construction areas must be kept free of litter at all times.
- Adequate and appropriate waste receptacles must be provided on site, and placed in position as per the approved Construction Management Plan.
- Waste must be transported to an approved off-site, recycling centre or land fill, in accordance with the approved waste management plan for the site.
- Waste is to be collected when waste receptacles are full.
- Waste is to be reduced by selecting, in order of preference, avoidance, reduction, reuse and recycling methods. Construction should involve the reuse of materials and the recycling of waste wherever possible.
- No waste may be disposed of on site.
- Chemicals and fuels stored on site must be kept to a minimum. If stored on site, bunds must be installed to reduce the potential damage caused by spills.
- All equipment, construction materials and waste must be removed from the site as part of site clean up works.
- No fire is to be lit on site.

Sediment Control Measures

- Sediment run-off controls and drainage around all construction areas must be established prior to commencement of any building or works.
- Sediment traps must be designed, installed and maintained to maximise the volume of sediment trapped from the site during construction.

- A mulch of fibre matting, shredded plant material from the site or certified weed free sterile straw, preferably from a pasture fescue crop, must be maintained on exposed areas until adequate plant cover is produced.
- Grading, excavation and construction must not proceed during periods of heavy rainfall.
- Sediment control measures must have a size and capacity to withstand the flow of a one in five-year storm event.
- All sediment control measures must be maintained during construction and inspected prior to (and after) rain events to ensure they are functioning properly.
- Topsoil must be kept separate from sub-soil when stockpiling soil, and covered with an appropriate fabric to minimise loss and sedimentation.
- All loads of soil being taken off site for disposal must be covered.
- Drainage is to be returned to previously existing flow paths, except where specified by a separate drainage report.
- All stockpiles of soil, sand, fertiliser, cement or other fine, loose material must be placed in locations away from drainage lines, roadside channels and culverts unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

Stormwater Drainage Measures

- Any water to be pumped from the site should be filtered before release to ensure that no sediment or weed seeds enter the stormwater system. Energy dissipation measures also need to be in place to guard against potential scouring.
- Natural drainage patterns must not be altered post construction, except through an approved drainage plan.
- Cut-off or intercept drains must be established during construction to redirect stormwater away from cleared areas and slopes to stable (vegetated) areas.
- Stormwater collected by impervious surfaces during construction must be drained via sediment traps to the road drainage system where possible.
- Drip line drainage, including energy dissipation measures, must be installed under eaves to minimise erosion caused by raindrop action and snow shedding.

Management of Pests and Animals

- All construction vehicles and equipment must be cleared of soil and organic matter to remove seeds prior to arriving on site to prevent the introduction and/or spread of weeds and pathogens.
- Site inspections must be conducted by the site supervisor during and after construction to identify weed species requiring control.
- Building work that uses transported gravel and soil must be monitored to prevent the introduction of exotic species.
- No animals (including dogs) are permitted on site without the prior written approval of Council.

PART 4 – COASTAL SECTOR - PINNY BEACH

4 INTRODUCTION

This section contains local objectives and controls for development in North Wallarah in the Coastal Sector commonly referred to as Pinny Beach and aims to ensure the vision and principles of the North Wallarah Peninsula Masterplan are achieved. This section applies to the Coastal Sector as outlined in Figure 17. This section has been divided into controls for the Coastal Village Precinct (West and East Village) and separate controls for the Spoon Rocks Valley and Radar Hill Precincts.

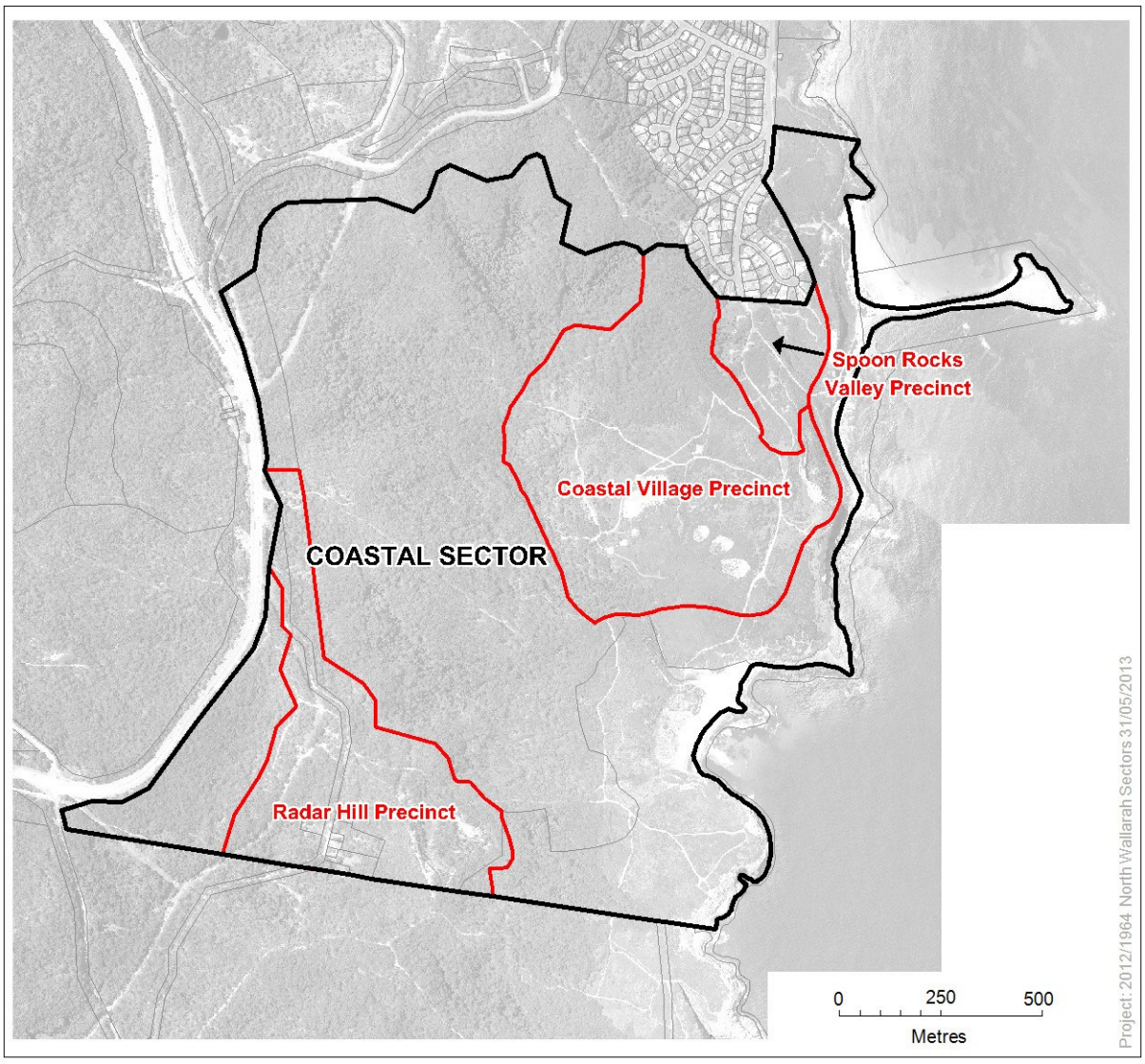


Figure 17 - Coastal Sector and Precinct Map – Pinny Beach

4.1 DESIRED FUTURE CHARACTER

The desired future character for this area is outlined in section 1.5 Coastal Sector – Pinny Beach Precinct Character.

4.2 COASTAL VILLAGE - EAST AND WEST VILLAGE - DESIGN CONTROLS

This section applies to the Coastal Village including the East and West Village as outlined in Figure 18.

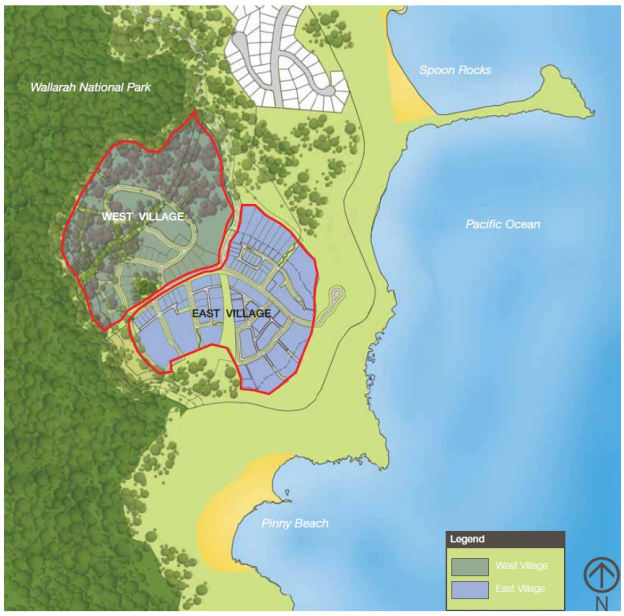


Figure 18 - Coastal Sector – Coastal Village: East and West Village

4.2.1 BUILT FORM

Objectives

a. To promote modern Australian architectural style which is sensitive to the surrounding environment of Pinny Beach.

b. To minimise the perceived visual bulk of buildings and ensure that they contribute visually to the street.

c. To encourage building materials that establishes a relaxed coastal character.

d. To minimise ground disturbance through reducing excavation and having homes which lightly touch the earth.

e. To promote the colours of the natural landscape through the selection of the external colour palette.

Controls

1. Facades must be articulated to minimise the bulk and scale of built form. The use of sun shades (where appropriate), windows, door openings verandahs, balconies and the like must be used with no more than 12m of any wall in one plane is to be provided without a minimum 0.5m step in the wall.

2. The underside of an elevated home must be either concealed or lined and presentable from public view.

3. External structural components and cladding material are to be predominantly lightweight to reinforce the seaside and bushland character. External materials may include glass, weatherboard, timber, fibre cement, lightweight cladding, stone, rendered, bagged or

texture finished masonry and metal cladding such as zinc, galvanised iron, copper and steel and any other suitable materials.

4. Textured, painted render, bagged masonry and local stone is only permitted for a maximum of 30% of the area of each external building façade, and is to complement the overall design.
5. Highly polished reflective finishes must not be used.
6. External colours must complement the landscape in accordance with the colour palette guide included in Appendix C. Bright or contrasting colours may only be used for highlights, feature panels and trims, to a maximum of 10% of the area of each building façade.
7. Facades and colour schemes must not be repeated unless there is a gap of 3 buildings in between.
8. The front facade is to contain the primary entrance and must face the street. The entrance must be visible from the street, simple and integrated into the design.
9. Buildings must incorporate verandas, porches or decks and be integrated into the house design. The minimum depth of any porch, deck or veranda is to be 1.5m. Front porches and verandas are to take up at least 30% of the width of the front facade at the ground floor level or 3m whichever is the greater.
10. The house design must have an outdoor living areas which relates to the main living room level. This may be in the form of decking or large balconies or courtyard area.
11. Balustrades are to be constructed of materials to complement the house design.

4.2.2 ROOF FORM

Objectives

a. To promote architectural roof forms that integrate with the site and building design.

Controls

1. Roofs should be simple and designed to respond to the slope of the site, solar orientation needs, the building design and the immediate surroundings.
2. Overhangs and eaves of at least 600mm are required to shade openings and glazing.
3. Mansard roofs are not permitted. Curved roofs are not encouraged and will be assessed on architectural merit during the design review process.
4. The material of roofs must be metal.
5. The roof colour should be selected from the colour range in Appendix C and must complement the house design.

4.2.3 BUILDING HEIGHTS

Objectives

a. To maintain and enhance viewing opportunities of the coastal setting.

b. To ensure that the scenic values of North Wallarah Peninsula are protected and enhanced.

c. To ensure that developments visible or adjoining the coastline enhance the scenic value of these features.

Controls

1. The maximum building height is not to exceed the height designated on the Development Envelope Plan in the West Village or as designated in the Built Form Code for the East Village.

2. Third Storey Pop-ups are encouraged within the East Village in accordance with Figure 19 – Attached Dwellings with Third Storey Pop-Ups and Figures 21 and 22 – Neighbourhood Code.
3. Third storey pop-up can be no more than 50% of the area of the floor below.

Figure 19 - Attached dwellings with third storey pop ups

4.2.4 CONSTRUCTION TECHNIQUES AND GROUND PREPARATION

Objectives

a. To promote unique coastal housing that responds to the sensitive coastal landscape and environment of Pinny Beach.
b. To promote building design that responds to the topography of the site and minimises the use of cut and fill construction techniques.
c. To ensure that cut and fill does not significantly alter the flow of water, or exacerbate flooding.

Controls

1. No cut and fill is to be undertaken on slopes (retaining their original ground profile) with gradients greater than 10% (6 degrees) other than as required for access, garaging (max 60m^2) and footings. Habitable rooms adjacent to and only for the full depth of garaging in cut on high-side lots are also permissible.
2. Minor cut and fill of up to 1.2m will be considered to achieve slab on ground construction but must include a minimum 1.5m verandah or deck to the front facade.
3. Minor excavation may only be undertaken outside of the building footprint for the following purposes:
    i. to enhance the streetscape (maximum 0.9m),
    ii. to create usable private open space areas (maximum 0.9m),
    iii. to gain access to and from the site via stairs, driving ways, paths etc.

4. Underground services and drainage is to be located to avoid major root systems of existing trees.
5. East Village - Excavation is permitted within the building footprint to achieve the design requirements within the Neighbourhood and Built Form Codes up to a maximum height of 1.5m.

4.2.5 GARAGE AND CAR PARKING

Objectives

a. Garages and carports must not dominate the streetscape.

Controls

1. Garages must be located behind the front building line and within the development envelope.
2. Single and double garages and/or carports are permitted on all dwellings (attached or detached).
3. Garages must be setback a minimum of 1m from the front building line and must not occupy more than 50% of the front façade width. The maximum width of a garage door opening is 6m.
4. The maximum area of a garage/carport must not exceed 60m^2
5. Triple garages or carports are not permitted.
6. Where detached garages or carports are proposed they are to be designed to integrate into the design in terms of roof pitch, materials and colours.
7. Garage doors are to complement the design and be of a similar tone to the dominant surrounding roof colour and be either tilt up, panel lift or traditional swing type without feature patterns or windows.
8. Garage doors should be recessed to minimise the visual impact of large flat door surfaces.
9. In the West Village, double detached garages are encouraged to have a second storey above.
10. In the East Village:
    i. Garaging in rear lanes should allow for landscaping
    ii. No more than two garages in a row are allowed with the same setback to a rear lane (minimum 1m difference). Carports are not required to vary their setback.
    iii. A second storey over garages and car ports is encouraged in the form of studio, decks, living rooms, bedrooms, lofts.
    iv. Zero lot line walls are permissible within the setback of a side boundary as nominated in the Neighbourhood Codes in Figures 21 and 22. Zero lot line walls are to be no longer than 9 metres, no higher than 3.5 metres from the natural ground and a maximum of one per lot.

4.2.6 DRIVEWAYS

Objectives

a. Driveways are to not dominate the building design

Controls

1. Only one vehicle entry/exit point is permitted with a maximum of 3metres width at the front boundary other than for manoeuvring areas. The driveway should be located as shown on

the Development Envelope Plan or Neighbourhood Built Form Code. The location should avoid the biofiltration basin and any trees.

West Village

2. Steep gun barrel driveways perpendicular to the street are not permitted.
3. Driveway surfaces are to be designed and constructed of materials that facilitate infiltration into the subsoil or onsite detention basins. Asphalt, macadamised gravel, compacted gravel, unit paving, coloured insitu concrete and permeable concrete in approved colours and finishes are acceptable materials.
4. Driveway grades should not exceed 1:5. Steeper grades will be considered on their merits. Appropriate grades and transition slopes are to be provided to avoid vehicle scraping.
5. Where the driveway surface does not permit the infiltration of stormwater, the driveway must incorporate appropriate elements of infiltration such as adjoining permeable drainage swales.
6. Where driveways cross Council owned footpath/verges, they are to be surfaced with non-eroding materials to prevent a safety hazard for pedestrians.

4.2.7 NATIVE VEGETATION

Objectives

a. To ensure that the impacts of development are minimised.

b. To ensure that building design and location responds to the topography, landscape and environmental attributes of the individual lot.

Controls

West Village:

1. In the area outside of the Development Envelope, no native trees or native understorey vegetation is to be ring barked, cut down, topped, lopped, removed, injured, wilfully destroyed or cleared unless:
    i. Removal or lopping of native vegetation is required to be undertaken as part of an ongoing program of vegetation/ fuel management (if required) contained in an Approved Bushfire Fuel Management Plan for the neighbourhood, or
    ii. Where Council is satisfied beforehand that individual native trees or branches are a clear risk to personal safety and or property, or
    iii. Removal of native trees and understorey is essential to the provision of access to the lot.
    iv. Prior to any such removal of native trees, endorsement by the Community Association and approval by Lake Macquarie City Council in accordance with Clause 5.9 of the LMLEP 2014 and Council's Tree Preservation and Native Vegetation Management Guidelines is required.
2. Within the Development Envelope native trees may be removed with approval by Council that are within 3 metres of the ground floor footprint of the approved home and any ancillary buildings or where Council is satisfied beforehand that individual native trees or branches are a clear risk to personal safety and or property.

East Village:

3. Trees and understorey vegetation may be removed or lopped within the lot subject to approval of Lake Macquarie City Council unless shown otherwise on the Deposited Plan of subdivision.

Note: Evidence to support tree removal or lopping must be forwarded to Council in accordance with requirements outlined in Council's Tree Preservation and Native Vegetation Management Guidelines. Council's Tree Assessment Officer may undertake a site inspection to verify that these conditions are satisfied.

4.2.8 ENERGY AND WATER EFFICIENCY

Objectives

a. To encourage sustainable water and energy use.

b. To encourage the placement of buildings to maximise solar access and natural cross ventilation.

c. To promote passive solar design and energy efficient buildings.

d. To ensure that development does not adversely affect water quality or availability,

e. To incorporate Water Sensitive Urban Design techniques into all new developments.

f. To minimise the volume and rate of stormwater leaving a development site

Controls

1. Buildings must be oriented to provide efficient use of solar energy and natural ventilation wherever possible.
2. Openings on the western elevation must be minimised and effectively shaded by awnings, louvers, screens, eaves or landscaping.
3. Roofs should be designed to accommodate at least 2.5sq.m for solar hot water energy collectors.
4. Rainwater tanks must be installed within the Development Envelope and integrated into the house design.
5. In the West Village, rainwater tanks must be installed as nominated on the Site Analysis and Development Envelope Plan to fulfil site detention requirements.
6. In the East Village, rainwater tanks must be installed with a minimum capacity of 2,000 litres.

4.2.9 OUTSIDE YOUR HOME

Objectives

a. To maintain and enhance the streetscape of Pinny Beach.

Controls

1. Ancillary structures including outdoor clothes drying areas, garbage waste and recycling, rainwater tanks, air conditioning units and hot water heater tanks should be located at the side or rear of the property within the Development Envelope and adequately screened from public view.
2. Ancillary services required to be located on the roof including satellite dishes should be located to the rear of the property.
3. Solar panels without stand up brackets can be located on all roof planes.
4. Where outbuildings are required for additional storage or work space one outbuilding no greater than 9sqm is permitted within your development envelope to the rear of your dwelling.

4.2.10 SWIMMING POOLS

Objectives

a. To maintain the streetscape.

Controls

1. Swimming pools must not be located in lots with a slope greater than 10%.
2. Swimming pool edges elevated above the ground should be integrated with landscaping or decking.
3. Maximum 600mm cut and/or 600mm fill is permissible for swimming pools surrounds and tennis courts.
4. Swimming pools must be integrated with the garden.
5. Filtration and pumping equipment is to be screened, enclosed and located adjacent to the pool within the Development Envelope.

4.2.11 LANDSCAPING

Objectives

a. To enhance the bushland setting and protect the sensitive environment through the retention of native vegetation

b. To promote high quality private open space for all at Pinny Beach.

c. To conserve and contribute to the natural assets by ensuring the planting of endemic species.

d. To ensure a high quality of public open space is achieved through screening and reduced fencing requirements.

e. To reduce water consumption by using endemic species.

Controls

1. Landscaping drawings must be submitted with the development application.
2. Landscaping must incorporate native grasses, understorey and ground cover vegetation and be consistent with any bushfire fuel management requirements.
3. Suitable plant species endemic or suitable native plant species selected from the approved plant species list (refer Appendix D) are to be used for revegetation of disturbed areas and for landscaping both outside of your Development Envelope and within your Development Envelope.
4. Non-invasive exotic species are only permitted in courtyards/private open space and must be contained within defined edges (eg timber, steel or masonry edging).
5. Any trees or branches that are removed should be mulched and used on site.
6. Lawns musts be contained within defined edge as part of the courtyard / private open space and located within the Development Envelope.
7. Impermeable surfaces in the garden should be minimised.
8. Retaining walls for gardens and landscaping should be minimised. When required, they should be low and no more 0.9metres and constructed of timber or stone and compliment the house design. These walls are permitted for landscaping purposes only and are not to be used to facilitate benching of the site. Material selection for retaining and garden

structures are to be complementary and subject to approval. Treated pine is not an acceptable material for this purpose.

9. Altering the ground surface around existing trees is not permitted without an arborist's report.
10. Placement of fill materials around trees or against trees is not permitted.
11. Landscaping works shall be completed within 12 months of occupation.
12. In the private bushland outside the defined Development Envelope native vegetation is to be maintained and managed in accordance with the section 'Tree Retention and Removal'

4.2.12 FENCING

Objectives

a. To encourage and enhance the existing natural bushland character and a village streetscape with the use of open landscape treatments and limiting boundary fencing.

b. To contribute positively to the visual quality of the street.

c. To create a seamless integration between private bushland, the streetscape and the public domain.

d. To provide a safer street environment by creating increased opportunities for passive surveillance.

Controls

West Village

1. Fencing should be restricted except for courtyard area, boundary fencing adjoining public open space and of swimming pools.
2. Fencing of the Development Envelope is not permitted.
3. Boundary fencing should be restricted except of private lots adjoining areas of public open space where the natural attributes of the land and topography do not create a physical barrier.
4. Where required due to private open space adjoining public land, boundary fencing is to be a maximum of 1.2m high and 50% transparency. Where the distance between development envelopes is less than 5 metres, approved courtyard style fencing may be installed along the boundary behind the front building line.

East Village

5. Fencing should be restricted with privacy achieved through the combination of landscaping and transparent fencing.
6. The only permissible fencing is:
    i. front fencing (fencing to roads) is allowed forward of the home if private open space is in front of the home. This fencing must be a maximum of 1m high and 50% transparency.
    ii. Side and rear fencing behind the front building line, including lanes and can be 1.5m high solid fencing or 1.8m high with 50% transparency.
    iii. Pool fencing

West and East Village

7. Fence colours should blend with the natural environment and be of natural or stained timber, black or dark green metal work or colours sympathetic to the home design.
8. Fencing materials of masonry or sheet metal fencing (Colorbond) are not permitted.
9. Where required for privacy or containment of a pet, courtyard fencing is permitted to a maximum 1.8m within the development envelope to the side and rear of the dwelling only and located at least 1m behind the building line. Courtyard fencing shall be a minimum of 30% transparency and compliment the architectural design of the home.
10. Swimming pool fencing must be in accordance with AS1926.1-2007 and completely surround the pool and be contained within the development envelope. Boundary fencing must not be used as part of a pool enclosure.
11. All fencing should be adequately screened with vegetation and located at least 1m behind the building line.

4.2.13 BUSHFIRE PROTECTION

Objectives

a. To ensure that risks associated with bushfire are appropriately and effectively managed on the development site.

b. To ensure that bushfire risk is managed in connection with the preservation of the ecological values and biodiversity of North Wallarah Peninsula and adjoining lands

Controls

1. Building projections outside of the Development Envelope are not permitted in lots requiring Level 1, 2 or 3 building construction for bush fire protection in accordance with AS 3959.
2. All proposed dwellings should have roof gutters and valleys, leaf proofed by the installation of an external gutter protection shroud system that denies all leaves from entering the gutter and building up on that gutter. Any material used in such a system should have a flammability index of no greater than five (as measured against AS 1530.2).
3. All outward opening doors and windows including bifold, stacker and solid or glazed louvers are to be screened to mitigate against ember attack.

4.3 WEST VILLAGE – SITE ANALYSIS AND DEVELOPMENT ENVELOPE PLANS

Objectives

a. To promote unique coastal housing that responds to the sensitive landscape and environment of Pinny Beach within the West Village.

Controls

1. Development controls including setbacks, height, stormwater detention, development envelopes and driveways locations are consistent with the Site Analysis Plan and Development Envelope defined on the Deposited Plan of Subdivision of the lot.
2. The footprint of any building and related structures (including out buildings, storage sheds, retaining walls and courtyards) must be sited wholly within the Development Envelope designated in the Site Analysis Plan and Development Envelope as defined on the Deposited Plan of Subdivision of the lot.
3. Existing flora should be maintained and vegetation planted.

4.4 EAST VILLAGE – NEIGHBOURHOOD CODE AND BUILT FORM CODE

Objectives

a. To promote building design that responds to the street, topography and promotes sustainable design.

b. To promote a compact village in the coastal setting of Pinny Beach

Controls

1. Buildings should be located as indicatively within the East Village as outlined in the Neighbourhood Codes in Figures 21 and 22.
2. Setbacks should be varied within the built form and in the village lanes to create areas of additional landscaping.
3. Zero lot wall boundaries must only be located within the East Village in accordance with Figures 21 and 22.
4. Third storey pop-ups are allowed within the East Village in accordance with Figures 21 and 22.
5. Building types within the East Village should be in accordance with the Built Form Codes as represented in Figures 23-32.
6. Private open space and living areas must be coordinated to allow a minimum of one north / east facing living area and courtyard. Indicative locations are illustrated in Figures 21 and 22 – Built Form Code.
7. Residential flat buildings must be designed in accordance with 4.5 – East Village – Residential Flat Code.

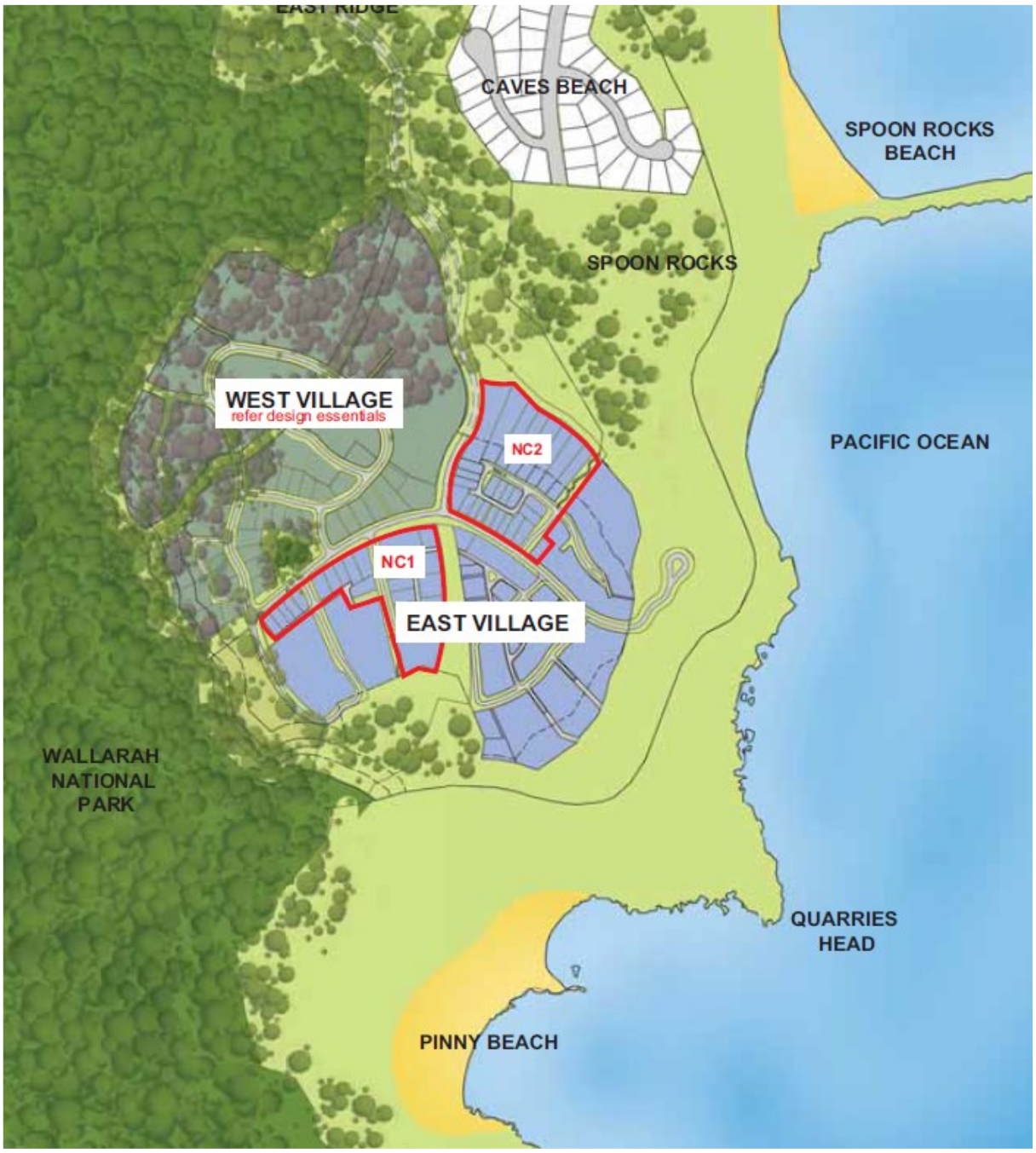


Figure 20 - Neighbourhood Code Plan - East Village

Figure 21 - East Village - Neighbourhood Code 1

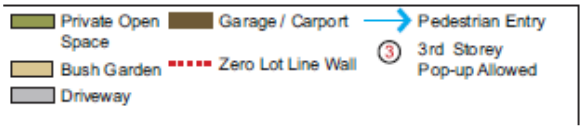


Figure 22 - East Village - Neighbourhood Code 2

BUILT FORM CODE

TYPE **B**

PLANNING DATA	
SITE AREA	from 800m²
SITE COVER	Max 60% Note: Overhangs, Hoods & Pergolas are excluded from site cover calculations
HEIGHT	12m (Max height 3 storey)
PRIVATE OPEN SPACE	Min. 25m² for each dwelling with a minimum width of 3m accessible from a living area

THE DESCRIPTION
The Purpose of this code is to ensure that townhouses provide for an attached multi dwelling home whilst contributing to the character of Pinny Beach

DWELLINGS PER LOT
2 - 5 townhouses per lot

MINIMUM BUILDING SETBACKS
All setbacks are to face of wall of primary structure with overhangs, hoods, screens and other architectural extensions are as per the Architectural Extension setbacks (AE*). All setbacks at the discretion of the Design Review Panel and still subject to BCA requirements

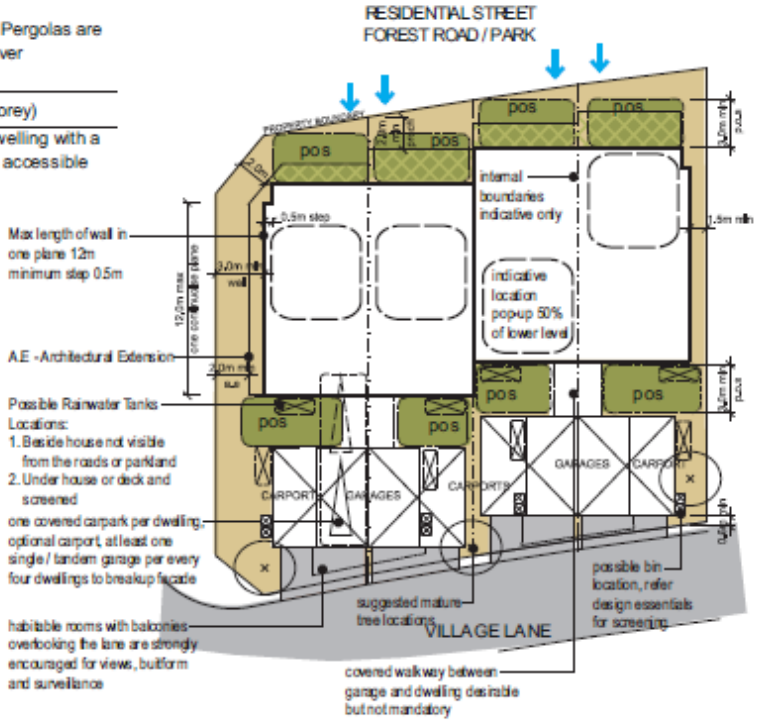
THREE STOREY POP-UP
Maximum 50% of storey area below, only on dwellings nominated on the neighbourhood code.

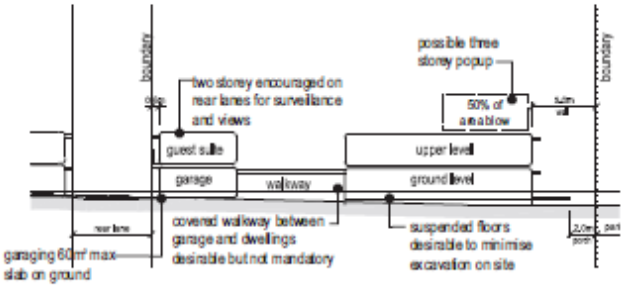
PRIVATE OPEN SPACE (POS)
Orientated to the North/East, all living areas to interface with P.O.S
Note: Other P.O.S positions can be approved based on good solar principle and site orientation

SETBACK TABLE

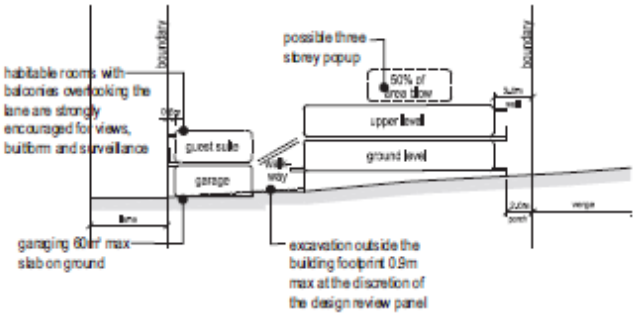
Boundary	Type	Storeys		
		Ground	Upper	3 storey
Main Access Drive / Contour Road	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Corner Lot Setback	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Park Front Boundary	Wall	5.0	5.0	5.0
	A.E*	2.0	2.0	2.0
Side Boundary	Wall	1.5	1.5	2.0
	A.E*	0..95	0.95	1.40
Village Lane	Wall	0.6	0.6	0.6
	A.E*	0.0	0.0	0.0
Side Boundary Village Lane	Wall	1.0	1.0	1.5
	A.E*	0.45	0.45	0.45
Zero Lot Line	Wall	0.2	0.2	N/A
	A.E*	0.2	0.2	N/A

note: the building footprint shown is a guide to good home place-ment and is indicative only refer Designs Essentials ans Setbacks



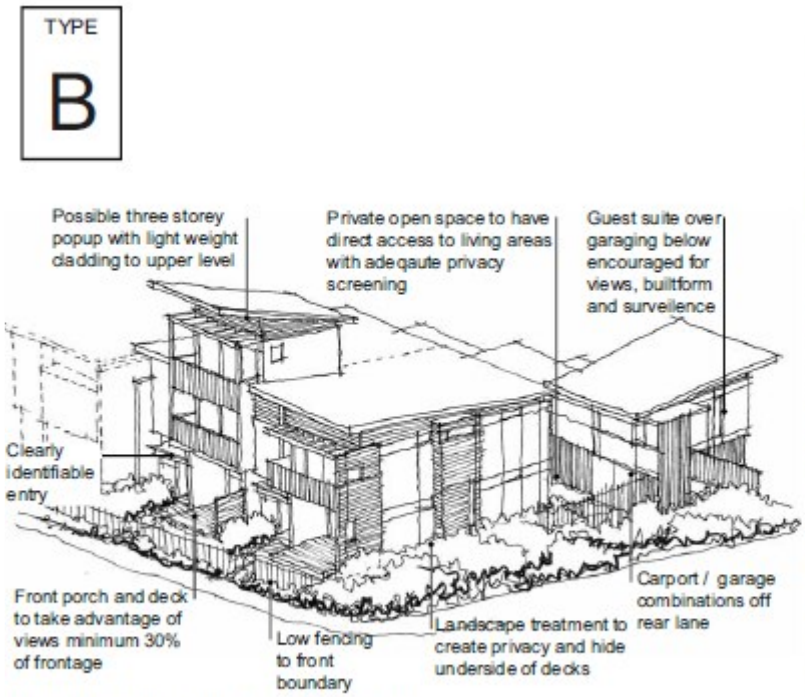


CROSS SLOPE SECTION - B1 (refer neighbourhood code)



UPHILL SECTION - B2 (refer neighbourhood code)

Figure 23 - Built Form Code – Building Type B - Townhouses




Balconies over looking the village lane to encourage surveillance and take advantage of views


Articulated front elevation with clearly identified entry and transparent fencing


Possible three storey popup to take advantage of views and to help articulate the builtform

The street elevation of each dwelling must be articulated to provide interest by incorporating:

- recessed or projecting balconies, porches or verandahs
- eaves overhangs
- designed screens, shutters and sunshades
- landscape treatment
- fenestration including louvres and trims

Figure 24 - Built Form Code – Building Type B - Townhouses – Graphical Representation

BUILT FORM CODE

TYPE	PLANNING DATA	
C	SITE AREA	from 600m²
	SITE COVER	Max 60% Note: Overhangs, Hoods & Pergolas are excluded from site cover calculations
	HEIGHT	10m (Max height 3 storey)
	PRIVATE OPEN SPACE	Min. 25m² for each dwelling with a minimum width of 3m accessible from a living area

THE DESCRIPTION
The Purpose of this code is to ensure that duplexes provide for an attached dwelling home whilst contributing to the character of Pinny Beach

DWELLINGS PER LOT
2-3 Dwellings per lot

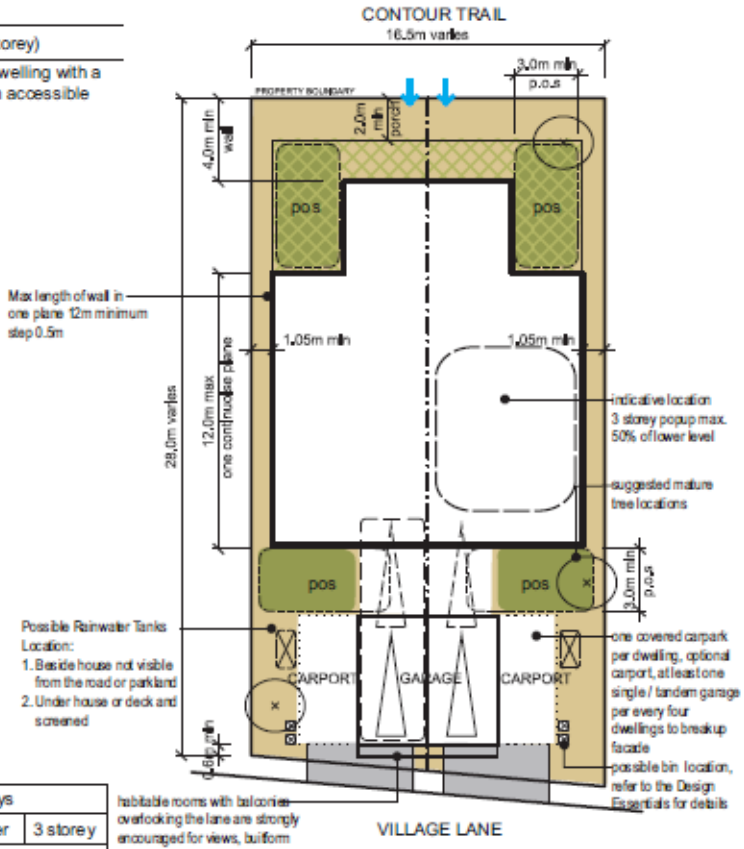
MINIMUM BUILDING SETBACKS
All setbacks are to face of wall of primary structure with overhangs, hoods, screens and other architectural extensions are as per the Architectural Extension setbacks (A.E*). All setbacks at the discretion of the Design Review Panel and still subject to BCA requirements

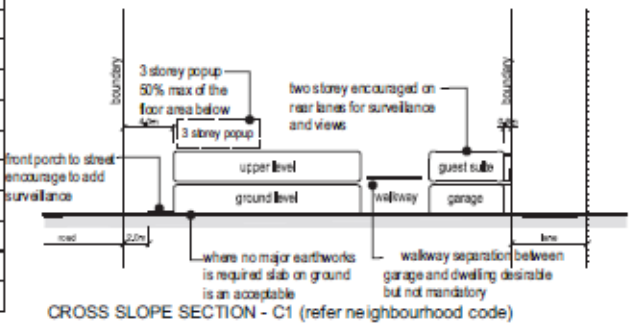
THREE STOREY POP-UP
Maximum 50% of storey area below, only dwellings nominated on the neighbourhood code.

PRIVATE OPEN SPACE (POS)
Orientated to the North/East, all living areas to interface with P.O.S
Note: Other P.O.S positions can be approved based on good solar principle and site orientation.

SETBACK TABLE

Boundary	Type	Storeys		
		Ground	Upper	3 storey
Contour Road	Garage	No Acces Allowed		
	Wall	4.0	4.0	4.0
	A.E*	2.0	2.0	2.0
Corner Lot Boundary	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Side Boundary	Wall	1.05	1.05	2.0
	A.E*	0.45	0.45	1.4
Village Lane	Wall	0.6	0.6	0.6
	A.E*	0.0	0.0	0.0
Side Boundary Village Lane	Wall	1.0	1.0	1.0
	A.E*	0.45	0.45	0.45





CROSS SLOPE SECTION - C1 (refer neighbourhood code)

note: the building footprint shown is a guide to good home placement and is indicative only refer Designs Essentials ans Setbacks for detailed infromation

Figure 25 - Built Form Code – Building Type C - Attached Dwellings

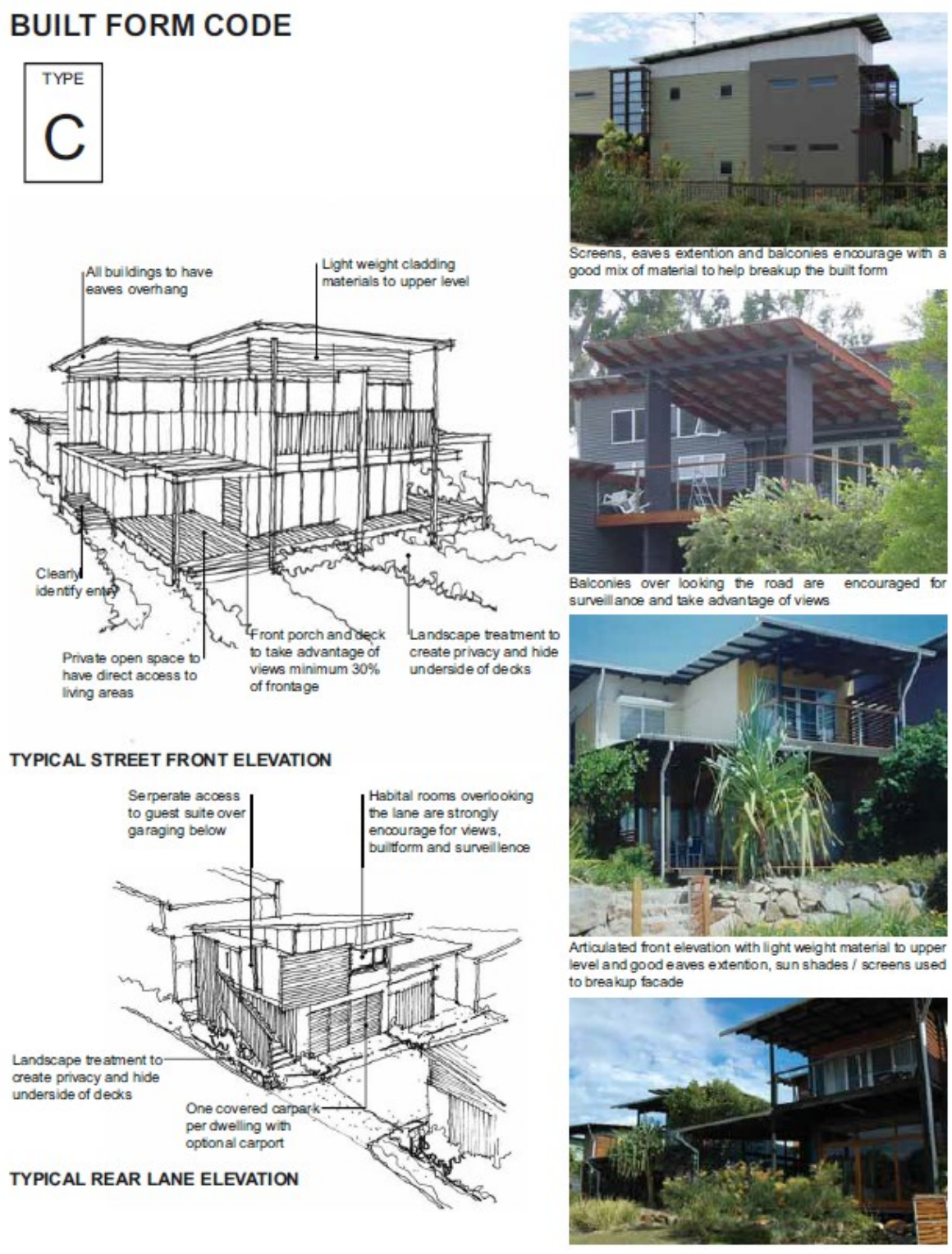


Figure 26 - Built Form Code – Building Type C - Attached Dwellings – Graphical Representation

BUILT FORM CODE

TYPE	PLANNING DATA	
D	SITE AREA	from 250m²
	SITE COVER	Max 50%
	Note:	Overhangs, Hoods & Pergolas are excluded from site cover calculations
	HEIGHT	10m (max height 3 storey)
	PRIVATE OPEN SPACE	Min. 25m² for each dwelling with a minimum width of 3m accessible from a living area

THE DESCRIPTION
The Purpose of this code is to ensure that narrow lots detached homes contribute to the character of Pinny Beach

DWELLINGS PER LOT
Single Dwelling 10-12m frontage lots.

MINIMUM BUILDING SETBACKS
All setbacks are to face of wall of primary structure with overhangs, hoods, screens and other architectural extensions are as per the Architectural Extension setbacks (AE*). All setbacks at the discretion of the Design Review Panel and still subject to BCA requirements

THREE STOREY POP-UP
Maximum 50% of storey area below, only dwellings nominated on the neighbourhood code.

PRIVATE OPEN SPACE (POS)
Orientated to the North/East, all living areas to interface with P.O.S
Note: Other P.O.S positions can be approved based on good solar principle and site orientation

ZERO LOT LINE WALL
Maximum height of built to boundary walls 6.0m and can only be at the rear of the lot as shown above. Zero Lot Line walls are not mandatory. Refer Design Essentials

SETBACK TABLE Boundary	Type	Storeys		
		Ground	Upper	3 storey
Main Access Drive / Contour Road	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	AE*	2.0	2.0	2.0
Forest Road	Garage	No Acces Allowed		
	Wall	4.0	4.0	4.0
	AE*	2.0	2.0	2.0
Corner Lot Boundary	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	AE*	2.0	2.0	2.0
Side Boundary	Wall	1.05	1.05	2.0
	AE*	0.45	0.45	1.4
Village Lane	Wall	0.6	0.6	0.6
	AE*	0.0	0.0	0.0
Side Boundary Village Lane	Wall	1.0	1.0	1.0
	AE*	1.0	1.0	1.0
Zero Lot Line	Wall	0.2	0.2	N/A
	AE*	0.2	0.2	N/A

note: the building footprint shown is a guide to good home placement and is indicative only refer Designs Essentials ans Setbacks

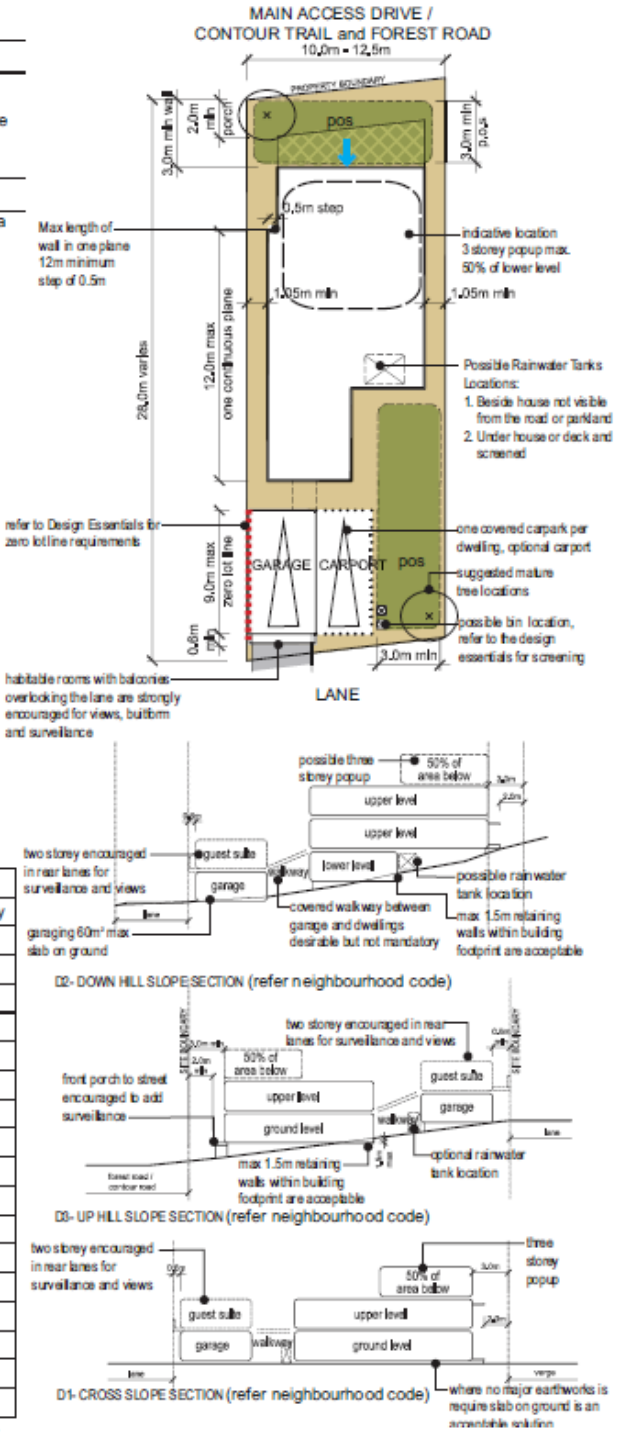


Figure 27 - Built Form Code – Building Type D - Single Dwellings

BUILT FORM CODE

TYPE **E**

PLANNING DATA	
SITE AREA	from 350m²
SITE COVER	Max 50% Note: Overhangs, Hoods & Pergolas are excluded from site cover calculations
HEIGHT	10m (max height 3 storey)
PRIVATE OPEN SPACE	Min. 25m² for each dwelling with a minimum width of 3m accessible from a living area

THE DESCRIPTION
The Purpose of this code is to ensure that narrow lot detached homes contribute to the character of Pinny Beach

DWELLINGS PER LOT
Single Dwelling 12.5m minimum lot frontages

MINIMUM BUILDING SETBACKS
All setbacks are to face of wall of primary structure with overhangs, hoods, screens and other architectural extensions are as per the Architectural Extension setbacks (A.E*). All setbacks at the discretion of the Design Review Panel and still subject to BCA requirements

THREE STOREY POP-UP
maximum 50% of storey area below, only dwellings nominated on the neighbourhood code.

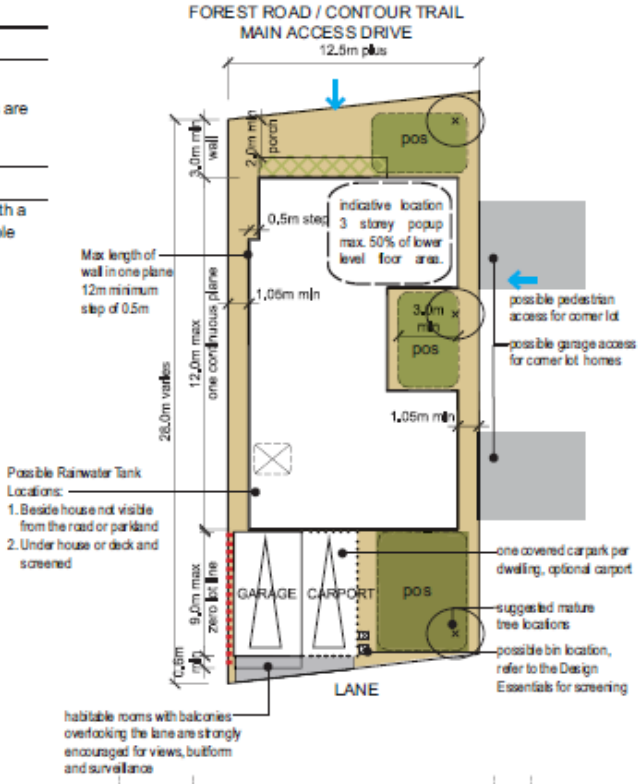
PRIVATE OPEN SPACE (POS)
Orientated to the North/East, all living areas to interface with P.O.S
Note: Other P.O.S positions can be approved based on good solar principle and site orientation

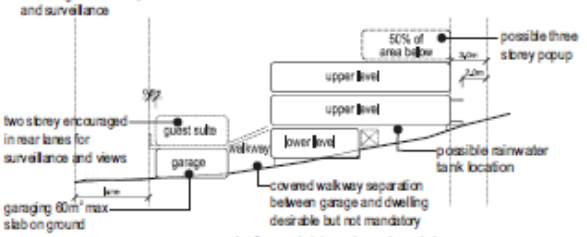
ZERO LOT LINE WALLS
Maximum height of built to boundary walls 6.0m and can only be at the rear of the lot as shown above. Zero Lot Line walls are not mandatory. Refer Design Essentials

SETBACK TABLE

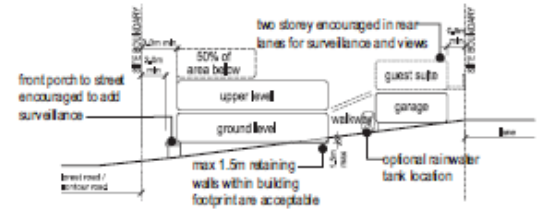
Boundary	Type	Storeys		
		Ground	Upper	3 storey
Main Access Drive / Contour Road	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Forest Road	Garage	No Acces Allowed		
	Wall	4.0	4.0	4.0
	A.E*	2.0	2.0	2.0
Corner Lot Boundary	Garage	No Acces Allowed		
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Side Boundary	Wall	1.05	1.05	2.0
	A.E*	0.45	0.45	1.4
Rear Village Lane	Wall	0.6	0.6	0.6
	A.E*	0.0	0.0	0.0
Side Boundary Rear Village Lane	Wall	1.0	1.0	1.0
	A.E*	0.45	0.45	0.45
Zero Lot Line	Wall	0.2	0.2	N/A
	A.E*	0.2	0.2	N/A

note: the building footprint shown is a guide to good home placement and is indicative only refer Designs Essentials ans Setbacks for detailed infromation





E2- UP HILL SLOPE SECTION (refer neighbourhood code)



E3- DOWN HILL SLOPE SECTION (refer neighbourhood code)

Figure 28 - Built Form Code – Building Type E - Single Dwellings

Figure 29 - Built Form Code – Building Type D and E - Single Dwellings – Graphical Representation

BUILT FORM CODE

TYPE	PLANNING DATA	
F	SITE AREA	from 1000m²
	SITE COVER	Max 60% of the effective site Note: Overhangs, Hoods & Pergolas are excluded from site cover calculations
	HEIGHT	10 metres to front of site and 7metres at the rear of the within effective site area (Max height 2 storeys)
	PRIVATE OPEN SPACE	Min. 25m² for each dwelling with a minimum width of 3m accessible from a living area

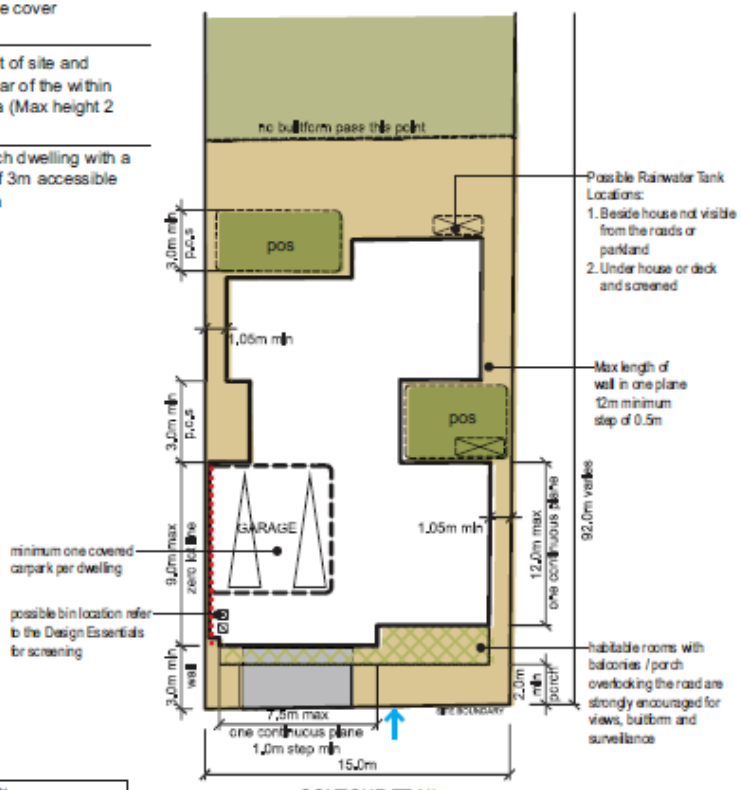
THE DESCRIPTION
The Purpose of this code is to ensure that narrow lot detached homes contribute to the character of Pinny Beach

DWELLINGS PER LOT
Single Dwelling Lots 15.0 metres plus

MINIMUM BUILDING SETBACKS
All setbacks are to face of wall of primary structure with overhangs, hoods, screens and other architectural extensions are as per the Architectural Extension setbacks (AE*). All setbacks at the discretion of the Design Review Panel and still subject to BCA requirements

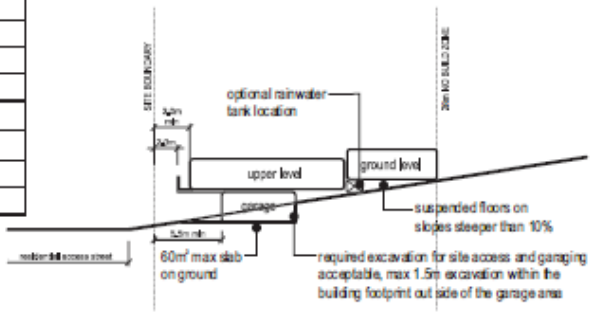
ZERO LOT LINE WALLS
Maximum height of built to boundary walls 6.0m. Zero Lot Line walls are not mandatory.

PRIVATE OPEN SPACE (POS)
Orientated to the North/East, all living areas to interface with P.O.S
Note: Other P.O.S positions can be approved based on good solar principle and site orientation



SETBACK TABLE

Boundary	Type	Storeys	
		Ground	Upper
Main Access Drive	Garage	No Access Allowed	
	Wall	4.0	4.0
	A.E*	3.0	3.0
Forest Road	Garage	5.5	N/A
	Wall	3.0	3.0
	A.E*	2.0	2.0
Side Boundary	Wall	1.05	1.05
	A.E*	0.45	0.45
Zero Lot Line	Wall	0.2	0.2
	A.E*	0.2	0.2



D3- UP HILL SLOPE SECTION (refer Neighbourhood Code)

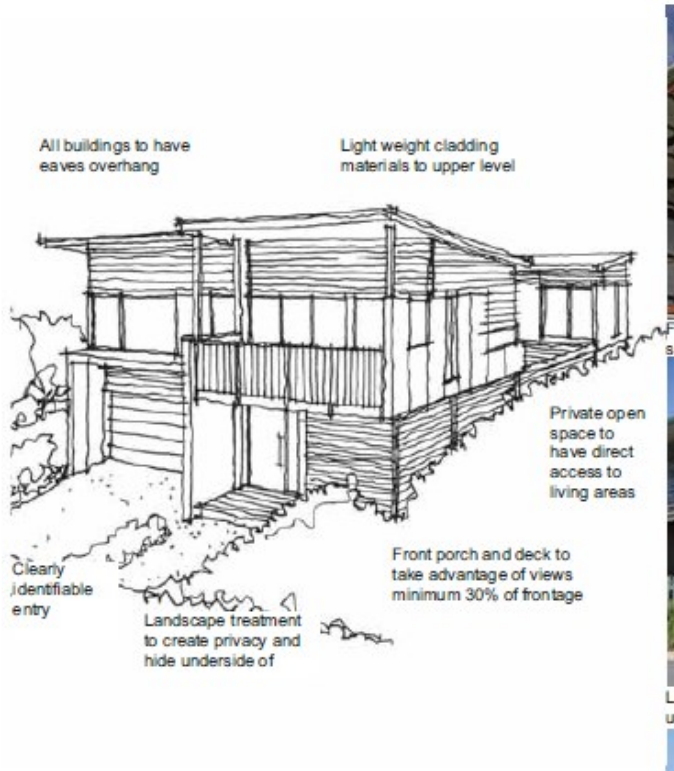
note: the building footprint shown is a guide to good home placement and is indicative only refer Designs Essentials ans Setbacks for detailed infromation

Figure 30 - Built Form Code – Building Type F - Single Dwellings

BUILT FORM CODE

TYPE

F



Articulated front elevation with clearly identified from entry balconies encouraged for views builtform and surveilence to the street

Front balcony encourage to take advantage of view and add surveilence to the street front.

Low fencing does not dominate the street front with good use of light weight, transparent materials

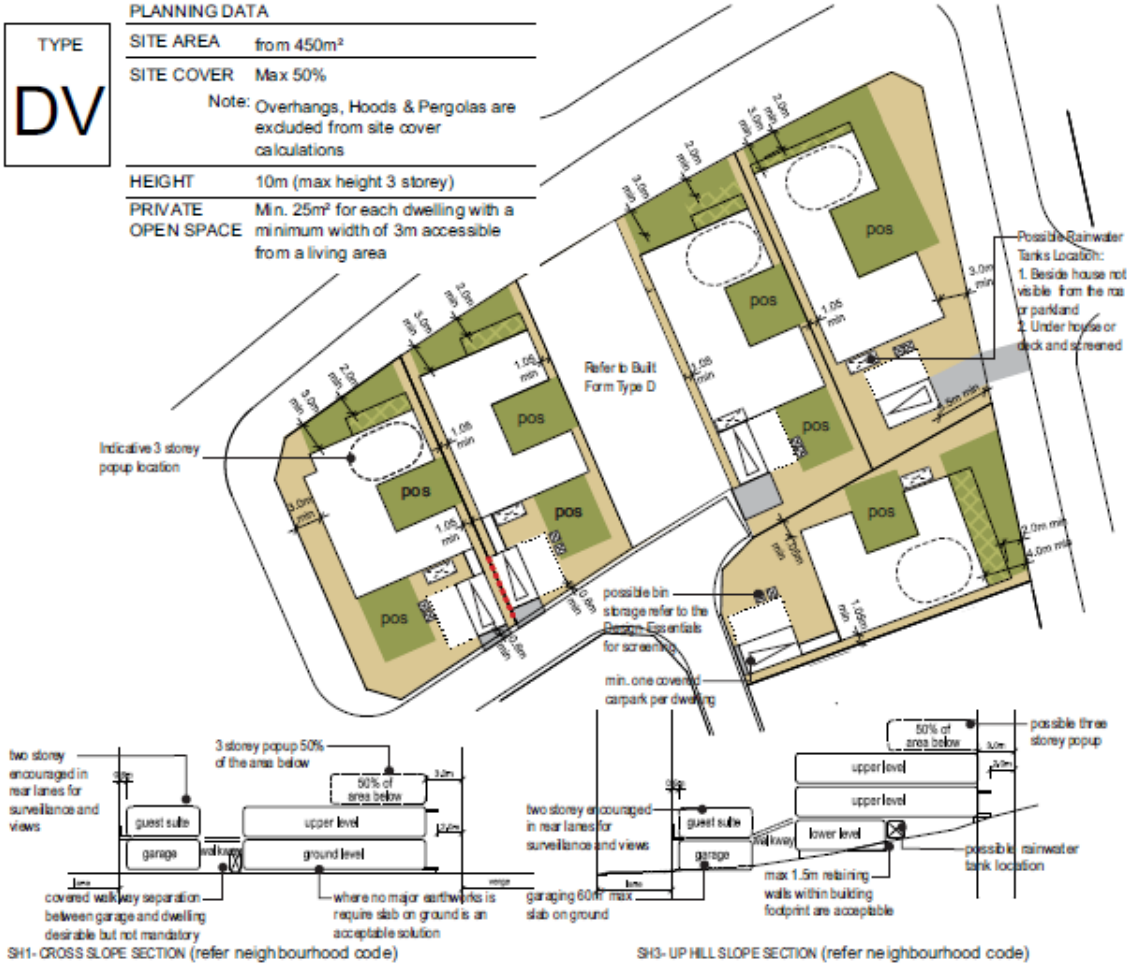
Landscape treatment to create privacy and hide underside of deck, also light weight material used within the building to breakup the buildform

Figure 31 - Built Form Code – Building Type F - Single Dwellings – Graphical Representation

BUILT FORM CODE

TYPE **DV**

PLANNING DATA	
SITE AREA	from 450m²
SITE COVER	Max 50% Note: Overhangs, Hoods & Pergolas are excluded from site cover calculations
HEIGHT	10m (max height 3 storey)
PRIVATE OPEN SPACE	Min. 25m² for each dwelling with a minimum width of 3m accessible from a living area



THE DESCRIPTION
The Purpose of this code is to insure that detached lot homes contribute to character of Pinny Beach

DWELLINGS PER LOT
Single Dwelling Lots 15.0 metres plus

MINIMUM BUILDING SETBACKS
All setbacks are to face of wall of primary structure with overhangs, hoods, screens and other architectural extensions are as per the Architectural Extension setbacks. All setbacks at the discretion of the Design Review Panel and still subject to BCA requirements

THREE STOREY POP-UP
maximum 50% of storey area below, only dwellings nominated on the neighbourhood code.

PRIVATE OPEN SPACE
Orientated to the North/East, all living areas to interface with P.O.S
Note: Other P.O.S positions can be approved based on good solar principle and site orientation

ZERO LOT LINE WALLS
Maximum height of built to boundary walls 6.0m and can only be at the rear of the lot as shown above. Zero Lot Line walls are not mandatory.

SETBACK TABLE

Boundary	Type	Storeys		
		Ground	Upper	3 storey
Main Access Drive / Contour Trail	Garage	No Access Allowed		
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Forest Road	Garage	No Access Allowed		
	Wall	4.0	4.0	4.0
	A.E*	2.0	2.0	2.0
Corner Lot Boundary (Forest Road)	Garage	5.5	N/A	N/A
	Wall	3.0	3.0	3.0
	A.E*	2.0	2.0	2.0
Side Boundary	Wall	1.05	1.05	2.0
	A.E*	0.45	0.45	1.4
Rear Village Lane	Wall	0.6	0.6	0.6
	A.E*	0.0	0.0	0.0
Zero Lot Line	Wall	0.2	0.2	N/A
	A.E*	0.2	0.2	N/A

Figure 32 - Built Form Code – Building Type DV - Single Dwellings

4.5 EAST VILLAGE – RESIDENTIAL FLAT CODE

4.5.1 SITE COVERAGE

Objectives

a. To promote a compact village in the coastal setting of Pinny Beach.

b. Site coverage is consistent with the low to medium density residential character of the surrounding Pinny Beach Coastal Village.

Controls

1. The maximum site coverage must not exceed 55% excluding eaves, pergolas, awnings, gatehouses or basement parking.

4.5.2 HEIGHT

Objectives

a. To protect the visual amenity of the Coastal Village.

Controls

1. Heights must not exceed 14 metres above the existing ground level.
2. Building heights must be in keeping with the residential character of the surrounding area.

4.5.3 SETBACKS

Objectives

a. To ensure buildings provide for setbacks from the street frontage which are appropriate to the efficient use of the site and the streetscape character.

b. To ensure there is no significant loss of amenity to residents on adjoining sites.

c. To ensure that there is adequate solar access to adjoining dwellings and open space areas.

Controls

1. Street frontage must be setback a minimum of 4 metres for building walls and 1.5 metres for balconies, eaves, awning, and garden structure or likewise.
2. Parks and Public walkways / access ways must have a minimum setback of 1 metre for building walls and no setback for balconies, eaves, awning, and garden structures or likewise.
3. Basement parking structures, between street frontage and the main front elevation must be no more than 1 metre average above the ground level and setback 1.5 metres minimum from any street frontage.
4. Internal site setbacks between building walls must be a minimum of 3.0 metres with balconies, eaves, awning, and garden structure or likewise to have a minimum setback of 2.0 metres between.

4.5.4 CAR PARKING

Objectives

a. Development achieves adequate provisions of on-site vehicle parking that is clearly defined, safe and easily accessible.

b. To ensure the provision of vehicle parking spaces takes into account the type and size of the development, the capacity of existing road network to cater for street parking and universal design to provide non-discriminatory access and use.

Controls

1. Each dwelling unit must have the following car parking rates:
   i. Small (<75m²) or 1 bed = .075 per dwelling
   ii. Medium (75-100m²) or 2 beds = 1.0 per dwelling
   iii. Large (>100m²) or 3 beds = 1.5 per dwelling
2. Single file parking should be provided where two spaces are provided for one dwelling.
3. Visitor car parking rates must be 0.25 car parks per dwelling unit which can be provided on site or adjacent to the building in public streets.

4.5.5 BUILDING DESIGN

Objectives

a. To ensure buildings are designed and orientated to the street to add visual interest to the streetscape.

b. To ensure building articulation and design elements that reduces bulk and provides interest.

c. To ensure pedestrian and open spaces are more prominent than vehicle movement areas and utility spaces.

d. To promote buildings that have a human-scale built form.

Controls

1. Building should be parallel or nearly parallel to the road frontage and have living area windows or balconies that face the street.
2. Buildings must incorporate a combination of verandas, recesses and variation in materials and building form.
3. Buildings must have no unbroken elevation greater than two storeys on any vertical plan and elevations use a variety of materials colour / textures between levels.
4. Facades must maintain an appropriate scale, rhythm and proportions that respond to the desired contextual character and include:
   i. Defining a base, middle and top related to the portion of the building, expressing the internal layout of the building through vertical bays
   ii. Expressing the variation in floor to floor height, particularly at lower levels
   iii. Articulating building entries with awnings, porticos and projecting bays and incorporating architectural features which give human scale to the building design at street level
5. Visual relief must be provided by pavement treatments and landscape elements
6. Fencing must be designed and constructed to complement the building, streetscape and to allow for outlook to the street.

4.5.6 SOLAR ORIENTATION

Objectives

a. To ensure that dwellings and open spaces receive sufficient solar access and privacy.

b. To minimise adverse impacts on the private outdoor space of adjoining dwellings.

Controls

1. Windows to north facing living areas and principle open space areas must receive at least 3 hours of sun between 9am and 5pm on 21st of June over a portion of the surface.
2. North facing windows to living areas and principle open spaces areas of neighbouring dwellings must not have sunlight reduced to less than the above three hours.

4.5.7 PRIVACY

Objectives

a. To ensure building are designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.

Controls

1. All habitable room windows should not directly face within 10 metres of a habitable room window of another dwelling unit.
2. All habitable room windows should not have a sill height not less than 1.7 metres that are directly facing and within three metres of an access way, footway or communal open space area.

OR

3. Fixed obscured glazing should be fitted to all habitable room windows to a height of less than 1.7 metres above floor level.
4. The view from the habitable room window should be screened by a structure not greater than 1.8 metres in height which has openings that make it greater than 25% transparent.
5. A direct view exists into the private open space of adjoining dwelling/s and the outlook from windows, landing stairs, terraces, decks and other private communal or public areas is obscured or screened by privacy screens which have openings that make not great than 25%.

4.5.8 ROOF DESIGN

Objectives

a. Roof design enhances the streetscape.

Controls

1. Roofs must be a simple combination of pitched and skillion roofs with parapet roofs being a secondary roof element.
2. All roof top features and equipment must be located out of view from the street front and must be colour coordinated with the roof colour.
3. Roof eaves must be a minimum of 600mm with no less than 70% of the fascia length having overhangs, unless openings are sufficiently shaded by awnings.

4.5.9 COMMUNAL OPEN SPACE

Objectives

a. To provide outdoor areas that improve visual amenity, views and recreational opportunities for residents and occupants within a development.

Controls

1. Where more than 25 percent of dwellings do not have direct access to the ground floor private outdoor areas, communal outdoor areas with non-discriminatory access must be provided with at least one continuous area being a minimum of 50m² with a minimum dimension of five metres. These facilities may include a communal pool, tennis court or similar recreational facilities.

4.5.10 PRIVATE OPEN SPACE

Objectives

a. To ensure that dwellings are provided with functional, well located areas of private open space.

b. To ensure that private open space is integrated with, and is directly accessible from the living areas of a dwelling.

Controls

1. The private open space for dwellings with ground level access must be at least 25m² with a minimum dimension of three metres, and is accessible from the living area.
2. A dwelling entirely located above the ground floor level must include a private open space that consists of a balcony or roof area open to the sky and has a minimum are of 8m² and minimum dimension of two metres.

4.5.11 SERVICE AND UTILITY AREAS

Objectives

a. To ensure service structures and communal utilities are unobtrusively located on the site and are environmental sustainable.

Controls

1. Service structures and mechanical plant should be designed as an architectural feature of the building or are effectively screened from view.
2. A permeable (gravel, grasscrete etc) car wash bay should be provided.
3. Individual clothes drying areas or internal clothes dryers should be provided.

4.5.12 PEDESTRIAN ENTRY

Objectives

a. To provide well lit pedestrian paths and entry points that are clearly visible form the street.

Controls

1. The development must have at least one prominent pedestrian path that connects the street with the building entry.
2. Movement sensitive lighting should be directed towards pedestrian and vehicle entry and exit points and communal facilities.
3. Community building/facilities should be well lit and clearly identified.

4.5.13 VEHICLE MOVEMENT

Objectives

a. To encourage vehicle access and parking that is safe and convenient for residents, visitors and service providers.

b. To ensure vehicle parking design and location minimises impact on neighbouring dwellings.

Controls

1. A centrally located driveway must not dominate the main street frontage and provides:
   i. For two way traffic and entry/exit point.
   ii. A driveway of at least 5.5metres in width
2. Vehicle movement areas should be located a minimum of 3m from any bedroom window.
3. Where the site is bounded by more than one street frontage, the secondary street should provide for the main vehicle entry/exit point.

4.5.14 NOISE

Objectives

a. To ensure noise does not unreasonably affect existing and likely future developments on adjacent land.

Controls

1. Active recreation areas should not be close to bedroom windows or other openings.
2. Air conditioning plant should be located toward the centre of the site and acoustically insulated.

4.6 RADAR HILL PRECINCT

Objectives

a. To design Radar Hill Precinct as a compact higher density pedestrian orientated village.

Controls

1. A development control plan incorporating design guidelines for built form must be prepared for the Radar Hill Precinct at subdivision stage. These built form controls will be incorporated into this Area Plan and will be consistent with the North Wallarah Masterplan – Built Form Management Plan.
2. Development at Radar Hill will form a compact pedestrian orientated residential village of higher density confined to the quarry footprint, the radar installation and the former village.
3. Landscaping must be used within Radar Hill Precinct to remediate past mining areas.
4. External building materials within Radar Hill must utilise brickwork or stone as the predominant external materials. The upper levels of multi-level buildings should use lightweight construction (timber and metal) and be non-reflective.
5. Colours within Radar Hill must be consistent with the North Wallarah Peninsula Masterplan Visual Integration Management Plan.
6. Built form in Radar Hill must be articulated into smaller elements utilising stepping facades and roofs to provide a horizontal emphasis.
7. Roof pitch must be kept to a minimum to reduce the height of building envelopes and allow views from beyond.
8. Roof terraces and balconies should provide viewing opportunities and articulate the façades of large buildings.

9. The tree lined ridgetop must remain as the visual backdrop to the development. Buildings adjoining the quarry face must be below the top of the tree canopy above the quarry. Buildings should respond to the topography.
10. Car parking must be limited to common parking bays or in basement car parking.
11. The radar hill bunker must be retained and integrated into the development with heritage interpretation.

4.7 SPOON ROCKS VALLEY PRECINCT

Objectives

a. To design Spoons Rocks Valley Precinct as a compact coastal village.

Controls

1. A development control plan incorporating design guidelines for built form must be prepared for the Spoons Rocks Valley Precinct at subdivision stage. These built form controls will be incorporated into this Area Plan and will be consistent with the North Wallarah Masterplan – Built Form Management Plan.
2. Development at Spoon Rocks Valley must be a compact pedestrian orientated coastal village below the ridgeline.
3. Building footprints within Spoon Rocks Valley Precinct are compact and should have a maximum floor area of 120 square metres (excluding terraces and decks).
4. Spoon Rocks Precinct comprises a mix of single and two storey detached buildings.
5. Views to Pinny Beach must be retained through the sensitive sitting of buildings.
6. All external materials within Spoons Rocks Valley must comprise timber, metal, lightweight cladding and glass and colours derived from the natural landscape. Roof materials must not be reflective.
7. Spoons Rocks should contain pedestrian and walking trails linking the precinct to other parts of the Coastal Sector.
8. Native vegetation landscaping screens the development from Caves Beach.

Appendix D – Colour Palette – Coastal Sector – Pinny Beach

Colour Palette

This colour palette is provided as a guide for you to select appropriate exterior colours for your home. They are colours which will compliment the surrounding national park and foreshore vegetation.

External building colours should enable the building to blend with local vegetation.

External building colours should be vibrant, and their hue should be selected from colours found in the immediate locality to assist in achieving an interesting house design, and variety in the streetscape.

The colour palette consists of three colour 'families'.

Some homes may be required by the DRP to be specific colours to reduce visual impact from key public views outside of the Pinny Beach Village. (Refer Neighbourhood Plan).

It is important to note that the colours shown below are shown as a guide only and do not represent the only colour choices available for your home. As noted in each 'family' other colours may be approved at the discretion of the DRP.

Encouraged for East and West Village	Encouraged for West Village	Encouraged for East Village
1	5	9
2	6	10
3	7	11
4	8	12

Family A (selected from the Dulux Master Palette)

The predominant external colour of your home should be selected from this family or similar. Colours used which are not shown here may be approved at the discretion of the DRP.

1. Army IssueP15B.5
2. SandbarkP17C.1H
3. Paris CreekP18.B5
4. LivingstoneP17A.1H
5. Reed BedP17.B3
6. Celery Satin P19.D1
7. Willow LeafP20.B3
8. Spring ShootP19.F1H
9. AerobusPG2.G3
10. Soft Fresco HalfP25.B1H
11. Vivid WhitePCW.B4
12. Aqua Mist QP30.B1Q

Family B (selected from the Dulux Master Palette)

The stronger colour for feature walling, accents and external cladding which 'connect' your home to the landscape should be selected from this family or similar. Colours used which are not shown here may be approved at the discretion of the DRP. The colour must be compatible with the predominant colour selected from Family A.

1. Ticking	PG1.A7
2. Klute	PG1.F5
3. Bronze Fig	P16.B7
4. Oyster Linen	P16.B3
5. Bogle	PG2.D7
6. Purple prince	P46.B7
7. Bronze	Fig P16.B7
8. Pawn Broker	P04.B9
9. Brood	P12.B7
10. Oriental Spice	P09.F9
11. Billet	P12.F9
12. Namadji	PG1.F8
13. Anchor Point	P40.E7
14. Quantum Blue	P41.E5
15. Stream	P38.E7
16. Passionate Blue	P41.H9

Window Frame Colours

Timber window frames may be stained in a colour to compliment your family A and B selections, or painted in a colour selected from Family C.

Family C (selected from the Dulux Master Palette)

If required, the strongest colour for trim, details, main entrance door, pergolas and the like should be selected from this family or similar. Colours used which are not shown here may be approved at the discretion of the DRP. These colours must be compatible with colours selected from Families A and B, and be used in moderation.

1. Le Roy	P09.B7
2. Army Issue	P15.B5
3. Congo Brown	P15.B9
4. Western Myall	PG1.F7
5. Raku	PG2.C7
5. Jarrah	P14.D7
6. Mali	PG2.C9
7. Ovoid Fruit	P17.D8
8. Painted Bark	P06.D9
9. Desert Soil	P10.F8
10. Deep Fuchsia	P01.B7
11. Reed Green	P19.F8
12. Areostatics	P37.E8

Roof Colours (selected from the Colorbond Palette)

One of the following three colours should be used for the roof sheeting.

1. Bushland
2. Jasper
3. Windspray

Appendix E – Suitable Plant Species List – Coastal Sector – Pinny Beach

Suitable Species List

	SECTOR WIDE LANDSCAPE CHARACTER UNIT (LCU)	
	Trees	
	Allocasuarina littoralis	Black She-oak
	Allocasuarina torulosa	Forest Oak
	Angophora costata	Smooth-barked Apple
	Backhousia myrtifolia	Grey Myrtle
	Casuarina glauca	Swamp Oak
	Corymbia gummifera	Red Bloodwood
	Corymbia maculata	Spotted Gum
	Cupaniopsis anacardioides	Tuckeroo
	Eucalyptus capitellata	Brown Stringybark
	Eucalyptus haemostoma	Scribbly Gum
	Eucalyptus punctata	Grey Gum
	Eucalyptus racemosa	Scribbly Gum
	Eucalyptus siderophloia	Grey Ironbark
	Eucalyptus umbra	Bastard White Mahogany
	Glochidion ferdinandi	Cheese Tree
	Livistona australis	Cabbage Tree Palm
★	Pandanus pedunculatus	Pandanus
	Pittosporum undulatum	Sweet Pittosporum
	Syncarpia glomulifera	Turpentine
	Shrubs	
	Acacia longifolia	Sydney Golden Wattle
	Acacia parvipinnula	Silver-stemmed Wattle
	Acacia sophorae	Coastal Wattle
	Allocasuarina distyla	Scrub She-oak
	Banksia integrifolia	Coast Banksia
	Banksia serrata	Old Man Banksia
	Banksia spinulosa	Hairpin Bankisa
	Boronia falcifolia	Wallum Boronia
	Boronia polygalifolia	Milkwort Boronia
	Breynia oblongifolia	Breynia
	Callistemon citrinus	Lemon Scented Bottlebrush
★	Callistemon cultivars	Bottlebrush
	Calytrix tetragona	-
	Casuarina distyla	Scrub Oak
	Cissus hypoglauca	Water Vine
	Clerodendrum tomentosum	Hairy Clerodendrum

	SECTOR WIDE LANDSCAPE CHARACTER UNIT (LCU)	
	Shrubs cont.	
★	Cordyline australis	Cordyline
	Dillwynia retorta	Eggs and Bacon
	Dodonaea triquetra	Hop Bush
★	Dracaena draco	Dragon Tree
	Gonocarpus teucroides	Raspwort
★	Grevillea cultivars	Grevillea
	Goodenia ovata	Hop Goodenia
	Hakea sericea	Needlebush
	Hakea teretifolia	Needlebush
	Hibbertia pedunculata	-
	Hibbertia vestita	
	Kunzea capitata	-
	Lambertia formosa	Mountain Devil
	Leptospermum laevigatum	Coastal Tea Tree
	Leptospermum polygalifolium	Yellow Tea Tree
	Leptospermum trinervium	Slender Tea-tree
	Leucopogon juniperinus	Bearded Heath
	Leucopogon virgatus	-
	Melaleuca nodosa	Paperbark
	Melaleuca stypheloides	Prickly-leaved Paperbark
★	Myoporum parvifolium	Creeping Boobialla
	Notelea longifolia	Mock Olive
	Persoonia levis	Broad-leaved Geebung
	Persoonia linearis	Narrow-leaved Geebung
	Pimelea linifolia	Slender Rice Flower
	Pittopsporum revolutum	Yellow Pittosporum
★	Phormium tenax	Flax Lily
★	Phormium purpureum	Flax Lily
	Phyllota phylicoides	-
	Podolobium ilicifolium	Prickly Shaggy Pea
	Ptilothrix deusta	-
	Pultenaea paleacea	Chaffy Bush Pea
	Pultenaea villosa	Bacon and Eggs
★	Syzygium cultivars	Lilly Pilly
	Westringia fruticosa	Coastal Rosemary
	Xanthorrhoea resinifera	Grass Tree

Non-endemic Plants can be used in fenced courtyard spaces.

Suitable Species List cont.

	SECTOR WIDE LANDSCAPE CHARACTER UNIT (LCU)	
	Groundcovers, Vines and Sedges	
	Adiantum aethiopicum	Common Maidenhair
	Aristida vagans	Wire Grass
	Arthropodium milleflorum	Pale Vanilla Lily
	Blechnum cartilagineum	Gristle Fern
	Brachyscome angustifolia	-
	Calochlaena dubia	Rainbow Fern
	Carex apressa	-
	Cymbopogon refractus	Barbwire Grass
	Dampiera stricta	Blue Dampiera
	Dianella caerulea	Flax Lily
★	Dianella cultivars	Flax Lily
	Dichelachne micrantha	Short-hair Plume Grass
	Eragrostis brownii	Brown's Lovegrass
	Gahnia clarkei	Tall Saw-sedge
	Goodenia hederacea	Ivy Goodenia
	Goodenia heterophylla	-
	Hardenbergia violacea	False Sarsparilla
	Hibbertia aspera	-
	Hibbertia dentata	Twining Guinea Flower
	Hibbertia scandens	Climbing Guinea Flower
	Isolepis cernua	Nodding Club-rush
	Juncus kraussii	Matting Rush
	Kennedia rubicunda	Dusky Coral Pea
	Lomandra longifolia	Spiky-headed Mat Rush
	Macrozamia communis	Burrawang Palm
	Pandorea pandorana	Wonga Vine
	Phyllanthus hirtellus	Thyme Spurge
	Pratia purpurescens	Winteroot
	Schoenus apogon	Common Bog-rush
	Sporobolus virginicus	Marsh Grass
	Tetratheca juncea	Black-eyed Susan
	Themeda australis	Kangaroo Grass
	Viola hederacea	Ivy-leafed Violet
	Wahlenbergia communis	Tufted Bluebell
	Xanthorrhoea latifolia	Grass Tree

★ **Non-endemic Plants** can be used in fenced courtyard spaces.

PART 5 – NORTHERN SECTOR

5 INTRODUCTION

This section contains local objectives and controls for development in North Wallarah in the Northern Sector and aims to ensure the vision and principles of the North Wallarah Peninsula Masterplan and Conservation Land Use Management Plan (CLUMP) are achieved. This section applies to the Northern Sector as outlined in Figure 33.

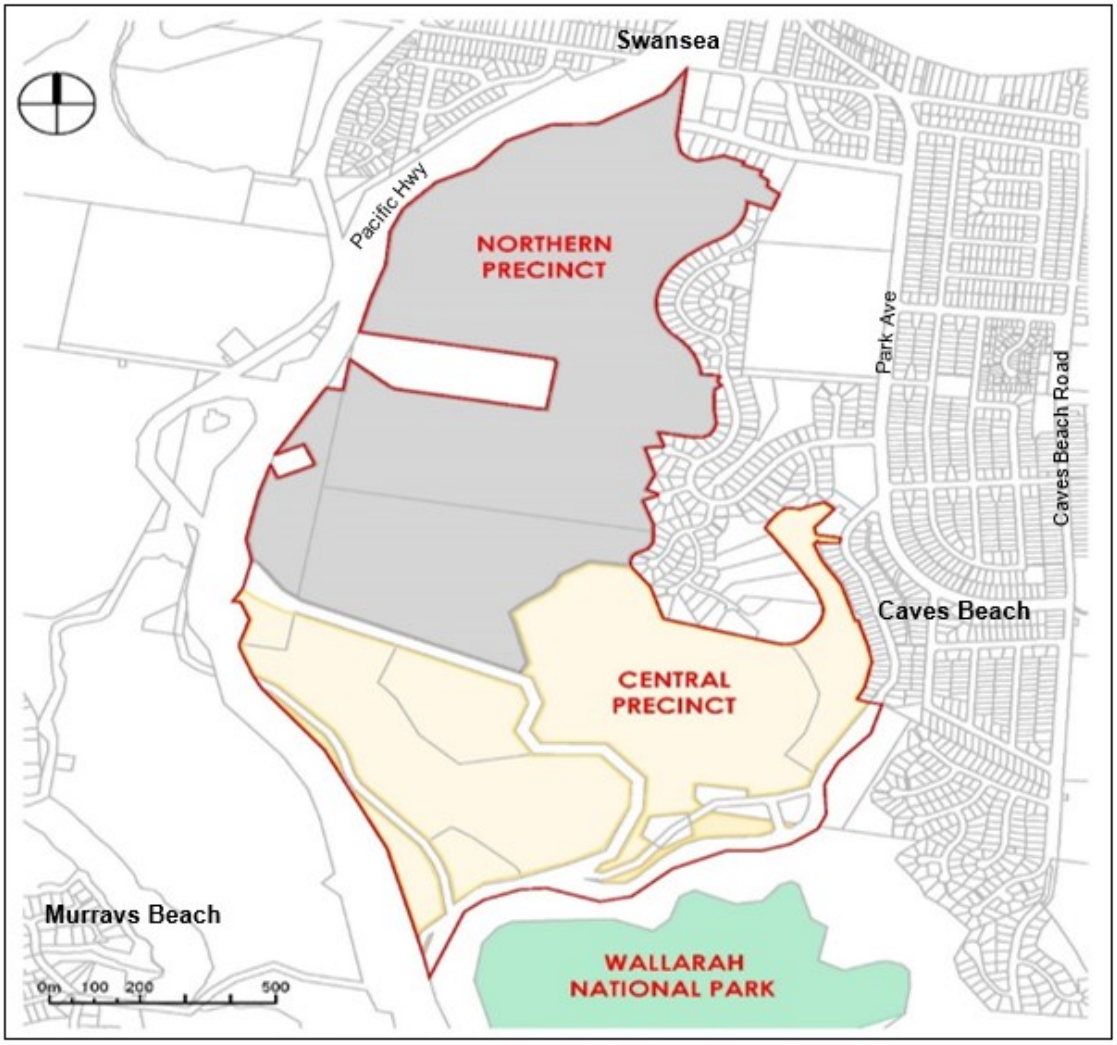


Figure 33 - Northern Sector and Sub-Precinct Map

5.1 DESIRED FUTURE CHARACTER

The desired future character for this area is outlined in section 1.6 – Northern Sector – Precinct Character.

5.2 NORTHERN SECTOR

Objectives

a. To design the Northern Sector as a compact pedestrian-oriented hilltop village.

Controls

1. A development control plan incorporating design guidelines for built form must be prepared for the Northern Precinct of the Northern Sector at subdivision stage. These built form controls will be incorporated into this Area Plan and will be consistent with the North Wallarah Masterplan – Built Form Management Plan.

5.3 CENTRAL PRECINCT – NORTHERN SECTOR

This part applies to all residential accommodation including but not limited to attached dwellings, dual occupancies, dwelling houses (including dwellings on small and narrow lots), multi-dwelling housing and semi-detached dwellings (with the exception of residential flat buildings, seniors housing and secondary dwellings which must comply only with Section 5.3.4.1 Materials and Colours of this part), located in the Central Precinct as outlined in Figure 33.

This part also applies to development of the village hub and any re-subdivision occurring to residential allotments after estate-based subdivisions are registered.

The Central Precinct is divided into the main subdivision area, and a number of edges with unique features as outlined in Figure 34.

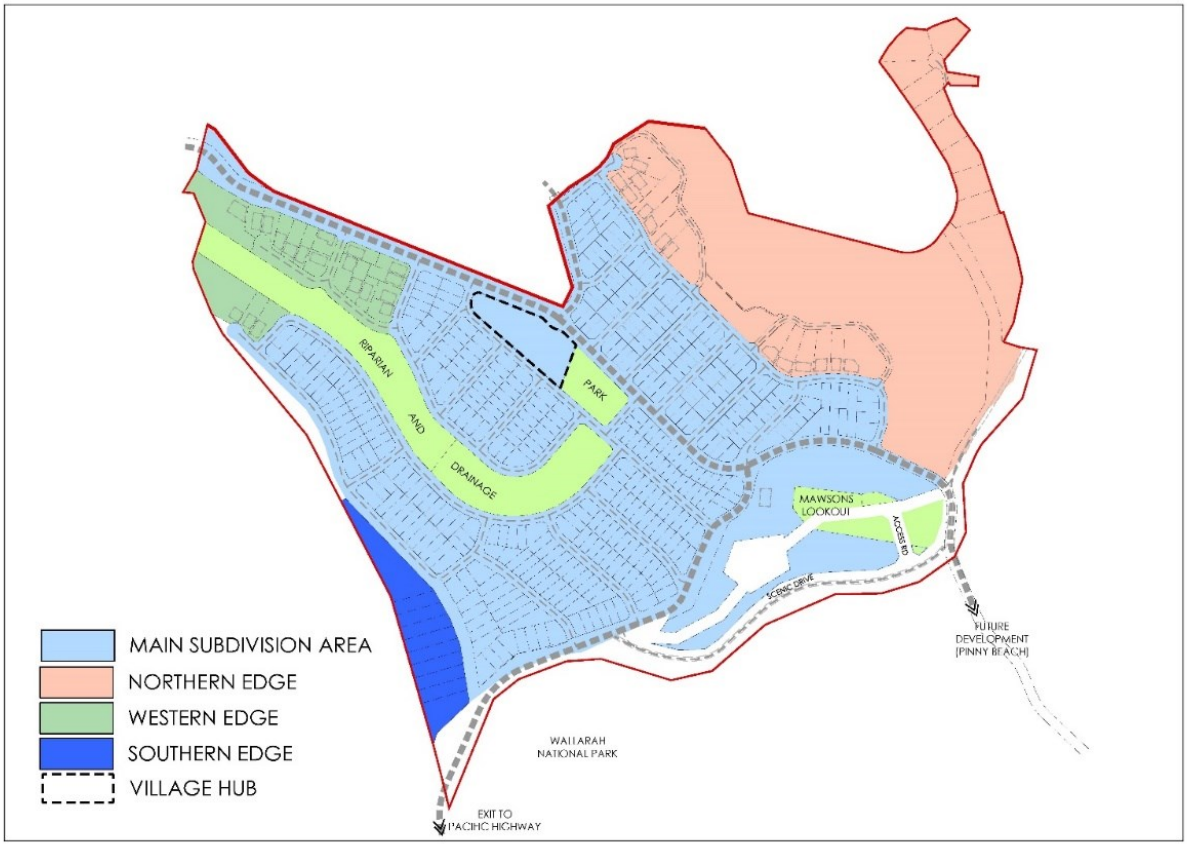


Figure 34 Central Precinct Edges Map

5.3.1 HEIGHT OF BUILDINGS

This part applies to all buildings located in the Central Precinct in those areas shown with specific height of building controls as outlined in Figure 35, and applies until such time as development standards in LMLEP 2014 are updated for consistency.

Objectives

a. To ensure the height of buildings are appropriate to their location, as guided by contextual visual and scenic quality analysis undertaken as part of the estate subdivision assessment.

Controls

1. The height of a building on any land is not to exceed the maximum height shown for the land in Figure 35.

2. Development consent may be granted that exceeds the maximum height shown for the land if a written request is provided that justifies the building height, taking into consideration broader visual and scenic quality and demonstrating that it is unreasonable and unnecessary in the specific circumstances and there are sufficient environmental planning grounds to justify exceeding the maximum height.

Note: Height of building means the vertical distance from ground level (existing) to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Note: Where no height is shown in Figure 35, refer to LMLEP 2014.

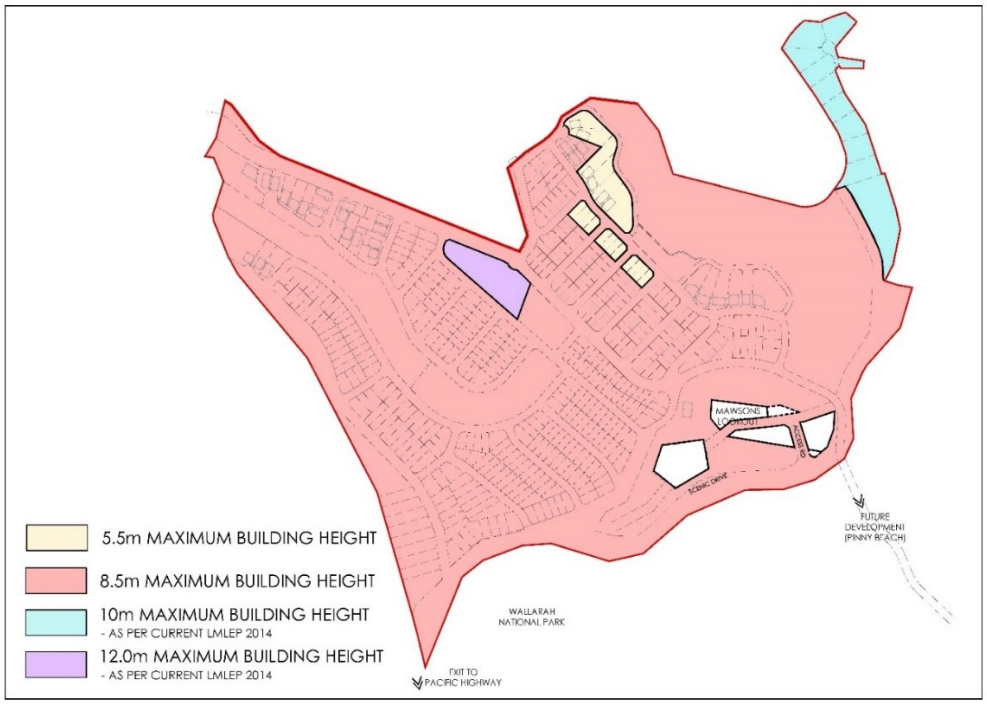


Figure 35 Height of Buildings Map

5.3.2 VILLAGE HUB

This part applies to the village hub lot as outlined in Figure 34.

Objectives

a. To ensure the development of the village hub contributes to the character, amenity and activity of the precinct to serve the needs of the local community and/or visitors to the locality.

Controls

1. Development is to have regard to relevant objectives and controls as set out in Part 4 – Development in Business zones for B1 Neighbourhood Centres of DCP2014.
2. Development must:
    a. ensure the ground floor of the building facing the primary street has an active street frontage and is used for commercial purposes that serve the needs of the local community and/or visitors to the area,
    b. contribute to streetscape character,
    c. provide an interface that preserves the amenity and function of the adjoining public open space and contributes to the activation of the open space,
    d. offer passive surveillance to streets and the adjoining public open space,
    e. provide weather protection through the use of awnings.
3. Development must additionally comply with Section 5.3.4.1 Materials and Colours of this part.

5.3.3 CENTRAL PRECINCT EDGES – DESIGN CONTROLS

This section applies to the Central Precinct Western Edge, Central Precinct Northern Edge and Central Precinct Southern Edge as outlined in Figure 34.

Objectives

a. To ensure impacts of development are minimised.

b. To ensure the building design and location responds to topography, landscape and environmental attributes of the individual lot.

c. To maintain and enhance the natural bushland or tree character of the edges.

Controls

1. Part 3 Lake Sector Murrays Beach applies to this section in its entirety, with the exception of:
    a. Roof Form which is to be as per Section 5.3.4.3 Roof Form
    b. Appendix B (Murrays Beach plant species list) which is replaced with Appendix G (Central Precinct plant species list).

2. In addition, notwithstanding Appendix A of Part 3, lighter shades of white or near white roofs or the main body of the building (community) palette are not acceptable.

5.3.4 MAIN SUBDIVISION AREA – DESIGN CONTROLS

This section applies to all main subdivision area excluding the mapped edges referred to in Section 5.3.3 and as outlined in Figure 34. This part prevails over Part 3 and Part 9 of DCP 2014.

5.3.4.1 BUILT FORM

Objectives

a. To create a hilltop village sited within the landscape disturbed by past mining activities.

b. To promote an affordable, modern architectural style which provides a varied and interesting streetscape.

c. To encourage building materials that establishes a woodland character.

d. To promote the colours of the natural landscape through selection of the external colour palette.

Controls

1. The front setback must be minimum of 5 metres from the front boundary.

2. The secondary street setback for corner allotments must be a minimum of 2 metres, other than where allotment includes a dual occupancy, which must be minimum 5 metres.

3. The front façade is to contain the primary entrance and must face the primary street and be integrated into the design of the dwelling.

4. A covered entry must project forward of the building line at least 1.5m deep and minimum 25% width of the dwelling. This may encroach into the front setback area. For two storey dwellings, the roof of the entry feature must be at single storey height (no two storey porticos are permitted).

5. Side setbacks must be minimum of:
   - 900mm for building height up to 4.5 metres in height;
   - 1.5 metres for building height over 4.5 metres but less than 3 storeys;
   - 3 metres for building height of 3 storeys or more.

6. Rear setbacks must be a minimum of:
   - 3 metres for buildings up to 4.5 metres in height;
   - 6 metres for buildings over 4.5 metres in height but less than 3 storeys;
   - 9 metres for buildings 3 storeys or more.

Note**:** The minimum setback of a point on a building is based on the building height at that point.

7. Unbroken walls in excess of:

   i. 15 metres in length for single storey dwellings must be avoided. This must be achieved by a minimum 450mm step;
   ii. 12 metres in length for corner dwellings (even if single storey) must be avoided. This must be achieved by a minimum 450mm step;
   iii. 12 metres in length for two storey or more dwelling must be avoided. This must be achieved by a minimum 450mm step.

8. Articulation should also consider incorporating door and window openings, balconies, awnings, architectural detail or changes in materials to provide visual relief.

9. A range of building materials is encouraged to be used including lightweight cladding, timber and masonry. The façades of all dwellings are permitted to contain face brick to a maximum of 20% of the total façade area. The face brick is to be smooth or matt finish and uniform in colour and shape without pattern. No red tone bricks are permitted. A calculation of façade materials is to be included on the plans to demonstrate that face brick on each façade is less than 20% of the total façade area.

10. External Colours must complement the landscape in accordance with the colour palette guide included as Appendix F. Bright/contracting or highlight colours are only permitted to a maximum of 10% of the area of any façade.

11. Highly polished or reflective finishes must not be used.

5.3.4.2 SITE COVERAGE AND DENSITY

Objectives

a. To ensure density of development is in keeping with the surrounding character.

b. To provide sufficient area around a dwelling for access ways, private open space and landscape planting.

c. To ensure Dual Occupancy developments are located on sites with sufficient size to be compatible with surrounding character.

Controls

1. The maximum site coverage including ancillary development, must not exceed 50%, other than for single storey Dual Occupancy development (total of both dwellings) which must not exceed 55%.

Note: Site Coverage means the proportion of the site area covered by buildings. However, the following are not for the purposes of calculating site coverage:

- any basement
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary
- any eaves
- any unenclosed (not located under the main roof of the building) balconies, decks, pergolas and the like.

2. Dual Occupancy developments, apart from those on corner lots require a minimum site area of 620 m2.

5.3.4.3 ROOF FORMS

Objectives

a. To promote roof forms that blend with the surrounding area and that integrate with the building design.

Controls

1. The roof form shall not be the dominant element of a dwelling.

2. For single storey dwellings or where the second floor is fully contained within the roof space the roof must not exceed 5m in height, with roof of all other dwellings not to exceed 3m in height.

3. Air conditioning units, lift motor rooms and other plant must be fully integrated within the building volume, either within the roof volume or within an architectural roof feature.

4. Other roof elements, such as photovoltaic panels, communication devices, antennae, satellite dishes, chimneys and flues should be designed to minimise impacts on views from neighbouring properties or from the public domain.

5. All roof should be from the following materials:

    i. Of corrugated metal profile and from the Colorbond (or similar) colour range as noted in the Roof Palette included as Appendix F – Trimdek or similar roof sheeting profile shall not be used for hip-valley type roofs. All roof elements must compliment the house design.
    ii. Flat or low profile roof tiles are not preferred however should tiles be a design consideration they should be complete with a matt finish of black or dark grey colour being interlocking profile complete with purpose-made ridge cappings of the same (approved) colour.

6. All roof eaves are to be a minimum 450mm wide when measured from the wall line to the inside of the gutter profile to all elevations. All gutter profiles must conform to the relevant Australian Standard for low or high fronted gutter elements.

7. Flat roofs are permitted. Parapet roofs are permitted as features only (not permitted for the entire roof form). Both forms are to:
    i. exclude corbel elements to any elevation or roof profile.
    ii. where Trimdek or similar roof sheeting is utilised no element of the roof sheeting should be visible when viewed from ground level.

5.3.4.4 SOLAR ACCESS AND ORIENTATION

Refer to Objectives and Controls within Part 3 – Development within Residential Zones of Lake Macquarie DCP 2014 for Solar Access and Orientation.

5.3.4.5 CUT AND FILL

Refer to Objectives and Controls within Part 3 – Development within Residential Zones of Lake Macquarie DCP 2014 for Cut and Fill.

5.3.4.6 LANDSCAPED AREA

Objectives

a. To provide areas of landscape planting that improve visual amenity, privacy, outlook, views and recreational opportunities for residents and occupants within a development.

b. To enable landscape planting in front setback areas that enhances the streetscape.

c. To enable landscape planting in rear setback areas that enhances residential amenity.

d. To promote on-site stormwater infiltration be encouraging pervious surfaces and landscaped areas.

Controls

1. For lots less than 600m^2, including dual occupancies and smaller lots, the minimum landscaped area must be 20% of the total lot area.

2. For lots between 600m^2 and 900m^2, the landscaped area must be at least 25% of the total lot area.

3. For lots greater than 900m^2, the landscaped area must be at least 35% of the total lot area.

4. For lots greater than 1500m^2 the landscaped area must be at least 45% of the total lot area.

5. At least one landscaped area capable of supporting a mature tree must be located adjacent to the rear boundary.

Note: A minimum width of 2 metres is required for an area to be included in the landscaped area, other than a minimum width of 1.5 metres for lots less than 450m^2. The landscaped area may be within the front, side or rear setbacks.

5.3.4.7 PRINCIPAL PRIVATE OPEN SPACE

Objectives

a. To ensure that dwellings are provided with functional, well located areas of private open space.

b. To ensure that private open space is integrated with, and is directly accessible from the living area of a dwelling.

c. To ensure that private open space receives sufficient solar access and privacy.

d. To minimise adverse impacts on the private outdoor space of adjoining dwellings.

Controls

1. Residential developments must include private open space for each dwelling that:
    i. has a minimum area of 24m^2,
    ii. has a minimum dimension of four metres, and
    iii. has a grade less than 1:50.

2. Private open space must be accessible from, and adjacent to a habitable room other than a bedroom.

3. Principal open space areas forward of the front setback are not permitted.

5.3.4.8 GARAGE AND CAR PARKING

Objectives

a. Garages and carports must not dominate the streetscape.

Controls

1. Garages and carports must be setback a minimum of 1m from the front building line. The covered entry is not considered to be the front building line.

2. Garages and Carports must be integrated into the design of the building and be an appropriate size and scale. Where garages and carports address the street, the opening must not exceed 6m or 50% of the building width, whichever is the lesser.

3. Garage doors are to be plain panels without patterns or windows.

4. Triple Garages are not permitted.

5. The number of car parking spaces provided must include:
   I. For attached dwellings, dwelling house, dual occupancies semi-detached dwellings, minimum of one undercover space and one space as single file parking;
   II. For multi-dwelling housing and all other forms of residential accommodation, minimum of 0.75 spaces (1brm), 1.0 spaces (2brm) and 1.5 spaces (3brm), plus 1 visitor parking space for first 5 dwellings, and 0.5 visitor parking spaces for each dwelling after the first 5.

5.3.4.9 DRIVEWAYS

Objectives

a. Driveways are to be integrated into the building design.

Controls

1. Only one exit/entry point is permitted with a maximum width of 4m at front property boundary and offset 1m from side boundary.

2. Maximum grade 20%. Steeper grades will be considered on their merits.

3. Materials permitted include plain or coloured concrete (no stencil) and pavers.

5.3.4.10 ANCILLARY STRUCTURES AND FENCING

Objectives

a. To maintain and enhance the streetscape.

Controls

1. Ancillary structures including outdoor clothes drying areas, garbage bins, rainwater tanks, air conditioning units and hot water tanks must be located at the side or rear of the property and screened from public view.

2. Where out building is required for additional storage, one building is permitted no greater than 9sqm at the rear of the property. Colour and materials to match main dwelling.

3. Front fences forward of the building line are not permitted. Side returns should be located at least 1m behind the building line.

4. Retaining walls, if required must be integrated into the design of the fence.

5. Side and rear fencing must not exceed 1.8 metres above existing ground level where no retaining wall has been constructed on that boundary at subdivision stage and be constructed using colourbond© -woodland grey.

6. Side and rear fencing must not exceed 1.5 metres where on a boundary where a retaining wall has been constructed on that boundary at subdivision stage, and be constructed using colourbond© -woodland grey.

7. Rainwater tanks should be installed to a minimum 4000L capacity (or greater if required by BASIX) to enable the storage and reuse of roof water.

5.3.4.11 LANDSCAPING

Objectives

a. To reinstate the bushland setting and restore the native environment after past mining activities onsite.

b. To promote high quality private open space for all residents.

c. To conserve and contribute to the natural assets by planting endemic species.

d. To reduce water consumption by using endemic species.

Controls

1. Landscaping drawings must be submitted with the development application.

2. At least 50% of the available area forward of the building line must contain native species from the list contained within Appendix G. It must contain a mixture of grasses, shrubs and trees. The remainder may be grass of buffalo species only.

3. At least two trees from the list contained within Appendix G must be planted (min 75ltr) one in the front of the dwelling and one at the rear.

4. Landscaping works must be completed prior to occupation certificate.

5.3.4.12 ROAD TRAFFIC NOISE

Objectives

a. To mitigate adverse impacts of road traffic noise

Controls

1. For Pacific Highway road traffic noise affected lots identified at subdivision stage, applications on those lots must demonstrate that required noise reduction and construction category to achieve relevant internal noise goals have been incorporated, with cross reference to the SLR Road Traffic Noise Assessment 2019.

5.3.4.13 CONSTRUCTION MANAGEMENT

Refer to Objectives and Controls within Part 3 – Development within Residential Zones for Construction Management.

5.3.5 SUBDIVISION

This part applies to re-subdivision of any residential allotment of the main subdivision area as outlined in Figure 34, after it has been registered.

Objectives

a. To ensure density of development is in keeping with the surrounding character established through precinct subdivision.

Controls

1. Further subdivision of a residential lot created by precinct wide subdivision is not permitted unless it complies with:

    i. A standard lot, the minimum area of the resulting lot(s) is 450m^2 and the minimum width is 14 metres;
    ii. A corner lot, the minimum area of the resulting lot(s) is 500m^2 and the minimum width is 18 metres
    iii. A battleaxe lot, the minimum area of the resulting lot(s) is 600m^2 and the minimum width is 18 metres. Additionally:
        a. A battle-axe lot must have a minimum rectangular building area of 250m^2 with a minimum width of 12 metres; and
        b. The minimum width of the battle-axe handle is four metres when servicing one lot, and five metres when servicing two lots. The maximum number of battle-axe lots sharing a single access handle is two;
            i. An irregular lot, the minimum area of the resulting lot(s) is 450m^2. Irregular shaped lots must have a minimum rectangular building area of 250m^2 with a minimum width of 12 metres.

2. Further subdivision of a residential lot created by precinct wide subdivision is not permitted in conjunction with built form unless it complies with:

    i. Dual occupancy: the minimum area of the resulting lot(s) is 310m^2, apart from corner lot dual occupancy development and demonstrates consistency with 5.3 of this Part.
    ii. The subdivision of land into 3 or more lots that each have frontage to a road for small lots, each lot must be a minimum of 300m2 and no more than 450m2 and include a building envelope plan that demonstrates consistency with 5.3 of this Part.

APPENDIX F – COLOUR PALETTE –MAIN SUBDIVISION AREA – CENTRAL PRECINCT NORTHERN SECTOR

Colour Palette - Main Colour

Appendix F : Colour Palette - Northern Sector - Central Precinct.

Colour Palette

The colour palette is provided as a guide for you to select appropriate **exterior colours** for your home. They are colours which will compliment the surrounding woodland character.

External building colours should enable the building to blend with local vegetation.

External building colours should be selected from colours found in the immediate locality to assist in achieving an interesting house design, and variety of streetscapes.

It is important to note that the colours shown below are shown as a guide only and do not represent the only colour choices available for your home. Other colours that blend with the natural environment will be assessed on a case by case basis. All external colour selections must be submitted with your Development Application.

Main Body of Building (Selected from the Taubmans Colour Guide)

The predominant external colour of your home should be selected from this colour family or similar.

1	Secret White	T15 5.1
2	Martini	T15 10.5
3	Button Up	T15 23.1
4	Sandy Beige	T15 23.1
5	Pebble Bay	T15 12.3
6	Silver Anniversary	T15 72.2
7	Pinwheel	T15 39.3
8	Beige Ash	T15 39.4
9	Marble Bench	T12 47.E8
10	Crocodile Tears	T10 4H-1
11	Soft Metallic	T15 34.6
12	Thundercloud	T15 25.4

Colour Palette - Main Colour

Appendix F : Colour Palette - Northern Sector - Central Precinct.

Main Body of Building (cont.)

(Selected from the Taubmans Colour Guide)

The predominant external colour of your home should be selected from this colour family or similar.

13	Brilliant White	T15 2.1
14	Cable Ash	T15 133.1
15	Metal Glow	T15 18.1
16	Alpine Snow	T15 9.3
17	Silver Blonde	T170-2
18	Salinger	T15 26.3
19	Going Grey	T15 25.2
20	Pins and Needles	T10 43K-1
21	Grey Castle	T15 18.4
22	Dapple Grey	T10 48K-1
23	Shades of Evening	T15 64.3
24	Murry Grey	T169-6
25	Ornamental Pearl	T15 16.2
26	Pebble Bay Quarter	T15 12.1
27	Powdered Gold	T124-1
28	Grey Academy	T169-1
29	Charcoal Heather	T15 60.1
30	Abstract	T15 15.4
31	Hi Ho Silver	T15 19.4
32	Showroom	T10 35K-1
33	Taupe Stone	T15 13.4
34	Adolescence	T15 19.5
35	Ship Grey	T15 60.5
36	Cookie Jar	T15 37.5

Colour Palette - Highlight Colour

Appendix F : Colour Palette - Northern Sector - Central Precinct.

Highlight Colours

(Selected from the Taubmans Colour Guide)

The stronger colour for feature walling, accents and external cladding which 'connect' your home to the landscape should be selected from this colour family or similar, and be a maximum of 10% of any facade. The colour must be compatible with the predominant colour selected from the Main Body of Building category.

1	Clear Brook	T12 47.F10
2	Grey Wolf	T15 24.5
3	Viking Grey	T15 18.6
4	Cannon Ball	T10 55L-1
5	Sealord	T15 25.5
6	Trendy	T15 27.7
7	Sierra Night	T15 133.5
8	Phantom Hue	T15 59.6
9	Leather Beige	T15 53.5
10	Dark Heather	T15 132.7
11	Quirky	T15 128.6
12	Star Anise	T10 9L-2
13	Kentia Palm	T15 89.6
14	Green Swirl	
15	Blue Blood	T10 50I-1
16	Almaz	T112-7
17	English Pine	T10 59I-1
18	Midnight Hour	T15 69.7
19	Birch Bark	T162-7
20	Poinciana Red[1]	T15 200.7
21	Rusty Rail[1]	T15 113.5
22	Belgian Chocolate	T120-8
23	Mountain Wine	
24	Poppy Pods	T10 20L-1

Colour Palette - Roof Colour

Appendix F : Colour Palette - Northern Sector - Central Precinct.

Roof Colours

(Selected from the Colourbond Palette)

Roof sheeting colour will be required to be selected from the following range, and complement the main body and any highlight colours selected. Flat or low profile tiles are also permitted (matt finish only) in Black or Dark Grey only.

1	Surfmist®	
2	Shale Grey™	
3	Wind spray®	
4	Ironstone®	
5	Gully®	
6	Dune®	
7	Cove®	
8	Monument®	
9	Wallaby®	
10	Jasper®	
11	Paperbark®	

*MATCHES TO COLORBOND® COLOURS

APPENDIX G – PLANT SPECIES LIST - MAIN SUBDIVISION AREA – CENTRAL PRECINCT, NORTHERN SECTOR

SPECIES	COMMON NAME	
TREES		
Acacia irrorata	Green Wattle	-
Allocasurina littoralis	Black She-Oak	-
Allocasurina torulosa	Forest Oak	-
Angophora costata	Smooth-barked Apple	-
Backhousia myrtifolia	Grey Myrtle	-
Casurina glauca	Swamp Oak	-
Corymbia gummifera	Red Bloodwood	-
Corymbia maculata	Spotted Gum	-
Cupaniopsis anacardioides	Tuckeroo	-
Eucalyptus capitellata	Brown Stringybark	-
Eucalyptus haemastoma	Scribbly Gum	-
Eucalyptus longifolia	Woolybutt	-
Eucalyptus paniculata	Grey Ironbark	-
Eucalyptus punctata	Grey Gum	-
Eucalyptus racemosa	Scribbly Gum	-
Eucalyptus resinifera	Red Mahogany	-
Eucalyptus siderophloia	Northern Grey Gum	-
Eucalyptus tereticornus	Forest Red Gum,	-
Eucalyptus umbra	Broadleaved White Mahogany	-
Exocarpus cupressiformis	Native Cherry	-
Glochidion ferdinandi	Cheese Tree	-
Livistona australis	Cabbage Tree Palm	-
Pandanus pedunruetus	Pandanus	-
Pittosperum undulatum	Sweet Pittosporum	-
SPECIES	**COMMON NAME**	
SHRUBS		
Acacia buxifolia	Box-leaved Wattle	-
Acacia falcata	Sticky Wattle	-
Acacia implexa	Hickory Wattle	-
Acacia longifolia	Sydney Golden Wattle	-
Acacia myrtifolia	Red-stem Wattle	-
Acacia parvipinnula	Silver Stemmed Wattle	-
Acacia sophorae	Coastal Wattrle	-
Acacia suaveolens	Aweet Scented Wattle	-
Acacia terminalis	Sunshine Wattle	-
Acacia ulicifolia	Prickly Moses	-
Acrotriche divaricata	Ground Berry	-
Allocasurina distyla	Scrub She Oak	-
Astrotricha longifolia	Broad Leaf Star Hair	-
Banksia integrofolia	Coast Banksia	-
Banksia oblongifolia		-
Banksia serrata	Old Man Banksia	-
Banksia spinulosa	Hairpin Banksia	-
Boronia falcifolia	Wallum Boronia	-
Boronia polygalifolia	Milkwart Boronia	-
Breynia oblongifolia	Breynia	-
Bursaria spinosa	Blackthorn	-
Callistemon citrinus	Lemon Scented Bottlebrush	-
Callistemon cultivars	Bottlebrush	-
Calytrix teragona	Common Fringe-myrtle	-
Casurina distyla	Scrub Oak	-
Cassinia cunninghamii	Cunninghams Everlasting	-
Cissus hypoglauca	Water Vine	-
Clerodendrum tomentosum	Hairy Clerodendrum	-
Comesperma defoliatum		-
Comesperma ericinum	Matchheads	-
Cordyline australis	Cordyline	-
Daviesia ulicifolia	Gorse Bitter-pea	-
Dillwynia retorta	Eggs and Bacon	-
Dodonaea triquetra	Common Hop-Bush	-

SPECIES	COMMON NAME	
SHRUBS (CONT.)		
Dracaena draco	Dragon Tree	-
Epacris pulchella		-
Gonocarpus Draco	Dragon Tree	-
Goodenia ovata	Hop Goodenia	-
Hakea sericea	Needlebush	-
Hakea teretifolia	Needlebush	-
Hibbertia empetrifolia		-
Hibbertia vestita		-
Hovea linearis	Narrow Leaf Hovea	-
Kunzea ambigua	Tick Bush	-
Lambertia formosa	Mountain Devil	-
Leptospermum polygalifolium	Yellow Tea Tree	-
Leptospermum trinervium	Flaky Barked Tea Tree	-
Leuocopogon ericoides		-
Leuocopogon juniperinus	Prickly Bearded Heath	-
Leuocopogon virgatus		-
Lomatia silaifolia	Crinkle Bush	-
Maytenus silvestris		-
Melaleuca nodosa	Paperbark	-
Melaleuca stypheloides	Prickly Paperbark	-
Mirbelia rubiifolia		-
Myoporum parvifolium	Creeping Boobialla	-
Notelea longifolia	Mock Olive	-
Ozothamnus diosmifolius	Ball Everlasting	-
Persoonia lanceolata	Lance Leaved Geebumg	-
Persoonia levis	Broad Leaved Geebung	-
Persoonia linearis	Narrow Leaved Geebung	-
Phormium tenax	Flax Lily	-
Phormium purpureum	Flax Lily	-
Phyllota phylicoides		-
Pittosporum revolutum	Yellow Pittosperum	-
Podolobium ilicifolium	Prickly Shaggy Pea	-
Polyscias sambucifolia	Elderberry Panax	-
Pomaderris lanigera		-
Ptilothrix deusta		-
Pultenaea daphnoides	Large Leaved Bush Pea	-
Pultenaea euchilla		-
Pultenaea paleacea	Chaffy Bush Pea	-
Pultenaea retusa		-
Pultenaea villosa	Bacon and Eggs	-
Rapanea viriabilis	Muttonwood	-
Rubus parviflorus	Native Raspberry	-
Rulingia dasyphylla	Kerawang	-
Sysygium cultivars	Lilly Pilly	-
Westringia fruiticosta	Coastal Rosemary	-
Xanthorrhoea resinifera	Grass Tree	-
SPECIES	**COMMON NAME**	
GROUND COVERS & VINES		
Acianthus fornicatus	Pixie Caps	-
Adiantum aethiopicum	Common Maidenhair	-
Adiantum hispidulum	Rough Maidenhair	-
Arthropodium milleflorum	Scribbly Gum	-
Aristida vagans	Wire Grass	-
Arthropodium millefllorum	Pale Vanilla Lily	-
Billardiera scandens	Apple Dumplings	-
Blechnum cartilagneum	Gristle Fern	-
Brachyscome angustifolia		-
Caesia parviflora	Pale Grass Lily	-
Calochleana dubia	Rainbow Fern	-
Carex apressa		-

SPECIES	COMMON NAME	
GROUND COVERS & VINES (CONT.)		
Cassytha glabella	Devils Twine	-
Cassytha pubescens	Devils Twine	-
Cayratia clematidea	Slender Grape	-
Centella asiatiaca	Indian Pennywart	-
Cheilanthes sieberi	Mulga Fern	-
Clematis aristata	Clematis	-
Commelina cyanea	Scurvy Weed	-
Corybas pruninosus	Helmet Orchid	-
Cryptostylis erecta	Bonnet Orchid	-
Crypostylis subulata	Large Tongue Orchid	-
Cymbopogon refractus	Barbwire Grass	-
Dampiera stricta	Blue Dampiera	-
Dosmmodium rhytophyllum	Rusty Tick-trefoil (furry)	-
Dismodium varians	Slender Tick-tewfoil	-
Dianella caerulea	Flax Lily	-
Dianella longifolia	Flax Lily	-
Dichelachne micrantha	Short Hair Plume Grass	-
Dichondra rapens	Kidney Weed	-
Doodia aspera	Rasp Fern	-
Einadia hastata	Berry Saltbush	-
Eragrostis brownii	Brown's Lovegrass	-
Euchiton involucratus	Star Cudweed	-
Eustrphus latifolius	Wombat Berry	-
Fimbristylis dichotoma	Common Fringe-Rush	-
Gahnia clarkei	Tall Saw-sedge	-
Geitenoplesium cymosum	Scrambling Lily	-
Geranium homeanum		-
Glossodia minor	Small Waxlip Orchid	-
Glycine clandestina	Twiningh Glycine	-
Glycine tabacina	Twining Glycine	-
Gonocarpus teucroides	Raspwort	-
Goodenia harderacea	Ivy Goodinea	-
Goodinea heterophylla		-
Hardenburgia violacea	False Sasparilla	-
Hibbertia aspera		-
Hibbertia dentata	Twining Guinea Flower	-
Hibbertia scandens	Climbing Guinea Flower	-
Histiopteris incisa	Bat-wing Fern	-
Hydrocotyle peduncularis	Pennywart	-
Hypericum gramiineum	Little St Johns Wort	-
Hypolepsis muelleri	Harsh Ground Fern	-
Isolepsis cemua	Nodding Club-rush	-
Juncus krasssii	Matting Rush	-
Kennedia rubicunda	Dusty Coral Pea	-
Lagenifera stipulata	Common Lagenifera	-
Lomandra longifolia	Spikey Headed Mat Rush	-
Lomandra tanika	Tanika	-
Macrozamia comminus	Burrawang Palm	-
Macrozamia spiralis		-
Oxalis perennans		-
Pandorea pandorana	Wonga Vine	-
Parsonia straminea	Common Silkpod	-
Phyllanthus hirtellus	Thyme Spurge	-
Plantago debilis	Slender Plantain	-
Plectranthus parviflorus	Cockspur Flower	-
Polymeria calycina	Bindweed	-
Poranthera microphylla	Small Poranthera	-
Portulaca oleracea	Purslane	-
Pratia purpurescens	Whiteroot	-
Pratia purpurescenns	Winteroot	-
Pteridium esculentum	Bracken Fern	-

SPECIES	COMMON NAME	
GROUND COVERS & VINES (CONT.)		
Pterostylis obtusa	Blunt-tongued Greenhood	-
Ranunculus plebeius	Buttercup	-
Sacropetalum harveyanum	Pearl Vine	-
Schoenus apogon	Common Bog-rush	-
Sigesbeckia orientalis	Indian Weed	-
Smilax glyciphylla	Sarsparilla	-
Sporobolus virginicus	Marsh Grass	-
Stephania japonica	Snake Vine	-
Tetratheca juncea	Black-eyed Susan	-
Tricoryne elatior	Yellow Rush Lily	-
Vernonia cinerea		-
Veronica plebeia	Creeping Speedwell	-
Viola hederacea	Ivy-leaved Violet	-
Wahlenbergia communis	Tufted Bluebell	-
Wahlenberia gracilis	Australian Bluebell	-
Xanthorrhoea latifolia	Grass Tree	-

SPECIES	COMMON NAME	
GRASSES		
Aristida vagans	Wire Grass	-
Austrodanthonia tenuior	Wallaby Grass	-
Bothricochloa macra	Redleg Grass	-
Carax appressa		-
Cymbopogon refractus	Barbwire Grass	-
Cyperus gracillis		-
Cyperus sphaeroideus		-
Dichelachne micrantha	Short Hair Plume Grass	-
Echinopogon ovatus	Forest hedgehog Grass	-
Entolasia marginata	Boarded Panic Grass	-
Entolasia stricta	Wiry Panic	-
Eragrostis leptostachya	Paddock Lovegrass	-
Gahnia aspera	Saw Sedge	-
Gahnia clarkei	Saw Sedge	-
Imperata cylindrica	Blady Grass	-
Joycea pallida	Silvertop Wallaby Grass	-
Juncus continuus	Broad Leaf Rush	-
Leptidosperma filiforme		-
Leptidosperma laterale		-
Lomandra longifolia	Spiky-headed Mat Rush	-
Lomandra obliqua	Twisted Mat rush	
Microlena stipoides	Weeping Grass	
Oplsimenus aemulus		
Panicum simile	Two Colour Panic	
Paspalidium distans		
Pteridium esculentum	Bracken Fern	
Schoenus melanostachys	Black Bog Rush	
Themeda australis	Kangaroo Grass	