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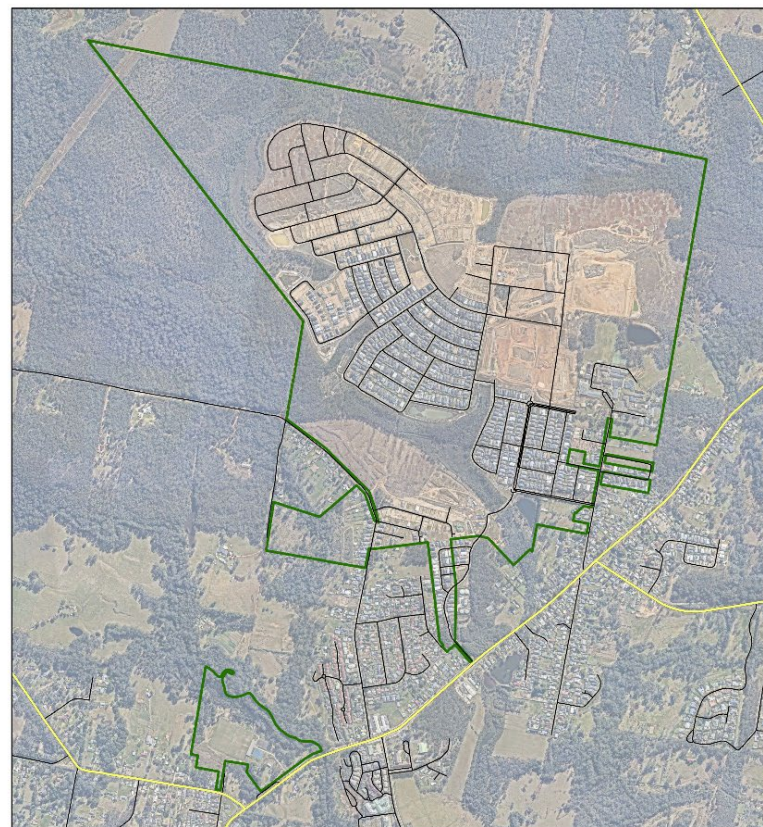
1 INTRODUCTION

The North Cooranbong Area Plan supplements Lake Macquarie Development Control Plan 2014 for future development requiring consent in the North Cooranbong Residential Estate. The North Cooranbong area will be developed to allow approximately 2500-3000 residential dwellings, commercial development, public land as well as the conservation of environmentally significant land.

In 2008, the Department of Planning approved the North Cooranbong Concept Plan and as part of the consent conditions required the preparation of Design Guidelines for this development. Council approved the Design Guidelines on 9 February 2009 and these Guidelines have been utilised to form an Area Plan for North Cooranbong.

1.1 EXTENT OF AREA PLAN

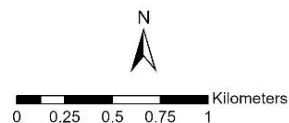
This Area Plan applies to all the land outlined in heavy black edging as shown within Figure 1 – North Cooranbong Residential Estate Area Plan Boundary.



Roads

- Arterial - Distributor Road
- Arterial - Distributor Road
- Arterial - Distributor Road
- Local Road
- Local Road
- Track-Vehicular
- Path

□ DCP Area Plan



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Figure 1 - North Cooranbong Residential Estate Area Plan Boundary

1.2 CHARACTER STATEMENT

It is envisaged that the North Cooranbong Estate will facilitate mixed use development, medium density and low-density residential development. The design will link the urban centre and residential lands to the neighbouring sports fields, neighbourhood park, community centre and Avondale school. Environmentally significant lands will be conserved including those adjoining Olney State Forest. The Town Common located in the south will provide leisure and recreational opportunities.

Figure 2 – North Cooranbong Structure Plan, provides a concise schematic plan showing the appropriate design outcomes for the site and how the development is likely to occur in the future.

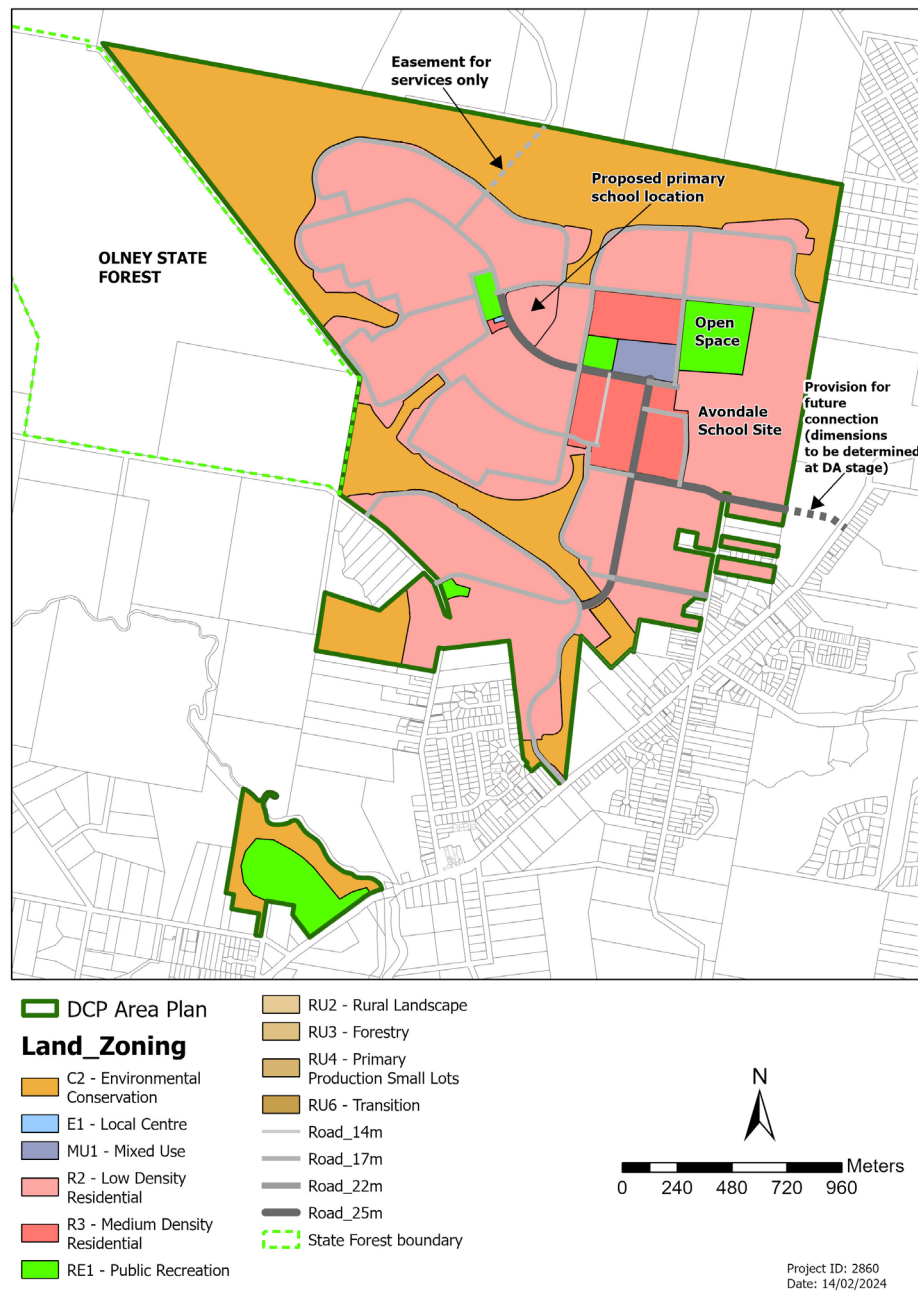


Figure 2 - North Cooranbong Structure Plan

1.3 SUBDIVISION DESIGN AND LAYOUT

Objectives

- a. To ensure the subdivision and development of North Cooranbong Residential Estate is undertaken in a coordinated manner.
- b. To ensure the North Cooranbong Residential Estate will be developed to reflect the availability of services.
- c. To ensure that the subdivision of the Estate occurs as envisaged in the Part 3A Concept Plan.

Controls

1. The subdivision layout should generally be consistent with Figure 2 - North Cooranbong Structure Plan.
2. Staging of the development should be generally consistent with Figure 3 - Indicative Development Staging and Subdivision Plan, however stages may be constructed simultaneously.
3. Stage XII is not limited and may be constructed at anytime.
4. The provision of community infrastructure must be staged in accordance with the Voluntary Planning Agreement for the site.
5. The subdivision pattern should generally comply with the approved Part 3A Concept Plan and Council's DCP subdivision requirements. An indicative subdivision pattern is shown in Figure 3 - Indicative Development Staging and Subdivision Plan.

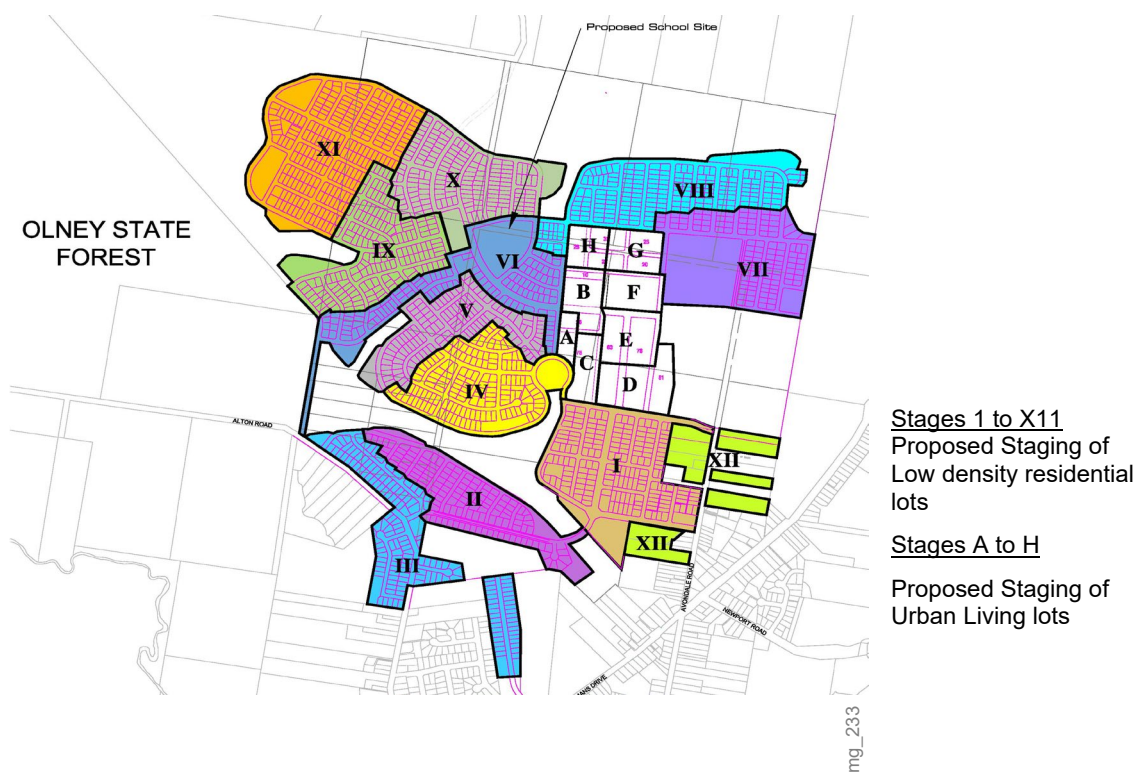


Figure 3 - Indicative Development Staging and Subdivision Plan

1.4 WATER SENSITIVE URBAN DESIGN

Objectives

- a. The North Cooranbong Residential Estate will utilise best practice water sensitive urban design.

Controls

1. The North Cooranbong Residential Estate should comply with Australian Runoff Quality – A Guide to Water Sensitive Design.
2. Flood modelling assessment must be submitted to Council with subdivision development applications to identify areas affected by the 100 ARI flood levels.
3. Dual reticulation should be used for toilet flushing and for gardening uses.

1.5 CONTAMINATION

Objectives

- a. To ensure the appropriate remediation of contaminated land for the purpose of reducing the risk of harm to human health and the environment.

Controls

- 1 Development applications for the first application for subdivision creating residential lots on areas identified as potential contamination sites must be accompanied by a Phase 2 Detailed Contamination Site Assessment as outlined within State Environmental Planning Policy 55. Known contaminated sites and sites requiring further investigation are outlined in Figure 4 – Contamination Assessment.

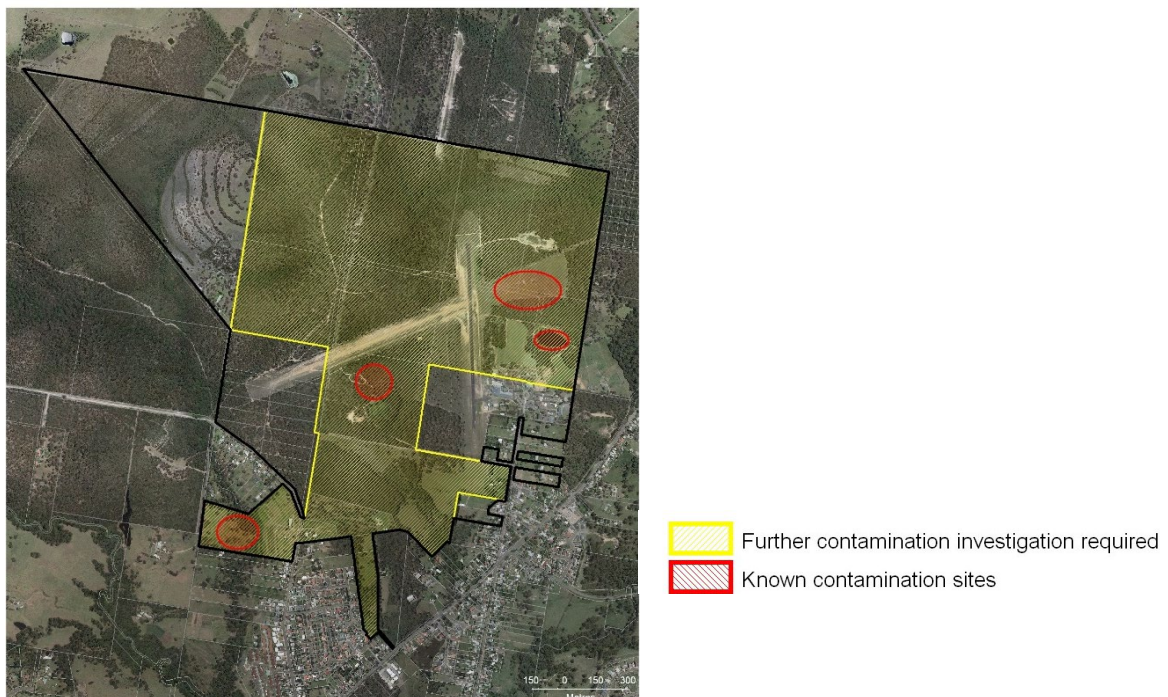


Figure 4 - Contamination Assessment

1.6 SETBACKS TO OLNEY STATE FOREST

Objectives

- a. To ensure that there is appropriate setback to Olney State Forest.

Controls

- 1 Where residential development is to adjoin the Olney State Forest, a perimeter road and setback is required and houses shall be designed in accordance with Planning for Bushfire Protection.
- 2 A minimum 17m wide road reservation, containing a minimum 8m wide bitumen sealed perimeter road is to be provided in accordance with the approved Part 3A Concept Plan.
- 3 A rural post and rail fence (see Figure 5) should be constructed along the boundary of the perimeter road, where this perimeter road directly adjoins the Olney State Forest.



Figure 5 - Indicative Post and Rail Fence

1.7 LOCAL PARK SOUTH

Objectives

- a. To ensure that the Local Park south is accessible.

Controls

- 1 The minimum 5000sqm Local Park is to be constructed in accordance with the design requirements agreed and approved as part of the Part 3A Concept Plan and have frontage to three roads (one of which is Alton Road) as shown in Figure 6 – Road Treatment to Local Park South.

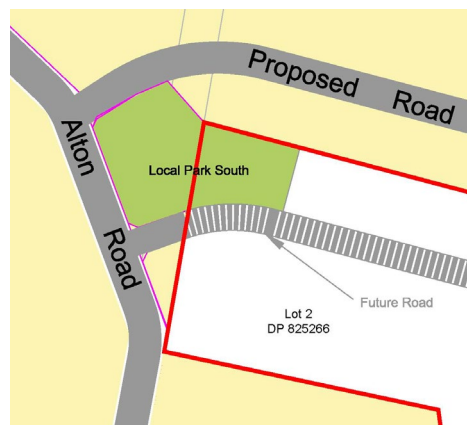


Figure 6 - Road Treatment to Local Park South

1.8 TREATMENT OF TOWN CENTRE

Objectives

- a. To promote mixed use development and quality urban design, which safeguards the amenity of the Centre and residential uses within and surrounding the Centre.

Controls

- 1 The design of the town centre should link to the neighbouring sports fields, neighbourhood park, community centre and Avondale School as indicatively shown in Figure 7 – Indicative Design of Urban Centre.

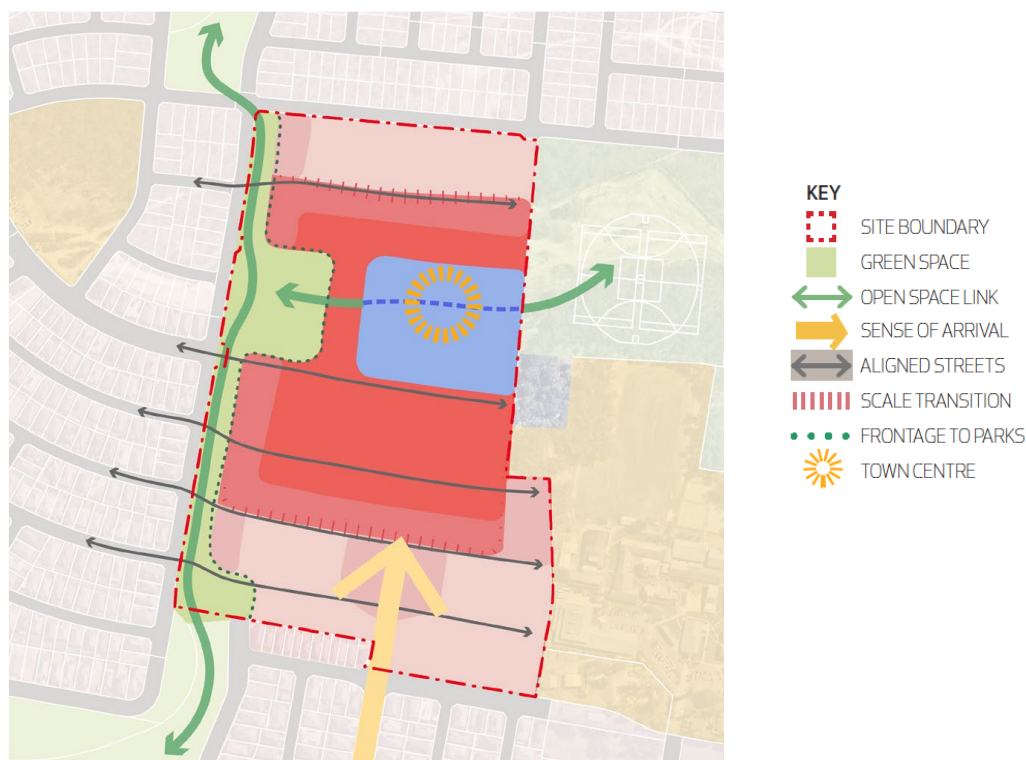


Figure 7 - Indicative structure plan of town centre and linear green spine

1.9 LINEAR GREEN SPINE

Objectives

- a. Create a continuity in deep soil and canopy coverage to help improve liveability and reduce urban heat impacts,
- b. Increase the legibility of the town centre as a distinct area within Watagan Park
- c. Provide a landscaped buffer between the predominant low density housing to the west and the larger scale buildings within the town centre.
- d. Contribute to walkability of the neighbourhood.
- e. Ensure adjoining development contributes to the amenity and safety of the green spine.

Controls

- 1 A linear green spine, generally 18m in width is to be provided along the western edge of Carroll Circuit / Grazier Road extending between the northern and southern conservation areas as shown in Figure 7.
- 2 The linear green spine is to include deep soil zones suitable for large trees, a shared path and be planted with a variety of shade trees, shrubs and ground covers.
- 3 Development adjoining the green spine is to incorporate direct pedestrian access and include windows and doors that provide opportunities for natural surveillance.
- 4 Buildings adjoining the green spine present to the space as a maximum of 4 storeys. The uppermost storey is setback within a 45 degree height plane measured from the uppermost point of the storey below as shown in Figure 8.
- 5 Fencing adjoining the green spine is to be consistent with the general requirements for front fencing in Part 3 of the DCP.
- 6 The linear green spine may be omitted where:
 - i. All buildings located between Carroll Circuit and Barnard Street do not exceed 10m in height as shown in Figure 9, and
 - ii. The shared path is provided within Carroll Circuit.

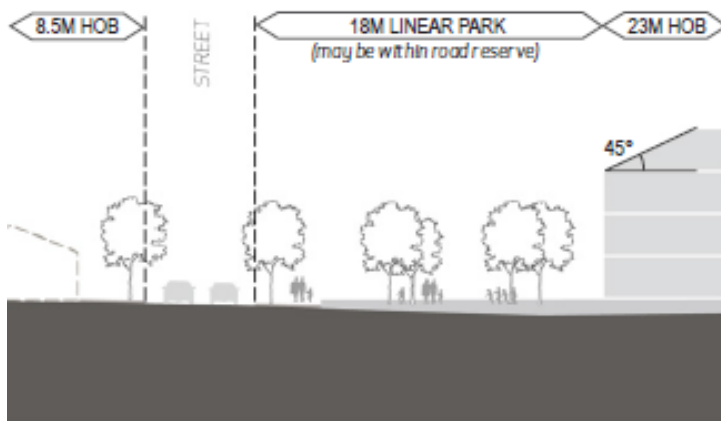


Figure 8 - Indicative cross-section showing the form of buildings adjoining the linear green space

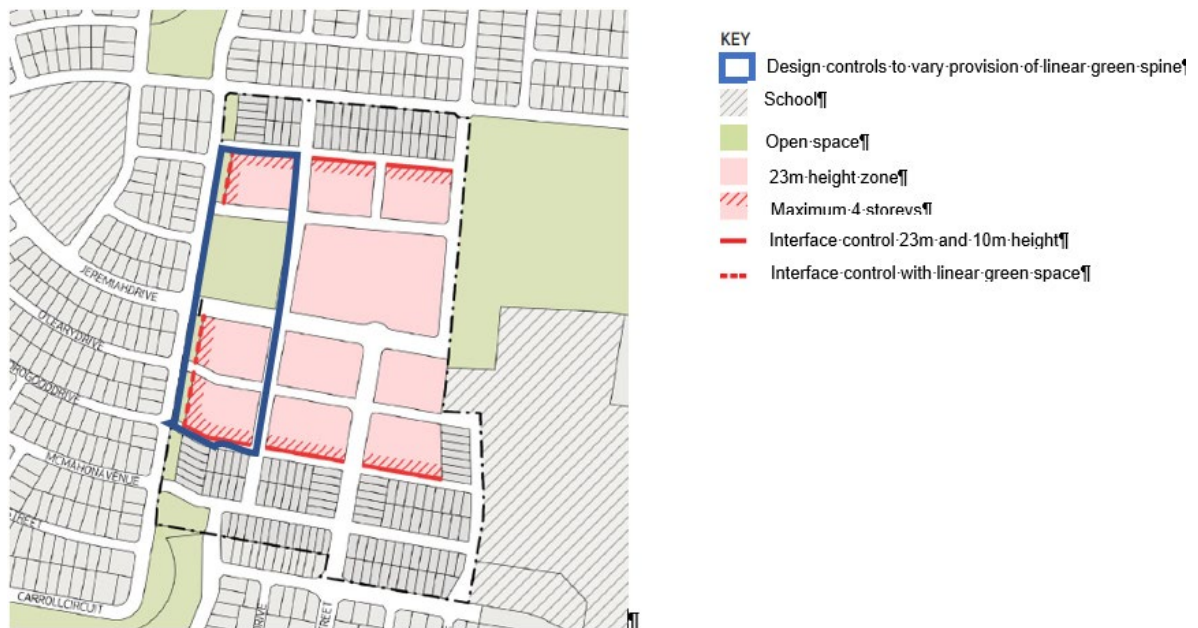


Figure 9 - Locations where interface building design controls apply

1.10 INTERFACE BETWEEN THE 23M HEIGHT ZONE AND THE 10M HEIGHT ZONE

Objectives

- a. Ensure buildings contribute to the visual amenity of the streetscape and adjacent residential buildings.

Controls

- b. Buildings within the 23m height zone that are adjacent to the 10m height zone present to the street as a maximum of 4 storeys as shown in Figure 10.

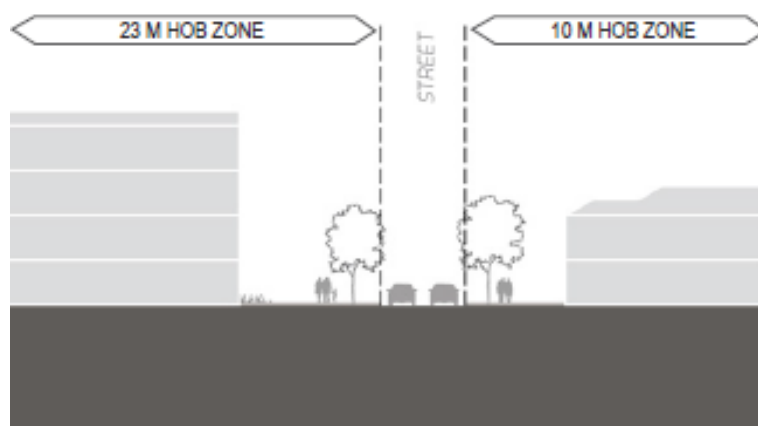


Figure 10 - Indicative cross-section showing the form of buildings adjoining the 10m building height zone