

TABLE OF CONTENTS:

1	INTRODUCTION.....	2
1.1	LAND TO WHICH THIS PLAN APPLIES.....	2
1.2	CHARACTER STATEMENT.....	2
1.3	STRUCTURE PLAN.....	3
2	DEVELOPMENT CONTROLS.....	5
2.1	SUBDIVISION DESIGN AND LAYOUT.....	5
2.2	TRANSPORT NETWORK.....	5
2.3	INTERFACE TO GEORGE BOOTH DRIVE.....	5
2.4	EUROPEAN HERITAGE.....	6
2.5	ABORIGINAL HERITAGE.....	6
2.6	BIODIVERSITY.....	6
2.7	VEGETATION MANAGEMENT.....	7
2.8	CONTAMINATION.....	8
2.9	WATER QUALITY MANAGEMENT.....	8

FIGURES:

Figure 1 -	Edgeworth Area 3 Precinct Area Plan Boundary.....	3
Figure 2 -	Edgeworth Area 3 Indicative Structure Plan.....	4

1 INTRODUCTION

The Edgeworth Area 3 Precinct Area Plan supplements LMDCP 2014 for future subdivision requiring consent on land south of George Booth Drive, Edgeworth, south of the Cameron Park local centre. The provisions of this Precinct Area Plan are in addition to those contained within the broader LMDCP 2014. This area will be developed to allow subdivision for low and medium density residential housing adjoining conservation land.

1.1 LAND TO WHICH THIS PLAN APPLIES

This Precinct Area Plan applies to all the land outlined in heavy yellow edging as shown within Figure 1 – Edgeworth Area 3 Precinct Area Plan Boundary. The subject site is currently described as being Lots 1 & 2 DP 1180029 and Lots 6 & 7 DP 4647.

1.2 CHARACTER STATEMENT

It is envisaged that the Edgeworth Area 3 Precinct will facilitate medium density residential development, smaller lots located around the medium density area and low density residential development across the remaining urban release area. The pocket of housing adjoining Carinda Avenue will extend and complete the existing subdivision pattern.

The Edgeworth Area 3 Precinct is traversed by multiple major electricity easements and associated infrastructure and is surrounded to its east and south by conservation zoned lands, which will provide a bushland perimeter to the neighbourhood. The Precinct is characterised otherwise by sloping topography dominated by a low level ridgeline and rounded peak located in the centre of the site, with overland flow to Slatey Creek and Cocked Hat Creek off site. An isolated arc of the former West Wallsend Steam Tram Line local heritage item extends into the site, with limited physical evidence other than a section of embankment.

The area is located in close proximity to the Cameron Park local centre to the north of George Booth Drive and the signalised intersection. It is anticipated that future residents will have a strong connection to the local centre and off-site open space, recreation and community facilities via the constructed signalised intersection and pedestrian and cycling connections to it, and will support the role of that centre. It is also in proximity to and connected with the Edgeworth and Glendale retail centres via the existing transport network. Development of the urban release area will support housing opportunities in an identified growth and expansion area and adjoining the urban renewal corridor from Glendale.



Figure 1 - Edgeworth Area 3 Precinct Area Plan Boundary

1.3 STRUCTURE PLAN

The Edgeworth Area 3 Precinct - Indicative Structure Plan is provided in Figure 2. The plan shows an appropriate design outcome for the site and how the development may occur in the future.

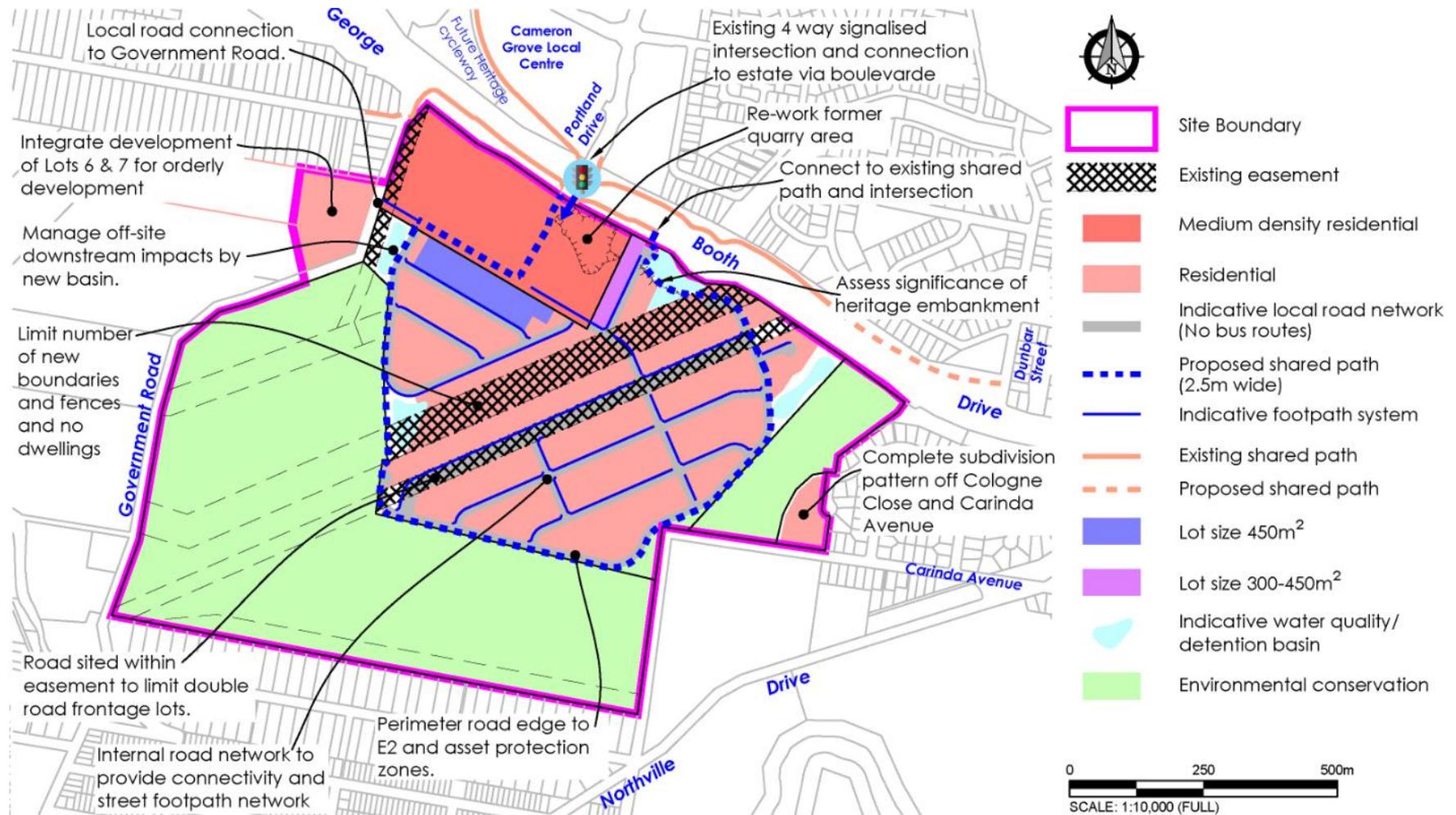


Figure 2 - Edgeworth Area 3 - Indicative Structure Plan

2 DEVELOPMENT CONTROLS

2.1 SUBDIVISION DESIGN AND LAYOUT

Objectives

- a. To ensure the subdivision and development of Edgeworth Area 3 is undertaken in a coordinated manner.
- b. To ensure Edgeworth Area 3 will be developed to reflect the availability of services.
- c. To provide suitable land for residential development that respond to the site's characteristics and assists in creating a walkable neighbourhood with housing diversity.

Controls

1. The subdivision design and layout should generally be consistent with the Edgeworth Area 3 Indicative Structure Plan illustrated in Figure 2.
2. Land opposite and to the south of the medium density zoned land are to be for lots with areas generally at 450m² (without building envelopes), other than corner lots, as illustrated in Figure 2.
3. Land adjoining and to the east of the medium density zoned land are to be for lots with areas at least 300m² but no more than 450m², other than at the cul-de-sac head, as illustrated in Figure 2. A development lot that can be further subdivided to achieve lots at least 300m² but no more than 450m² in this area will be acceptable as part of initial development applications.

This control meets the requirements of Clause 4.1B(4) of Lake Macquarie LEP 2014.

Note: This does not prevent development consent otherwise being sought within Edgeworth Area 3 Precinct under Clause 4.1A of Lake Macquarie LEP 2014 for lots smaller than 450m² in the low and medium density zoned land.

4. The road network should be designed, and the location and width of Asset Protection Zones (APZ's) and Managed Fuel Zones are to be provided, in accordance with *Planning for Bushfire Protection 2006* and be located wholly within the residential zoned areas.

2.2 TRANSPORT NETWORK

Objectives

- a. To provide a movement network that provides multiple transport options to the community including efficient, effective, safe, and comfortable pedestrian and cycling networks and access to public transport.

Controls

1. The pedestrian, cycling, and road networks are to be established generally in accordance with Figure 2 – Edgeworth Area 3 Indicative Structure Plan.
2. In addition to the internal networks illustrated in Figure 2, the shared path along the northern edge of George Booth Drive is to be extended through to the intersection with Dunbar Street, to contribute to wider network linkages towards Edgeworth and towards Pasterfield Reserve.

2.3 INTERFACE TO GEORGE BOOTH DRIVE

Objectives

- a. To identify and manage road traffic noise impacts.
- b. To avoid inconsistent and unsightly rear fences presenting to George Booth Drive.

Controls

1. A road traffic noise assessment must be prepared and lodged for subdivision applications relating to George Booth Drive road traffic noise impacts and identifying affected lots and noise mitigation. Any mitigation relevant to affected lots following subdivision, such as setbacks or future building requirements, must be registered on the deposited plan pursuant to section 88B of the Conveyancing Act 1919.
2. Where low density residential lots share a common boundary with George Booth Drive, one consistent suitable fence must be erected to that boundary to the satisfaction of Council. Fencing and landscaping incorporated into the road reserve to soften views and provide consistency are to be detailed in the Development Application for the relevant stage of subdivision and the fencing and landscape works are to be completed prior to the release of the related Subdivision Certificate.

2.4 EUROPEAN HERITAGE

Objectives

- a. To investigate options relating to that section of the listed local heritage item (#92, West Wallsend steam tram line) that extends into the site, including the isolated intact section of embankment.
- b. To consider visual and heritage impacts of development of that section affected by the West Wallsend/Holmesville Heritage Area Plan.

Controls

1. A Heritage Assessment and Statement of Heritage Impact must be prepared and submitted to Council for subdivision applications affected by the heritage item, investigating options relating to the former tramway alignment, with particular emphasis on the isolated intact section of embankment.
2. An Interpretation Strategy should be included with the Statement of Heritage Impact.
3. The Statement of Heritage Impact must also consider visual and heritage impacts of that part of the site affected by West Wallsend/Holmesville Heritage Area Plan.
4. The provisions of section 2.4 – Site Coverage of the West Wallsend / Holmesville Heritage Area Plan do not apply.

2.5 ABORIGINAL HERITAGE

Objectives

- a. To protect and conserve Aboriginal cultural, spiritual, and sacred sites within the City.
- b. To ensure the impact of a proposed development on the heritage significance of an Aboriginal place or object is considered by adequate investigation and assessment.

Controls

1. Assessment of Aboriginal heritage should occur in accordance with the Aboriginal heritage controls of the Lake Macquarie Development Control Plan 2014.

2.6 BIODIVERSITY

Objectives

- a. To recognise flora and fauna assessment work undertaken throughout the rezoning process
- b. To recognise the agreed conservation measures to offset impacts to biodiversity
- c. To ensure the appropriate level of flora and fauna assessment is undertaken for the development application.

Controls

1. Provision and management in perpetuity of biodiversity offset land is to occur as per the Executed Voluntary Planning Agreement (VPA). Among other requirements, this includes the following offsite biodiversity offsets as illustrated in the VPA:
 - O'Donnell town land – Lot 2 DP 1050996,
 - Offset Land – Part Lot 9 DP 4647 and part of Lot 1 DP 1180029 and Lot 2 DP 1156170 and Part Lot 4000 DP 1248691.
2. Acquisition of additional ecosystem credits for Lower Hunter Spotted Gum Ironbark Forest in accordance with the VPA requirements.
3. Flora and fauna assessment must occur in accordance with the *Threatened Species Conservation Act 1995*. Should Council's assessment and the test of significance conclude that a significant impact will result from the development, then a Species Impact Statement and concurrence of the Office of Environment and Heritage (OEH) will be required.

Note: OEH has certified the site under clause 34A(4) of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.

2.7 VEGETATION MANAGEMENT

Objectives:

- a. To protect and enhance biodiversity values on land identified as environmental conservation.
- b. To ensure no adverse direct or indirect impacts occur on native vegetation and fauna habitat on Lot 2 DP 1180029 (east of Government Road) that has been used as an offset for the West Wallsend/Apple tree Grove Estate Subdivision (DA/113/2011).
- c. To ensure long term rehabilitation and management of land identified for environmental conservation occurs.

Controls

1. Works for the purposes of (or ancillary to) residential subdivision are to be conducted outside the environmental conservation area, this includes but is not limited to, access for works, services, bushfire asset protection zones, stormwater quality control structures, and drainage works.
2. Edge treatments and management measures are to be used to reduce short term and ongoing impacts as well as ongoing management costs at the interfaces between the Environmental conservation area, and developed areas. The preferred edge treatment is a perimeter road or hard edge, other than where a water quality control structure is proposed. The management of the interface edge of water quality control structures to the adjoining environmental conservation area is to be detailed and may include landscaping. Private residential lots directly adjoining the environmental conservation area is not preferred.
3. Planting and rehabilitation of disturbed land on the environmental conservation side of perimeter roads or edge treatments are not to consist of exotic or invasive species.
4. The approved Plan of Management for the adjoining Lot 2 West Wallsend Subdivision biodiversity offset lands is to be updated to cover residue areas of land that will be retained as native vegetation around the perimeter of the proposed subdivision and to ensure that the construction impacts and edge effects are mitigated.

2.8 CONTAMINATION

Objectives

- a. To ensure the appropriate remediation of contaminated land for the purpose of reducing risk of harm and to facilitate residential use.

Controls

1. Development applications for subdivision creating residential lots on those areas of the site previously identified as potentially containing contaminated surface soils, generally associated with rubbish dumping near the north east boundary and the former quarry area, must be accompanied by a Phase 2 Detailed Contamination Site Assessment.

2.9 WATER QUALITY MANAGEMENT

Objectives

- a. To minimise any adverse impacts of increased development on downstream built or natural environments or nearby land;
- b. To minimise the volume and rate of stormwater leaving the development site.

Controls

1. A Water Cycle Management Plan must be prepared and submitted. It must detail the management of stormwater and any measures to mitigate the effects of stormwater on adjoining or downstream sites. The design of drainage systems must provide both retention and water quality controls and be provided generally in accordance with Figure 2 – Edgeworth Area 3 Indicative Structure Plan and located within residential zoned part of the site.