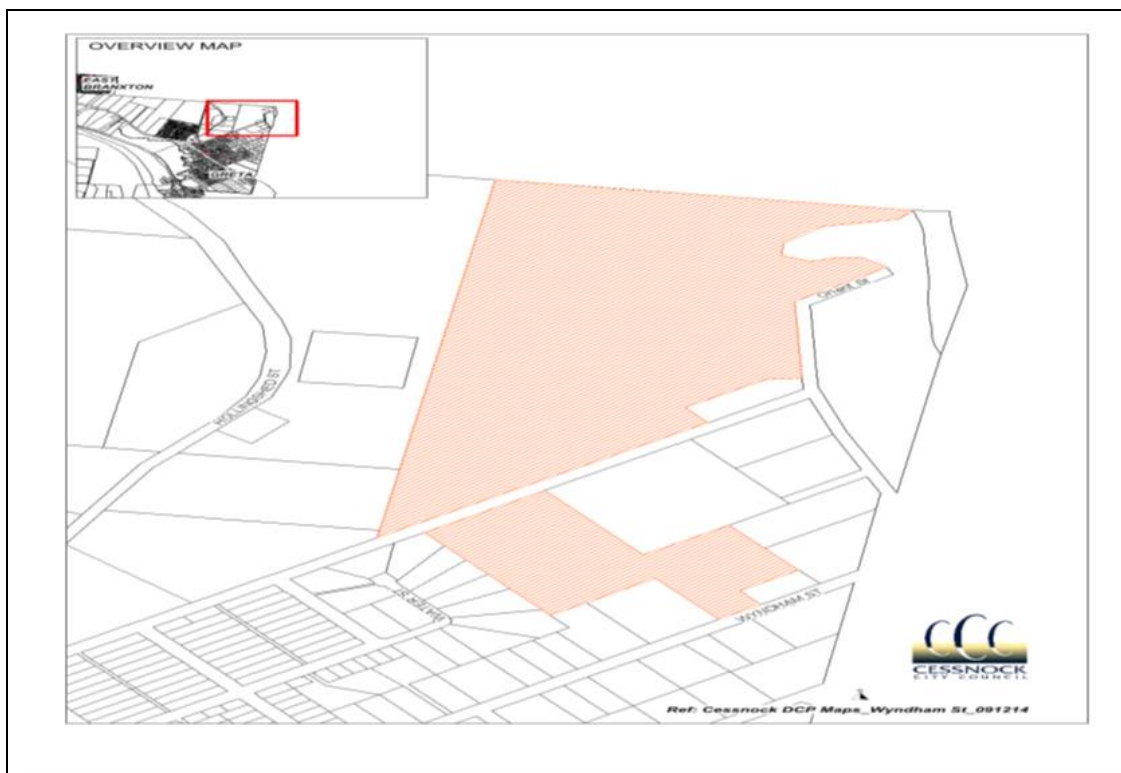


F.4 – West & Wyndham Streets Greta Urban Release Area



Description

The West and Wyndham Streets Greta Urban Release Area is located in the suburb of Greta and contains approximately 28.5ha of Low Density Residential, 8.51 hectares of Rural Residential Land and 7.7ha of Environmental Conservation land.

The site is surrounded by Large Lot Residential land to the south-east; rural land to the north and east; and residential land to the south-west. The Hunter River Regional Reserve is located to the north east of the site.

The desired future character of the West Street, Greta Urban Release Area is a mix of residential lot sizes that reflect the constraints and opportunities of the site and complement the existing settlement pattern.

On the eastern side of the release area, minimum lot sizes will be 2,000m². On the western side of the release area, there will be a mix of lot sizes ranging from 600m² to 2,000m².

An E2 Environmental Conservation zone is located to the north of the site. The area is ecologically significant and will be managed in perpetuity to maintain and improve its conservation values.

The main access to the release area will be via an extension of West Street.

Through the implementation of the West and Wyndham Streets Urban Release Area, Cessnock City Council wishes to establish controls and guidelines to facilitate successful residential development that is of a high quality and considers the constraints of the area. It is envisaged that development on site will complement the existing suburb structure and have minimal adverse impacts on the natural environment.

Specific development controls are included to ensure that the development has regard for sustainable environmental management principals.

Development Requirements

All development applications shall demonstrate consistency with the following requirements.

1 Staging Plan

All development applications for subdivisions shall include a staging plan, where the development is intended to be released sequentially. The development is to be staged from South to North in accordance with the Indicative Layout Plan at Figure 1. Prior to any subdivision of the site, West Street must be constructed to the satisfaction of Council.

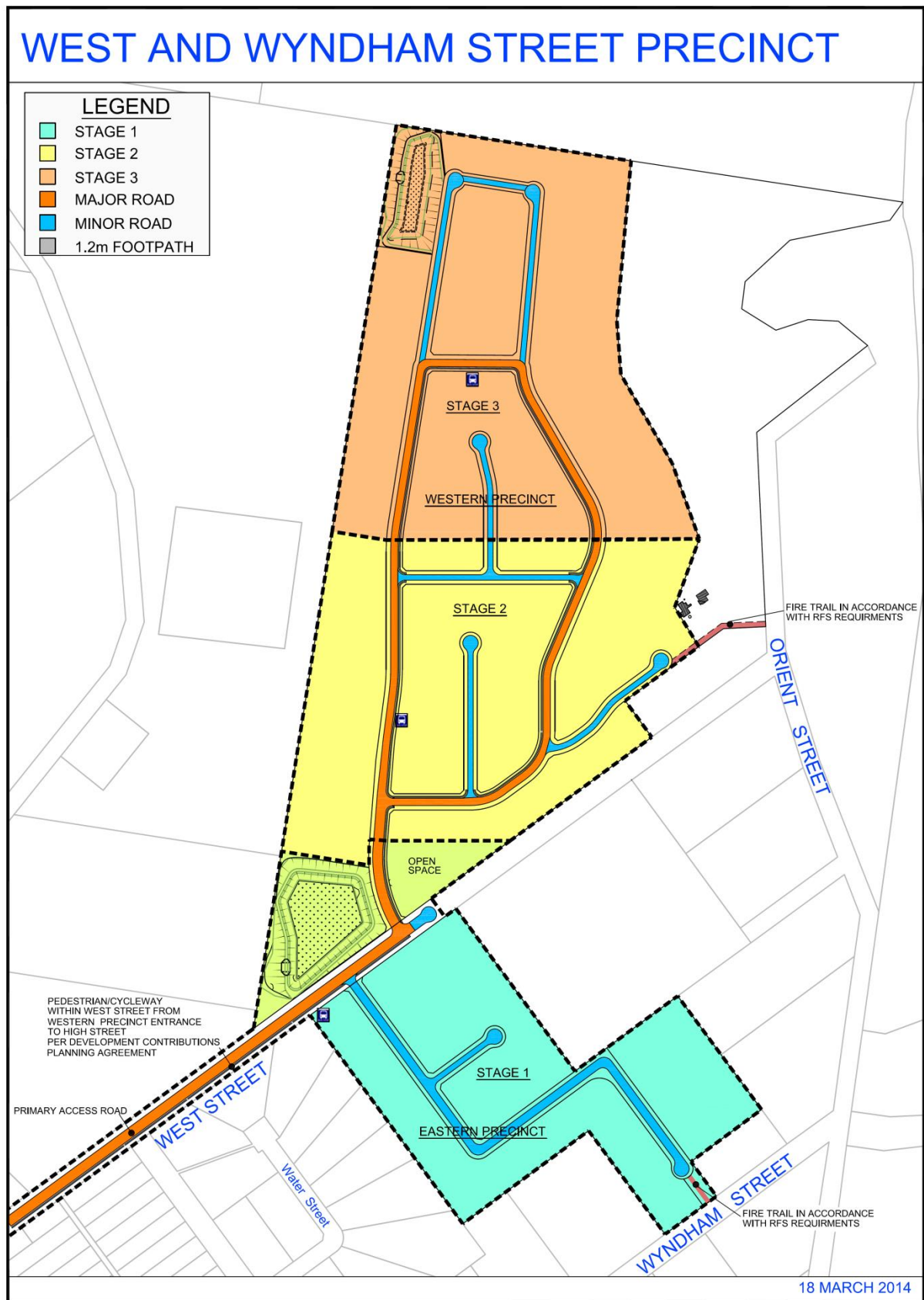


Figure 1: Indicative Layout Plan

2 Transport Movement Hierarchy

Road and Intersection Design

The road layout must be consistent with the Indicative Layout Plan shown in Figure 1. Development applications for subdivisions must ensure that road networks connect to other development areas in a logical manner.

The extension of West Street through to the Urban Release Area is to be constructed in accordance with Council's engineering guidelines. No access to Wyndham Street is to be provided until Stage 1 is finalised.

There must be no direct access to Wyndham Street either via an intersection, road or driveway access from new residential allotments. However, provisions shall be made for future access to connect the when the balance of the Greta Investigation Area is developed.

An off road cycle way / footpath is to be constructed on the eastern side of West Street from High Street to the main road entry of the Urban Release Area (approximately 1000m). All road, footpath/cycleway works must be completed in accordance with Council's standards.

Movement Hierarchy

The transport movement hierarchy shall generally be in accordance with the circulation route shown on the Indicative Layout Plan (Figure 1). Suitable transport access and connectivity within the site and to adjoining areas shall be maintained at all times for motor vehicles, pedestrians and cyclists.

3 Overall Landscaping Strategy

A landscape plan must be submitted with development applications for subdivision. Any future landscaping should aim to utilise locally occurring species. The subdivision design is to provide for lot frontages addressing streets, and drainage reserves.

Residential boundary fencing must comprise consistent materials and colour. Boundary fencing in and adjoining the R5 - Large Lot Residential zone must have an open style rural character. This may include post and rail/wire fencing.

4 Passive and Active Recreational Areas

The Indicative Layout Plan identifies areas of passive and active recreational spaces. Embellishment of passive and active open spaces are to be undertaken in accordance with Councils Recreation and **Open Space Strategic Plan** (2009).

5 Stormwater and Water Quality Management Controls

The Indicative Layout Plan identifies details of stormwater management facilities. Adequate stormwater management must be provided at all times during the staged release of land. Stormwater management facilities are to include appropriate landscaping and are to be designed to Councils standards.

All development applications are required to demonstrate that there will be no detrimental impact on downstream waterways, wetland environments or agricultural productivity as a result of new development. Details are to be submitted with the development applications or at each stage for the subdivision.

6 Amelioration of Natural and Environmental Hazards

Natural Hazards

Bushfire

Future development must be assessed in accordance with the NSW Rural Fire Service's 'Planning for Bushfire Protection Guidelines' 2006 and provide Asset Protection Zones (APZs) configured in accordance with the Guidelines.

Flora & Fauna

Any proposed tree removal shall be in accordance with Part C: General Guidelines Chapter 7 Trees & Vegetation Management of the Cessnock DCP.

Riparian Corridors

A Vegetation Management Plan (VMP) must be submitted with any future development application to subdivide the land, that impacts on a riparian corridor.

The VMP shall identify a strategy to appropriately manage the natural watercourse and riparian vegetation.

Appropriate measures shall include:

- the implementation of a core riparian zone and vegetated buffer combined into a single vegetated riparian zone (VRZ) in accordance with the Department of Primary Industries – Office of Water Guidelines for riparian corridors on waterfront land;
- a restriction on vegetation removal within the VRZ.
- no buildings other than posts & rails are permitted within the VRZ.

Environmental Hazards

Poultry Farm

The proposed subdivision is located within 1,200m of an operating poultry farm to the west as well as a nearby meat chicken farm that is likely to have cumulative odour impacts. Prior to subdividing any of the land, a Level 1 Odour Assessment must be prepared and submitted in accordance with the *"EPA Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW"*.

The Level 1 Odour Assessment shall be referred to the NSW Department of Primary Industries for comment prior to obtaining development consent to subdivide the land. Any recommendation and/or actions contained within the Odour Assessment must be complied with prior to the release of the Construction Certificate and / or any stage of the subdivision.

7 Significant Development Sites

Development within residential zones must be designed and planned to ensure any Asset Protection Zones are not located within the E2 Environmental Protection zone.

Development or works within, or adjacent to the land zoned E2 Environmental Protection are to ensure clearing of vegetation is minimised.

Mechanisms are to be put in place with development to ensure the integrity and protection of established vegetation and riparian areas zoned E2 Environmental Protection. Details are to be included in all Development Applications affecting the E2 zone.

Rural Land Interface

Fencing is to make a positive contribution to the visual appearance of development. Fencing adjacent to the boundaries of the surrounding rural lands and visually sensitive areas shown on the Indicative Layout Plan shall be unobtrusive, compatible with the rural character, and may include timber post and rail style. Fencing details is to be submitted to Council with development applications.

Development adjacent to rural zones lands are to be suitably designed so as to be compatible with the existing rural landscape and setting.

8 Residential Densities

The Urban Release Area due to its location at the extremity of the existing Greta area is largely proposed as a low density precinct. Any dual occupancy, medium density or integrated housing developments are to be designed around areas of high amenity, being sites adjacent to open space, water bodies and bus routes and be capable of providing private open space.

9 Neighborhood Commercial and Retail Uses

There are no specific requirements in this regard.

10 Provision of Public Facilities and Services

There are no specific requirements in this regard.

11 Sewer and Water Reticulation

Sewer and water reticulation must be provided in accordance with the requirements of the Hunter Water Corporation. A water supply servicing strategy is to be prepared at the development application stage to address augmentation requirements for servicing lots above RL90m.

12 Voluntary Planning Agreements

Any future development must have regard for the Voluntary Planning Agreements applying to the land:

- Local Infrastructure - Voluntary Planning Agreement Adopted by Council dated 6 August 2014; and
- On-site and Off-site Biodiversity Offsets - Voluntary Planning Agreement Adopted by Council 1 October 2014.