Great Lakes DCP 2014 – Draft Amendment

16.28 North Tuncurry

Version: 12.0
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FIGURES

TABLES

Amend Part 16 – *Site Specific Development Controls* to create new Section 16.28 – *North Tuncurry Development Project*

16.28.1 Vision and Desired Outcomes

Vision

North Tuncurry is a model for sensitive and innovative coastal development. It is an accessible and diverse seaside community with a mix of retail, employment, housing, open space and community uses focussed around a vibrant mixed use heart. Development embraces the cultural heritage of the traditional aboriginal owners of the land and integrates with the natural qualities of the location. It is a complete, self-sustained community that provides housing choice and affordability.

Desired Outcomes

The following desired outcomes outlined in **Table 1** support and provide further detail on the vision.

Table 1 – North Tuncurry desired outcomes

Element	Desired Outcomes
Urban form	1. A compact, walkable community comprising distinct but connected residential neighbourhoods, a centrally located centre and supporting employment precincts that protect and engage with its environmentally sensitive coastal setting 2. The community integrates with and completes Tuncurry, representing the final and northern-most ocean-side development that is contiguous to the exiting urban footprint 3. All lots front a street connecting visually and / or physically to the foreshore, conservation areas, Mt Talawahl, the reconfigured Golf Course, parks and / or created water management basins
Housing	4. A community of around 2,100 dwellings 5. A range of lot sizes, housing types and densities provide housing choice and affordability 6. Higher density housing is located within the centre and close to areas of highest amenity such as parks and water management basins 7. Small lots are distributed in clusters throughout the site and are integrated with the design of neighbourhoods 8. Similar lot sizes and typologies are mirrored across streets to encourage complete streets and consistent streetscape character 9. Innovative housing types and designs are encouraged, particularly those that reflect the coastal character of the site 10. A proposed precinct of larger lots provides a sensitive transition to conservation lands to the north
Centre	11. The centre complements and does not adversely impact on the viability of the Forster and Tuncurry town centres 12. The centre is the heart of the community providing a mix of retail, business, residential and community uses that serve the day to day needs of residents 13. Layout and design creates a comfortable and attractive built form and public domain that encourages social gathering and interaction, facilitates connections between the golf course and beach and reflects the coastal character of the site
Community dune park	14. Provides a community and open space focal point for the southern neighbourhood, including spaces for temporary sales and display, food and beverage and temporary community centre uses
Employment precincts	15. A northern and southern employment precinct provide for a range of low impact employment opportunities in an environmentally sensitive setting 16. Flexibility is provided in the southern employment precinct for a wide range of employment uses

Element	Desired Outcomes
Transport and accessibility	17. A hierarchy of roads and paths provide clear and convenient links throughout the community, particularly between key urban places 18. An integrated movement network provides equitable access and connect to existing assets in Tuncurry 19. Walking and cycling is encouraged through a connected, safe and comfortable pedestrian and cyclist network, and the incorporation of innovative design measures in the road network that prioritise pedestrian and cyclist movement
Community	20. Community spaces are provided and have a distinct identity 21. Community and social infrastructure, including community facilities, regional and parks and public art, is provided 22. Community facilities and gathering places are located to create points of visual and experiential interest to encourage walking further and contributing to a healthy community 23. Memorable and enduring places are provided as the basis for identity and community building 24. Streets and public spaces are designed for formal and informal engagement 25. A safe and secure environment with high levels of passive surveillance of the public domain is created
Open space	26. An interconnected network of public open spaces connects with and extends the character of surrounding environmentally sensitive areas into the community and provides for a variety of recreation activities 27. Parks are co-located with water management basins
Golf course	28. The existing golf course is retained and enhanced as a central feature of the community 29. Opportunities for pedestrian and cyclist connections between the centre and golf course are provided
Heritage	30. Important aboriginal heritage is preserved in public open space and appropriate buffers are provided around known heritage items 31. The importance of the site to its indigenous traditional owners is acknowledged and celebrated throughout the public domain 32. References to the sites former use as a plantation forest are incorporated at appropriate locations in the public domain
Water	33. Water is celebrated as a prominent feature of the site and is a key contributor to the creation of a unique, coastal sense of place 34. Stormwater quality and quantity, including protecting the health of the Tuncurry Aquifer, is managed through an integrated water management system that includes a series of water management basins
Sustainability	35. Core biodiversity areas are protected and where possible enhanced 36. Two fingers of land stretching southwards from the Darawank Nature Reserve frame the community and protect key populations of the Tuncurry Midge Orchid, 9 Mile Beach and its dunal system and protect the scenic amenity of the site 37. Water sensitive urban design measures are incorporated, including options for water supply, wastewater and stormwater servicing 38. Lots are oriented to optimise solar access

16.28.2 Subdivision

Controls

(1) The subdivision layout is to be generally in accordance with **Figure 1** and **Figure 2**.

(2) The minimum lot width of a new residential lot should be:

(a) 7m for attached dwellings
(b) 9m for semi-attached dwellings
(c) 10m for detached dwellings

(3) Street blocks are to be generally a maximum 250m long and 60m deep. Block lengths in excess of 250m may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are met

(4) Development applications for subdivision must be accompanied by:

(a) Where the subdivision would create residential lots less than 250m^2 in area – a detailed dwelling design.

Note: the dwelling design is to be a detailed plan showing all parts of the proposed dwelling, including the layout and purpose of all internal spaces, and its relationship with the remainder of the lot, the street and adjoining lots

Note: The dwelling design is to be included on the S88B instrument attached to the created lot

(b) Where the subdivision would create residential lots between 250m^2 and 450m^2 in area – a Building Envelope Plan (BEP) – refer to **Figure 3** for an example

(c) a Public Domain Plan (PDP) – refer to **Figure 4** for an example

(5) A BEP establishes design controls for future buildings and enables the coordination of services, public domain and the built form on lots outside the BEP. The BEP should be at a legible scale (suggested 1:500) and include the following elements:

(a) lot numbers, north point, scale, drawing title and site labels such as street names
(b) maximum permissible building envelope (setbacks, storeys, articulation zones)
(c) private open space demonstrating adequate size, dimensions, solar access and privacy outcomes
(d) driveways and their cross-over points
(e) garage size (single or double) and location
(f) zero lot line boundaries
(g) special fencing requirements
(h) fencing along driveways to maintain adequate sight lines to footpaths and streets
(i) easements to allow access on to adjoining properties for maintenance purposes
(j) retaining walls
(k) preferred entry/frontage (e.g. corner lots)
(l) access denied frontages
(m) electricity kiosks or substations

(6) A PDP is a plan to be submitted as part of an application for subdivision demonstrating how the public domain will be developed as a result of future development on the proposed lots. A PDP shows the public domain design on a base plan of the proposed subdivision including the context. The PDP is to be at a legible scale (suggested 1:500) and include the following elements:

(a) lot numbers, north point, scale, drawing title and site labels such as street names
(b) for small lots, indicative building envelopes on the residential lots
(c) for small lots, location of driveways and driveway crossovers
(d) verge design (footpath, landscape, raingardens)
(e) surrounding streets and lanes (kerb line, material surface where special treatments proposed).
(f) street tree locations (sizes and species list can be provided on a separate plan)
(g) demonstrated provision and arrangements for on-street car parking particularly in relation to street tree planting, raingardens, driveways and intersections
(h) extent of kerb line where parking is not permitted, if relevant
(i) the requirements for a PDP as identified in Table 2 - Streetscape and public domain principles
(j) location and type of any proposed street furniture
(k) location of retaining walls in the public domain
(l) electricity substations
(m) information on landscape treatment within the private lot is not required

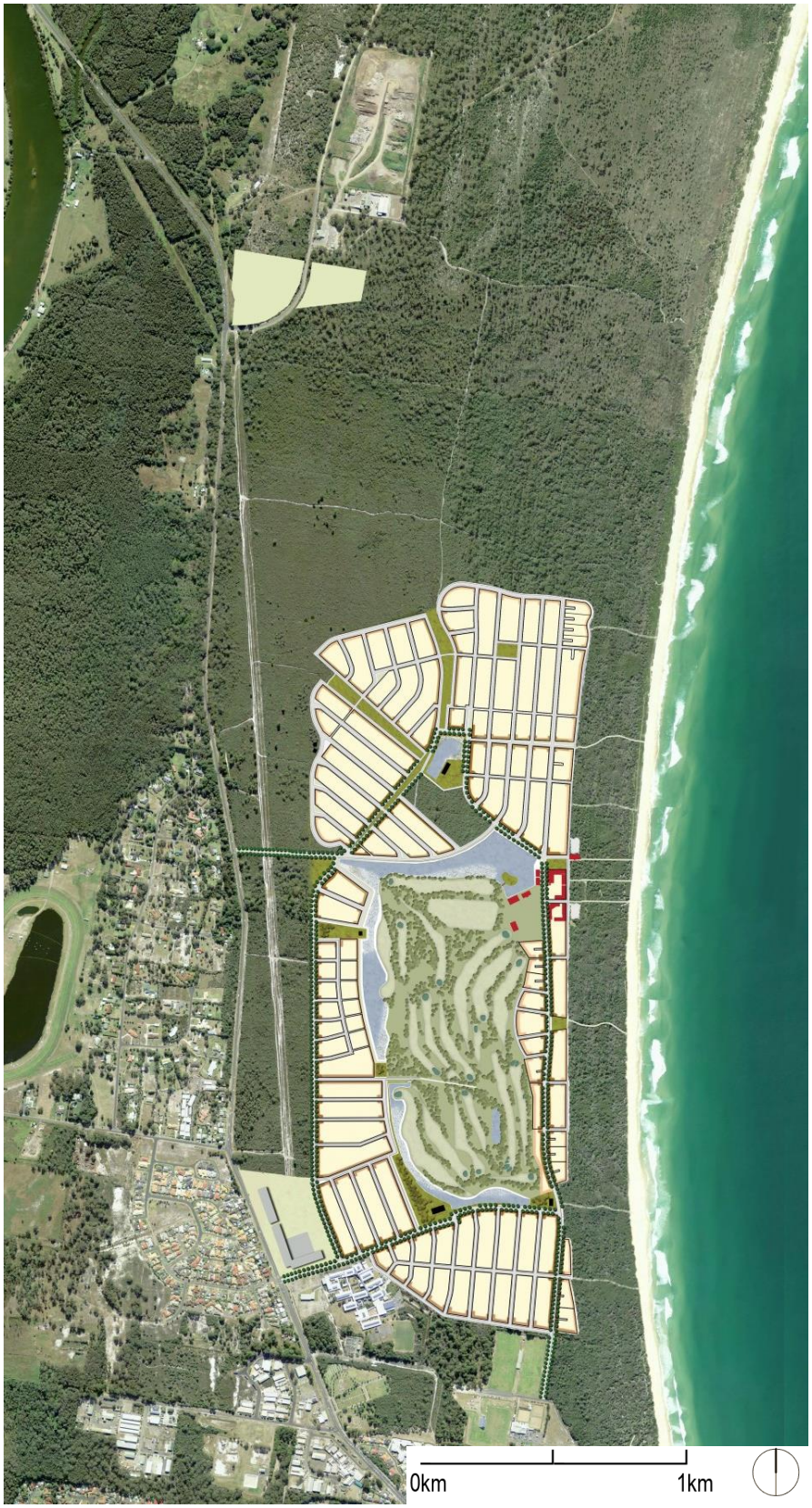

Figure 1 - Illustrative Master Plan

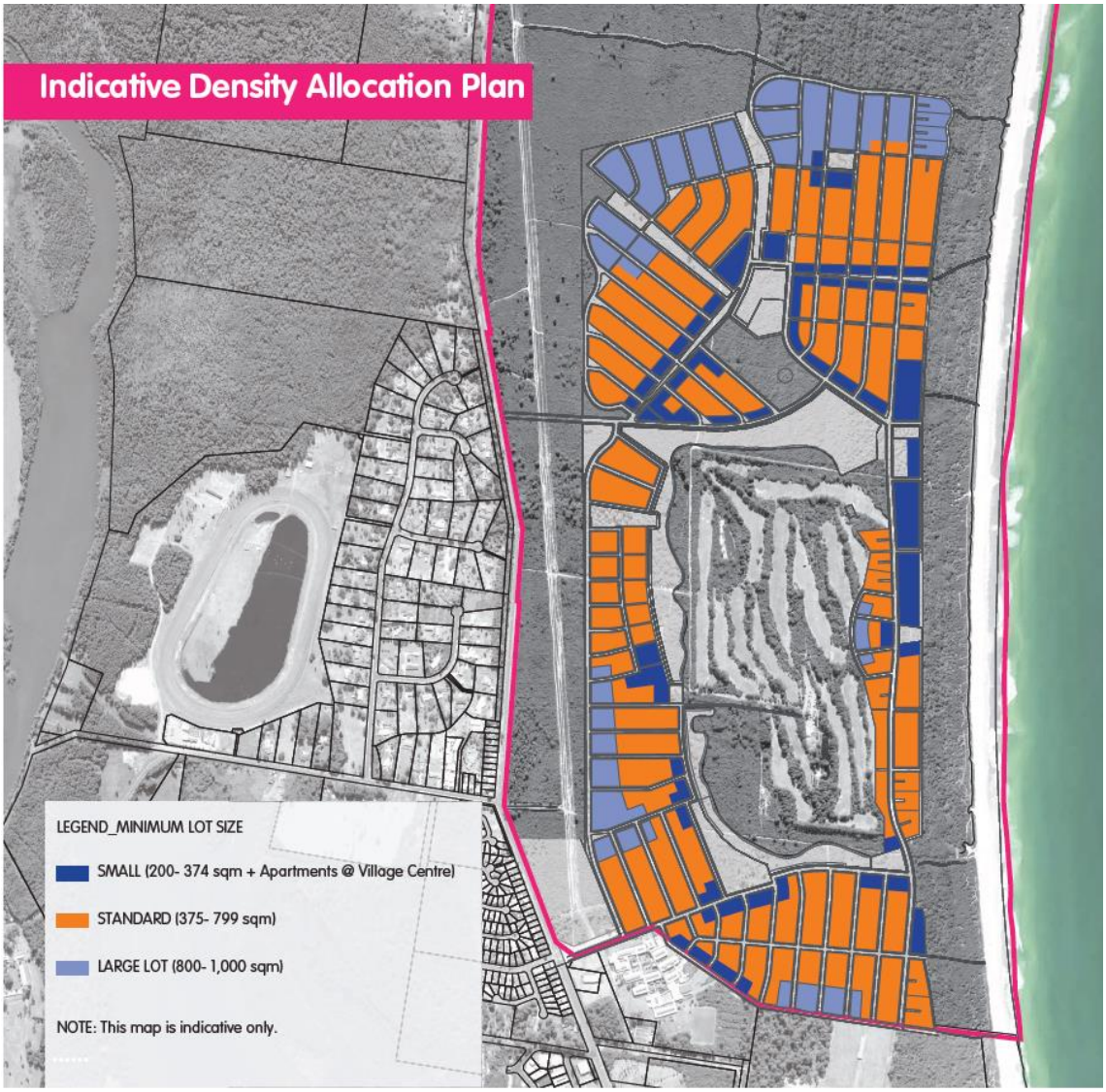

Figure 2 – Illustrative density plan

Figure 3 – Typical example of a Building Envelope Plan (BEP)

16.28.3 Streetscapes

Controls

(1) A PDP must demonstrate how the design principles outlined in **Table 2** are achieved.

Table 2 – Streetscape and public domain principles

Element	Design Principles and Controls	Requirements for PDP
Street trees and landscaping	1. Street trees are required on all streets. Street tree planting is to: - reinforce the desired character of each precinct within the site - reflect street hierarchy including signature trees at gateways and park entrances. - be of appropriate scale to screen and soften the development from key locations. - use indigenous trees which will tolerate coastal conditions, including the high water table. - Use indigenous trees to connect tracts of native vegetation and to provide potential wildlife corridors - be planted prior to the release of the subdivision certificate or building occupation certificate - be provided with protection from interference by people, animals or machinery through measures such as tree guards and the creation and maintenance of optimal growing conditions through measures such as mulch circles to ensure their survival during the establishment period - maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners or identified key views/vistas - create continuous canopies in maturity and generous shade, where possible 2. Feature planting is provided to key community precincts to assist with way-finding 3. Street tree planting within the road reserve (i.e. carriageway and footpath) is provided in accordance with **Figure 22** to **Figure 31** 4. Landscaped kerb extensions are encouraged to provide visual relief and accommodate water sensitive urban design features such as Raingardens where appropriate 5. Species will determine spacing required to create a mature continuous canopy and generous shade 6. Species are selected from the Great Lakes DCP 2014 Landscaping Schedule and Appendix 1 – *Preferred North Tuncurry Landscaping Species*	▪ Nominate street tree locations, sizes and planting specifications ▪ Street trees within the road reserve are to include appropriate detailed design that addresses access and manoeuvrability of heavy vehicles, street sweepers and cars, the impact of the root system on the carriageway, ongoing maintenance of the tree and carriageway, and the relationship with future driveway access points. It must also address any adverse impacts on available on-street parking
Street furniture	7. The location and design of all street furniture is to: - be incorporated into the design of all public spaces and at key nodes - minimise visual clutter - incorporate public art or elements that interpret indigenous heritage where appropriate	▪ The location and design of all street furniture is to be included

Element	Design Principles and Controls	Requirements for PDP
	- be generally in accordance with AS 1428:1-4 8. All streets are to be legibly signposted with street names and property numbers	
Kerbs	9. Barrier kerbs are to be used: - on all streets within the centre - on any street frontage to formal open space - along and adjacent to schools and community facilities - at all intersections between the potential driveway location on one frontage to the potential driveway location on the alternative street frontage. Driveways are not to be located within 6m of the tangent point of any intersection 10. Reduced kerb radii of 3.5m (with the exception of bus routes) is provided 11. Pram ramps are to be provided at all street corners	▪ Details of the proposed kerb type is to be provided
Driveways	12. Driveway locations are to consider the impact on street trees and on street parking opportunities 13. Any driveway crossing the verge between the property boundary and the kerb is to have a maximum width of 2.7m 14. Driveways are not to be within 0.5m of any drainage facilities on the kerb and gutter 15. Driveway locations close to roundabouts and corners are to consider distance requirements	▪ N/a
Footpaths	16. Footpaths are to be provided in accordance with street sections and plans and considering the role and function of each street as shown in Figure 22 to Figure 31 17. Surfaces are high quality, durable and safe for pedestrians	▪ Footpaths to be clearly shown and surface material identified
On-street car parking	18. A reasonable level of on-street parking is to be provided within each street block	▪ Potential on-street car parking spaces should be demonstrated
Laneways	19. Adequate access to garages fronting laneways is to be demonstrated	▪ N/a
Utility services	20. The location of infrastructure services is to be coordinated: - to minimise visual clutter - maximise space for street tree planting and rain gardens 21. The location of electricity substations is to minimise visual clutter on the street and consider the impacts on pedestrian pathways and adjacent residential properties	▪ All utility infrastructure and services and any utility easements are to be identified

Figure 4 – Typical example of a Public Domain Plan (PDP)

16.28.4 Dwelling Houses on Small Lots

These provisions apply to development for the purposes of dwelling houses on small lots on land included in a residential zone. Where there is a conflict with section 5.11 'Development on lots under the minimum lot size', this section prevails.

The following terms are used in this part:

Abutting boundary	A boundary where two separate dwellings physically abut each other by structurally separate walls
Attached boundary	A boundary where two separate dwellings are physically attached by structurally joined walls such as party walls
Benefited lot:	A zero lot
Burdened lot:	A lot that has a detached boundary and adjoins a zero lot
Easement:	That part of a lot adjoining a zero boundary lot that is in favour of the zero boundary lot and used for purposes associated with the maintenance of the zero boundary lot
Side A:	For a zero boundary lot, the boundary where the zero boundary is
Side B:	For a zero boundary lot, the boundary opposite where the zero boundary is
Zero lot:	A lot that has nil setback for at least part of the dwelling to one side boundary

Controls

General

(1) Dwelling houses should comply with Tables 4 to Table 7, as relevant

Table 3 – Controls for lots with rear accessed dwellings (access provided from a laneway)

Element	Control		
Front setback (min)	4.5m to building facade line Where fronting open space 3.5m to building façade 3.0m to articulation zone Where fronting open space, 2.0m to articulation zone		
Side setback (min)	Lot type	Ground	Upper
	Zero Lot, Attached Boundary or Abutting Boundary	0m	0m
	Detached boundary where not a burdened lot	0.9m	0.9m
	Detached boundary where a burdened lot and the adjoining dwelling has a single storey zero lot wall	0.9m	0.9m
	Detached boundary where a burdened lot and the adjoining dwelling has a double storey zero lot wall	1.2m	1.2m
Maximum length of zero lot line on boundary	Attached/abutting house: 15m (excludes garages accessed from a rear laneway) upper levels only. No limit to ground floor	Zero lot house: 15m (excludes garages accessed from a rear laneway)	
Rear setback (min)	0.5m (garages to lane)		
Corner lots secondary street setback (min)	1.0m		

Element	Control
Soft landscaped area	Minimum 15% lot area Is to primarily comprise pervious surfaces such as turf or planting beds The first 1m of the lot measured from the street boundary (excluding paths) is not to contain impervious surfaces
Principal Private Open Space (PPOS)	Min 16m² with minimum dimension of 3m 10m² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m
Solar access	At least 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: • all affected neighbouring properties and, • at least 70% of the proposed dwellings
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties
Garages and car parking	Garage or car space accessed from a rear land only is permitted for lots of this type Minimum garage width 2.4m (single) and 4.8m (double) On-site carparking is to be provided at the rates specified in accordance with section 10.3.1.1 of this DCP

Table 4 – Controls for lots with frontage width ≥ 7m and < 9m for front accessed dwellings

Element	Control		
Front setback (min)	4.5m to building facade line Where fronting open space, 3.5m to building façade 3.0m to articulation zone Where fronting open space, 2.0m to articulation zone 5.5m to garage line and minimum 1m behind the building line		
Side setback (min)	Lot type	Ground	Upper
	Zero Lot, Attached Boundary or Abutting Boundary	0m	0m
	Detached boundary where not a burdened lot	0.9m	0.9m
	Detached boundary where a burdened lot and the adjoining dwelling has a single storey zero lot wall	0.9m	0.9m
	Detached boundary where a burdened lot and the adjoining dwelling has a double storey zero lot wall	1.2m	1.2m
Maximum length of zero lot line on boundary	12m		
Rear setback (min)	4m (ground level) and 6m (upper levels)		
Corner lots secondary street setback (min)	1.0m		
Soft landscaped area	Minimum 15% lot area Is to primarily comprise pervious surfaces such as turf or planting beds The first 1m of the lot measured from the street boundary (excluding paths) is not to contain impervious surfaces		
Principal Private Open Space (PPOS)	Min 16m² with minimum dimension of 3m 10m² per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m		
Solar access	At least 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: • all affected neighbouring properties and, • at least 70% of the proposed dwellings		
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties		
Garages and car parking	Single width garage or car space only		

Element	Control
	Carport and garage minimum internal dimensions: 3m x 5.5m The garage door or opening must be less than 40% of the total area of the front facade of the dwelling On-site carparking is to be provided at the rates specified in accordance with section 10.3.1.1 of this DCP
Layout	Driveway locations must be paired to preserve on-street parking spaces in front of lots

Table 5 – Controls for lots with frontage width ≥ 9m and ≤15m for front accessed dwellings

<table>
<tr><th>Element</th><th colspan="3">Control</th></tr>
<tr><td>Front setback (min)</td><td colspan="3">4.5m to building facade line
Where fronting open space or drainage land, 3.5m to building façade
3.0m to articulation zone
Where fronting open space or drainage land, 2.0m to articulation zone
5.5m to garage line and 1m behind the building line</td></tr>
<tr><td rowspan="4">Side setback (min)</td><td>Lot type</td><td>Ground</td><td>Upper</td></tr>
<tr><td>Zero Lot (Side A)</td><td>0m</td><td>1.5m</td></tr>
<tr><td>Zero lot (Side B)</td><td>0.9m</td><td>0.9m</td></tr>
<tr><td>Detached boundary</td><td>0.9m</td><td>0.9m</td></tr>
<tr><td>Length of zero lot line on boundary</td><td colspan="3">15m</td></tr>
<tr><td>Rear setback (min)</td><td colspan="3">4m (ground level) and 6m (upper levels)</td></tr>
<tr><td>Corner lots secondary street
setback (min)</td><td colspan="3">2.0m</td></tr>
<tr><td>Landscaped area</td><td colspan="3">Minimum 20% of allotment area
Is to primarily comprise pervious surfaces such as turf or planting beds
The first 1m of the lot measured from the street boundary (excluding paths) is not to contain impervious surfaces</td></tr>
<tr><td>Principal Private Open space
(PPOS)</td><td colspan="3">Minimum 20m² with minimum dimension of 4.0m
50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June)</td></tr>
<tr><td rowspan="2">Garages and car parking</td><td colspan="2">Lots ≥9m and <12.5m:
Where front accessed, single width garages only.
Rear lane or side street accessed double garages permitted.
Max. carport and garage door width not to exceed 3m (single) or 6m (double)</td><td>Lots ≥12.5m and ≤15m:
Front or rear accessed single, tandem or double garages permitted
Triple garages are not permitted</td></tr>
<tr><td colspan="3">On-site carparking is to be provided at the rates specified in accordance with section 10.3.1.1 of this DCP</td></tr>
</table>

Table 6 – Controls for lots with frontage width > 15m for front accessed dwellings

Element	Control
Front setback (min)	4.5m to building facade line 3.5m to building façade fronting open space or drainage land 3.0m to articulation zone 2.0m to articulation zone fronting open space or drainage 5.5m to garage line and 1m behind the building line
Side setback (min)	0.9m
Rear setback (min)	4m (ground level) and 6m (upper levels)
Corner lots secondary street setback (min)	2.0m
Landscaped area	Minimum 30% of the allotment area Is to primarily comprise pervious surfaces such as turf or planting beds The first 1m of the lot measured from the street boundary (excluding paths) is not to contain impervious surfaces
Principal Private Open Space **(PPOS)**	Minimum 24m² with minimum dimension 4m 50% of the area of the required principal private open space (of both the proposed development and adjoining properties) should receive at least 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June)
Garages and car parking	Front or rear loaded double and tandem garages permitted Maximum garage door width 3m (Single) and 6m (Double) Triple garages are not permitted On-site carparking is to be provided at the rates specified in accordance with section 10.3.1.1 of this DCP

Setbacks

(2) Development is to have regard to the preferred lot layouts depending on orientation as shown in **Figure 5**

(3) The location of a zero lot line (Side A) is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues. Other factors to consider include dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and the lot orientation as illustrated at Figure 6 – Setback principles

(4) For attached or semi-detached dwellings the side setback only applies to the end of a row of attached housing, or the detached side of a semi-detached house

(5) Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback

(6) For dwellings with a minimum 900mm side setback, projections permitted into side and rear setback areas include eaves (up to 450 millimetres wide), fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units

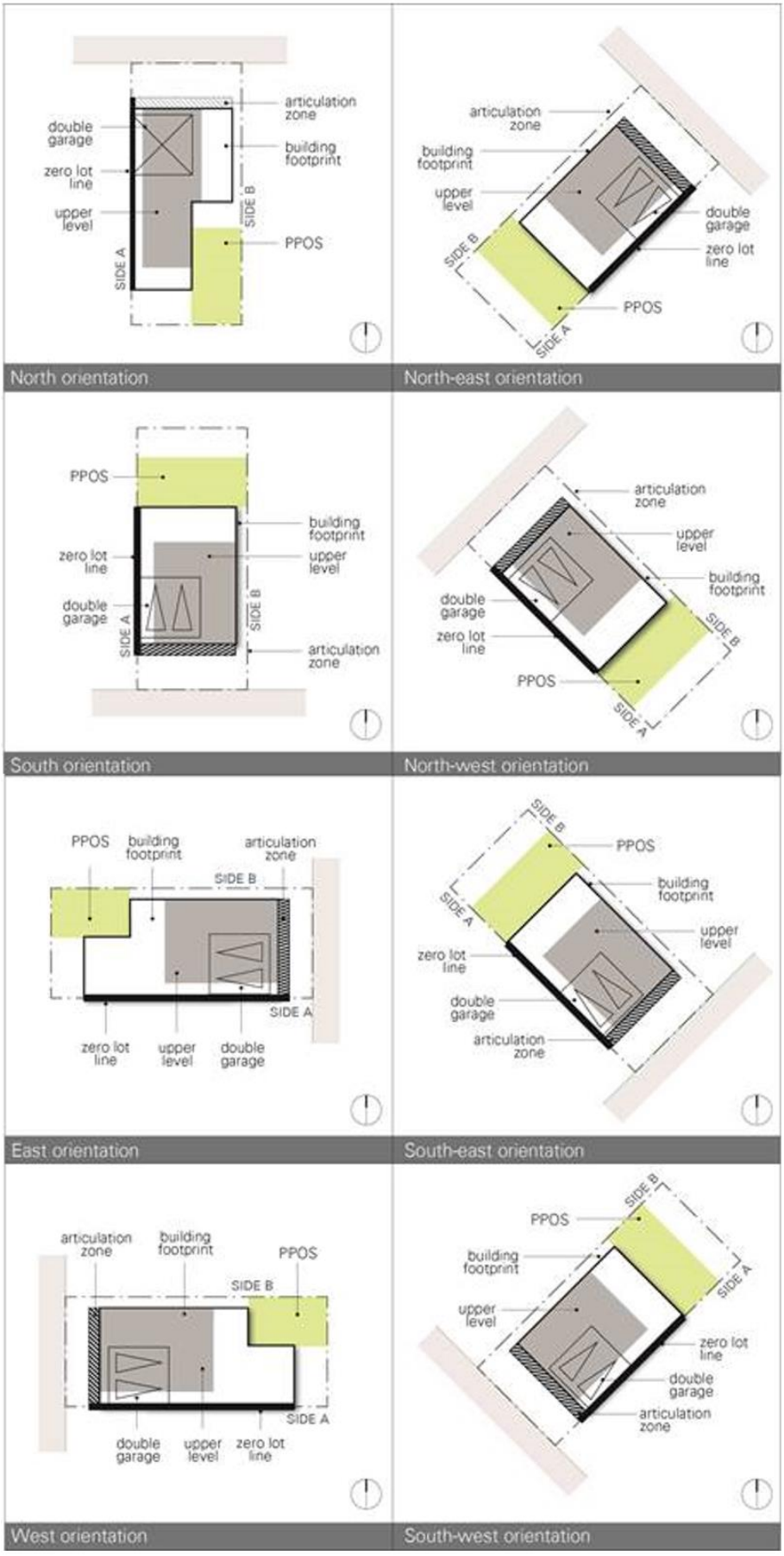

Figure 5 – Setback principles

16.28.5 Special character precincts

North Tuncurry contains a number of special character precincts. These precincts require specific planning provisions due to their unique attributes or importance to the community. The location of precincts is shown in **Figure 6**

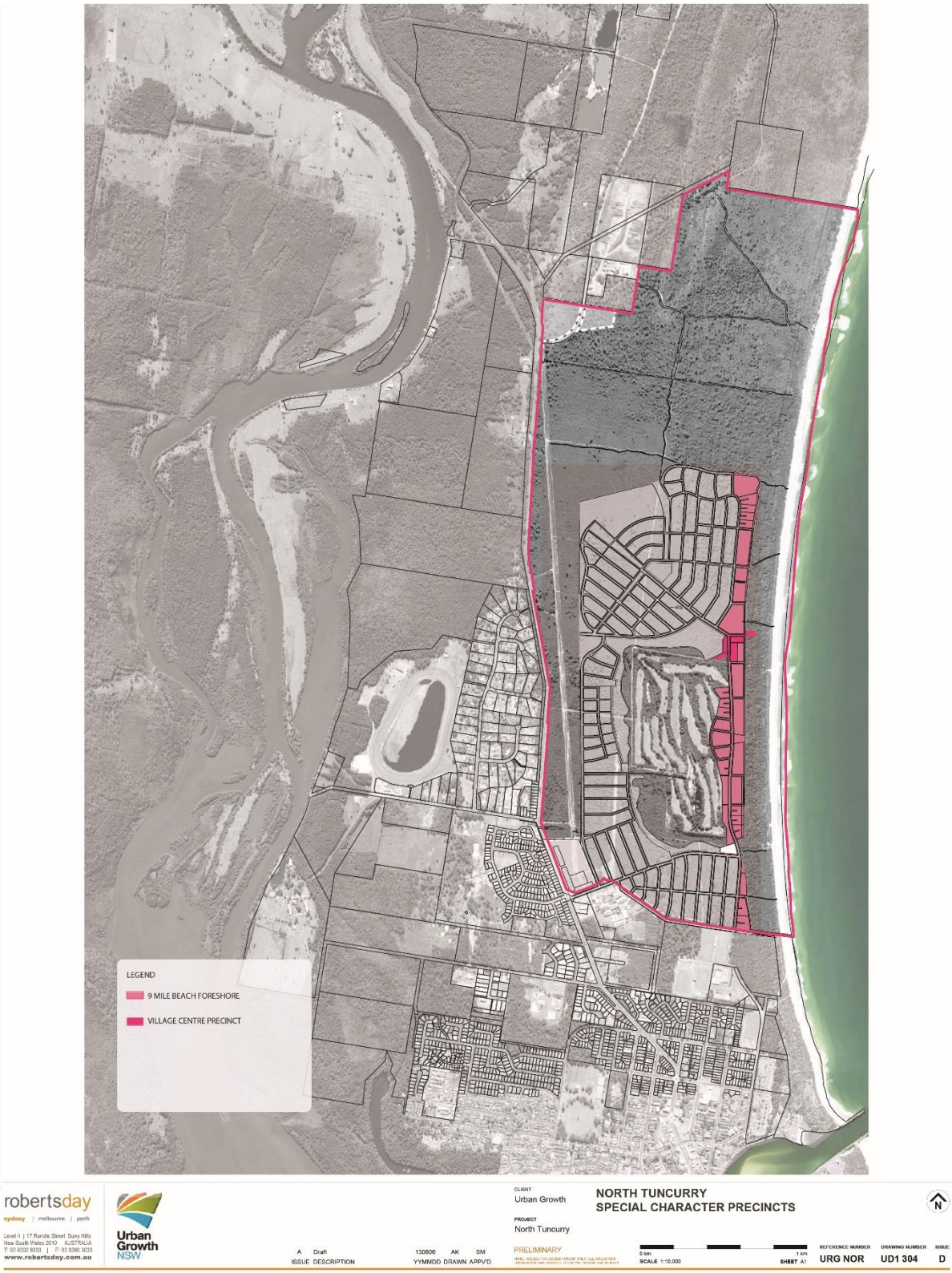

Figure 6 – Special character precincts

6.28.5.1 9 Mile Beach Foreshore

These provisions apply to all development in the 9 Mile Beach Foreshore as shown in **Figure 6**.

Controls

(1) Development provides a range of housing types in accordance with **Figure 7** or another suitable outcome

(2) Development sensitively integrates with the foreshore in accordance with **Figure 8** or another suitable outcome

(3) The layout and design of landscaped open space facilitates passive casual surveillance and does not include extensive, dense screening vegetation

(4) Fencing if of open design and constriction to facilitate engagement between the public and private domains

(5) Shared streets on the eastern perimeter are to be held in private ownership (community title or similar)

(6) Pedestrian Passage/Fire Trails between development lots and dune foreshore are to remain in Crown ownership

(7) Dwelling facades facing the foreshore incorporate balconies and transparent windows to provide passive surveillance of the foreshore

(8) Garages must not be located to face the foreshore

Figure 7 – Potential lot types

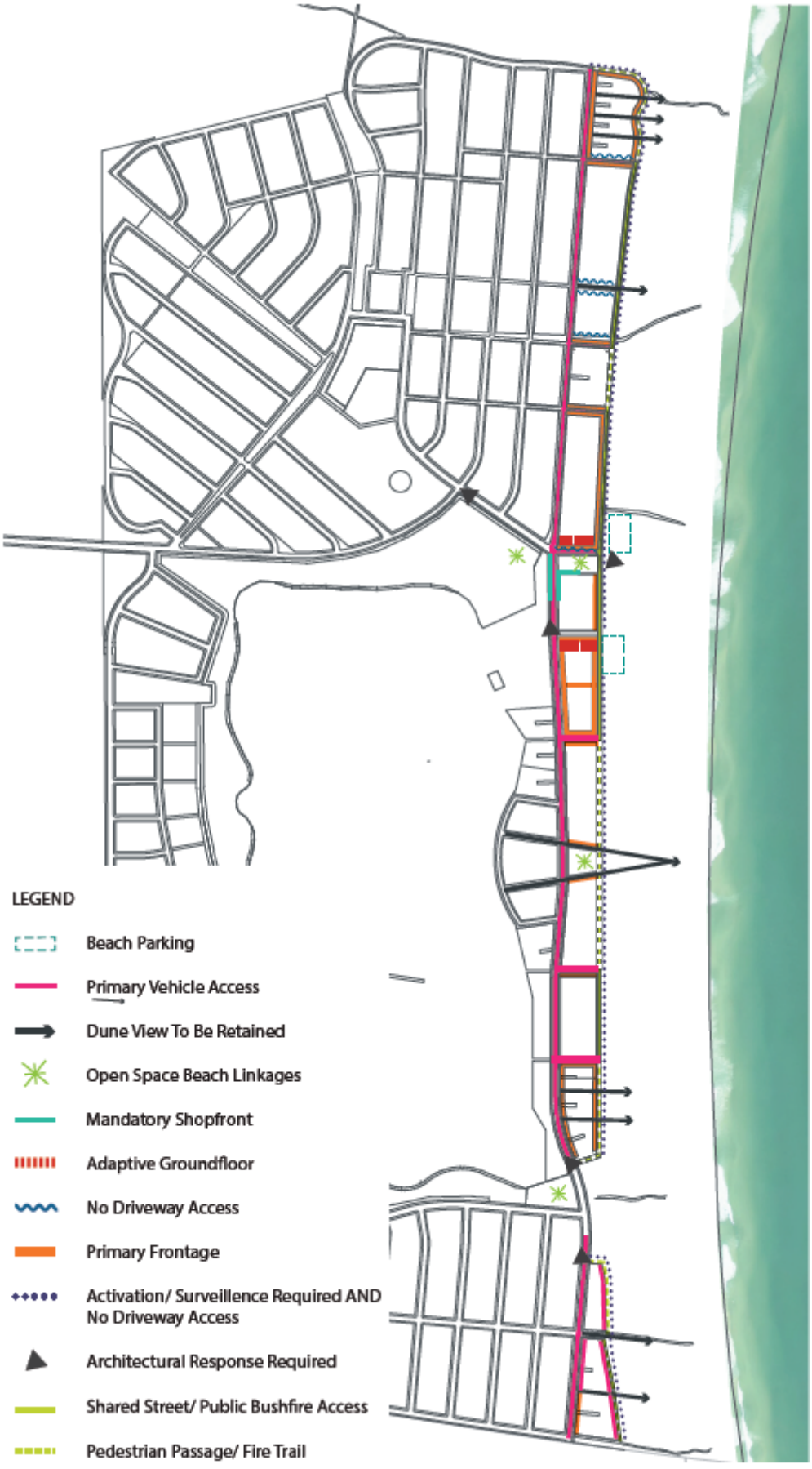

Figure 8 – Foreshore design requirements

16.28.5.2 B2 Local Centre Precinct

These provisions apply to all development in the B2 Local Centre zone as shown in **Figure 6**

Controls

(1) Development within the B2 Local Centre should be sited and designed generally in accordance with **Figure 9**

(2) Where located on the main north-south street, buildings may have a setback of 0m from the street alignment for the ground and first floor

(3) Development includes public facilities such as a communal meeting room

(4) Development provides an opportunity for the establishment of an aboriginal cultural centre integrated with, or separate to, other public facilities

(5) Development creates a distinct coastal character that incorporates:

a. lightweight materials such as timber

b. expressive roof forms such as skillions or pitched roof forms

c. natural exterior building material colours

(6) Development incorporates pedestrian and cyclist paths as shown in **Figure 9**

(7) Development provides for view corridors west to Mt Talawahl

(8) Development for a neighbourhood supermarket provides for large windows and other openings facing streets and the public realm or is sleeved by active, smaller scale uses such as shops and cafes

(9) A continuous lightweight awning is provided to the street facade of buildings

(10) Landscaping, seating and paved footpaths are provided in the public realm

Figure 9 – B2 Local Centre Indicative Concept Plan

16.28.6 Open Space Network

Controls

(1) The open space network is provided generally in accordance with **Figure 10** and **Table 7**

(2) Key public open spaces are designed generally in accordance with **Figures 11 to 20**

(3) Where a public roadways does not border a public open space, the maximum height of fences bordering the public open for adjacent dwellings is to be 1.2m

(4) Landscaped open space is provided along all created water management basins

(5) Designated public pedestrian access points to the 9 Mile Beach are provided in accordance with **Figure 10**

(6) Detailed landscape plans are to be provided as part of any development application for subdivision that includes the creation of public open space

Figure 10 - Open space network

Table 7 - Open space characteristics

Element	Characteristics
Centre Green	– Is the focal point for the B2 Local Centre – Provides an attractive space for passive recreation, community interaction and gathering – Provides the key connection between the golf course, B2 Local Centre and 9 Mile Beach – Is enclosed and activated on its southern and northern sides by active retail and high density residential uses that overlook and engage with the Green
Community Dune Park	– Is the focal point for the southern residential neighbourhoods – Provides space for community interaction and gathering – Connected by pathway to the Gateway Park
Orchid Park	– Signature entry to the development – Open lawn areas with children's playground, shelters and BBQs – Long Views over water management basin to B2 Local Centre
Eco-Green	– Pocket park in the north-east residential precinct incorporating informal open space, BBQs, thematic gardens and children's play area – Use of indigenous trees only
Mt Talawahl Park	– Views to Mt Talawahl – Community pavilion, fore court, steps down to water management basin – Water management basins incorporate an ephemeral edge and island for wildlife habitats – Picnic shelters, structural tree planting, continuous path system
Basin Edge Plaza	– Located on west side of foredune – Links to beach – Integrates with APZ & heritage pedestrian/bike path – Provides shallow water feature for showers & play – Picnic facilities and interpretative signage – Coastal shrub planting
The 5th Hole Park	– Western entry to golf course – Land-bridge between water management basin – Picnic shelters – Links to continuous heritage pedestrian/cycle way
Heritage Green	– Is a focal point for the western residential neighbourhoods – Provides a strong visual connection to the adjoining conservation area to the west – Protects aboriginal archaeological artefacts and celebrates indigenous culture through design and interpretation – Incorporates informal open space and playground BBQs, shelters and seating
The Gateway Park	– Neighbourhood Park with generous informal open space overlooking the water management basin. – Facilities for a café and parking – Incorporates the Heritage Trail – Playground, BBQs and seating areas – Provides for sense of entry to the site when arriving from the main southern access road from The Lakes Way
Golf Course	– Is the primary private outdoor active recreation space for the site – Provides for quality golfing in a scenic, natural setting – Will be reconfigured to improve the game and better integrate with the development
9 Mile Beach Foreshore	– Is a key contributor to the coastal character of the community and is protected as an asset for the entire Foster-Tuncurry and Great Lakes community – Is the primary public outdoor recreational space for the site

Element	Characteristics
	– Provides for a range of low-impact recreation uses such as walking and cycling and for environmental protection – Includes specific designated beach access points – Existing dune vegetation is retained and protected
All other open spaces	– Provide a range of passive recreation spaces – Enhance the amenity of adjoining and nearby residential areas – Provide an integrated green network – Are co-located with stormwater management measures – Enable the appreciation and enjoyment of water management basins – The north-west open space corridor linking the B2 Local Centre and golf course provides a visual connection to Mt Talawahl

Figure 11 – Centre Green Concept Plan

Figure 12 – Heritage Green Concept Plan

Figure 13 – Mt Talawahl Concept Plan

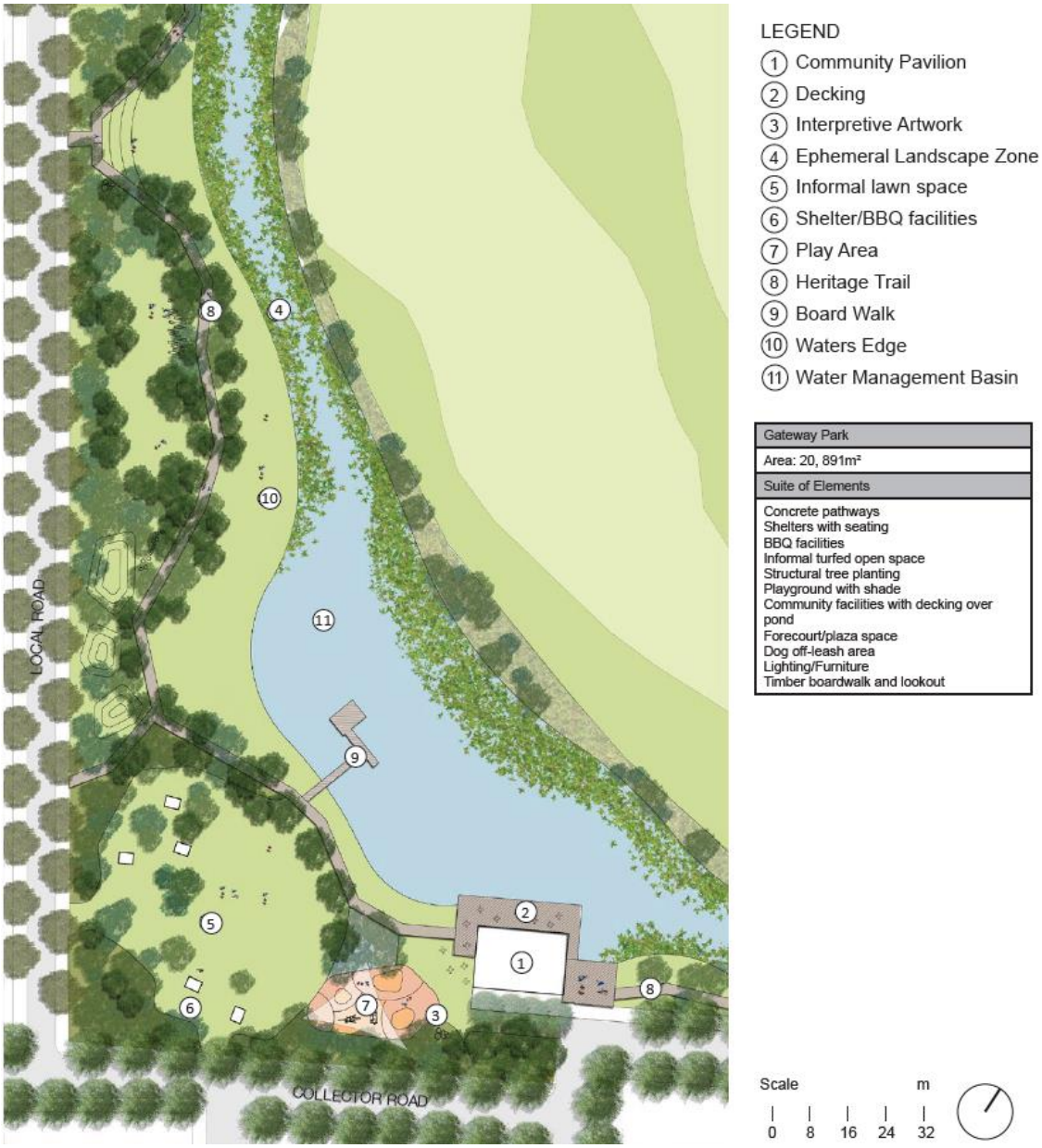

Figure 14 – Gateway Park Concept Plan

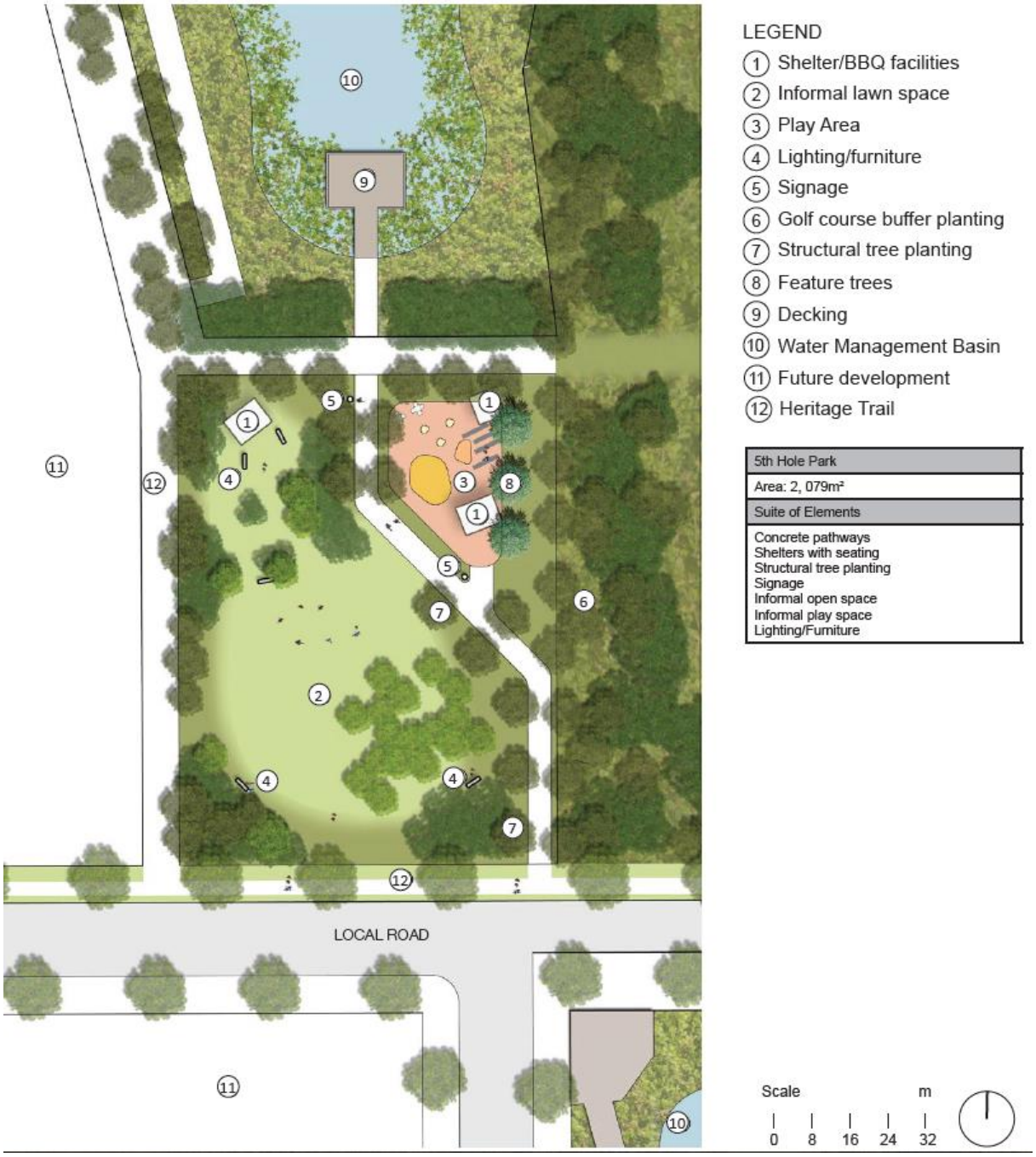

Figure 15 – 5th Hole Park Concept Plan

Figure 16 - Community Dune Park Concept Plan

Figure 17 – Eco Green Concept Plan

Figure 18 – Orchid Park Concept Plan

Figure 19 – Waters Edge Plaza Concept Plan

16.28.7 Movement Network

Controls

(1) The street network is provided generally in accordance with **Figure 20**

(2) Street design is to be generally in accordance with **Table 8** and **Figures 21** to **32**

(3) The pedestrian and cyclist network is provided generally in accordance with **Figure 33** and **Figure 34**

(4) Road access to the site is provided generally in accordance with **Figure 20**

(5) The primary access road to the site is provided generally in accordance with **Figure 20**

(6) The bus network is provided generally in accordance with **Figure 20**

(7) Existing walking trails are maintained as appropriate through the ecological buffers for pedestrians only

Table 8 - Street characteristics

Street type	Characteristics
Avenue	– 25.3m minimum wide road reserve, including 14.6m minimum carriageway – Parking is provided on both sides of the street – Directional travel lanes are segregated by a planted centre median of variable width – Planting is provided in the parking area and verges – Pedestrian and cycle paths are provided on one side of the street
Collector Road	– 20.4m minimum wide road reserve, including a 11.6m minimum wide carriageway – Where identified as for a bus route on the Street Hierarchy Plan each travel lane is capable of accommodating a bus – Parking is provided on both sides of the street – Planting is provided in the parking area and verges – Pedestrian paths are provided on both sides of the street
street	– 16.4m minimum wide road reserve, including a 10.1m minimum wide carriageway – Parking is provided on both sides of the street – Planting is provided in the parking area and verges – Pedestrian paths are provided on one side of the street
Yield street	– 13.5m minimum wide road reserve, including a 7.2m minimum wide carriageway – Parking is provided on both sides of the street – Pedestrian paths are provided on one side of the street – Planting is provided in the parking area and verges – Rain gardens are provided on both sides of the street
Shared street / public bushfire road	– Shared streets / public bushfire roads are to prioritise pedestrian and cyclist movement whilst accommodating vehicular access and movement, in particular for emergency service vehicles, in a low speed traffic environment – 9.7m minimum wide road reserve, including a 5.5m minimum wide carriageway – A flared verge / swale is provided on one side of the street

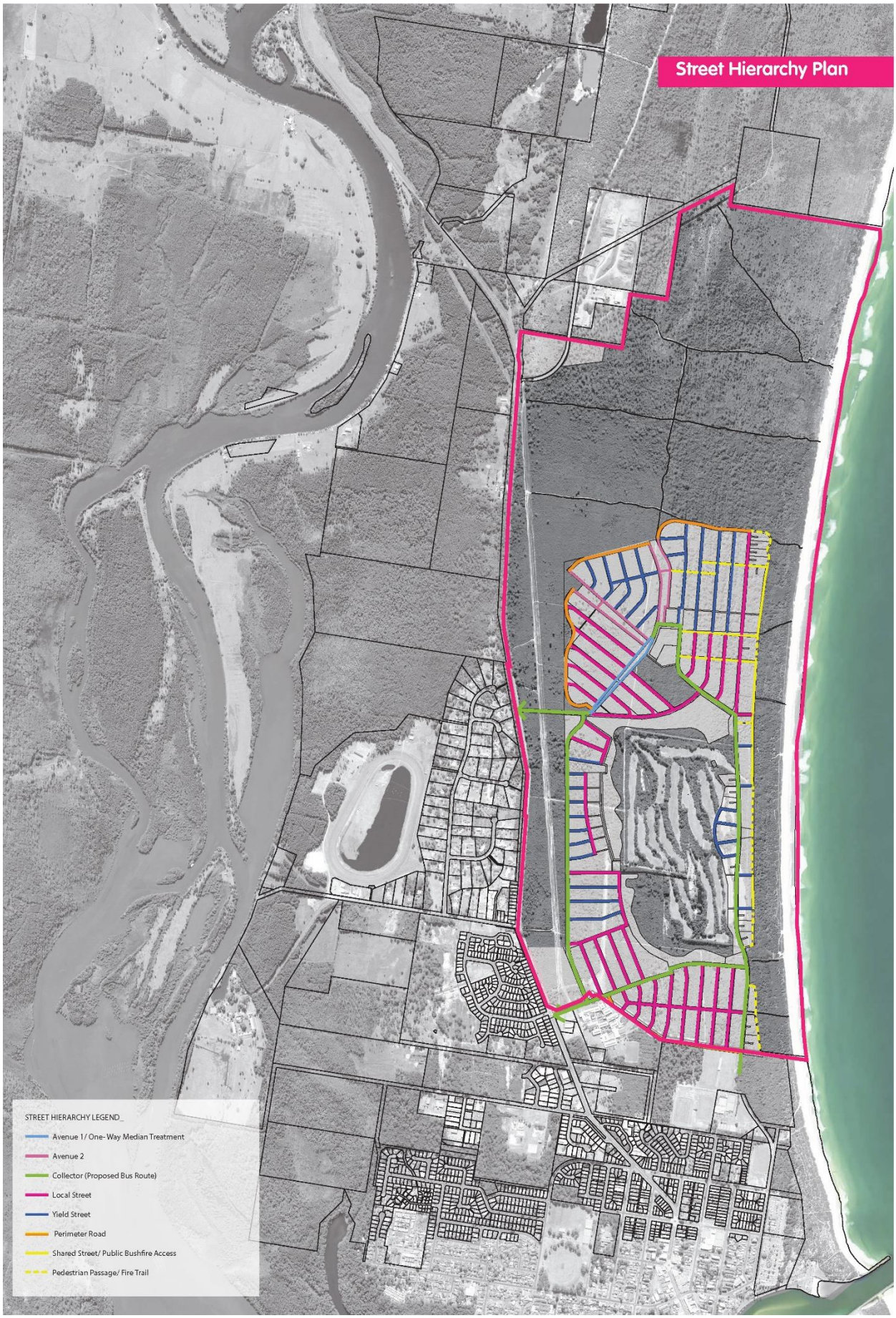

Figure 20 – Street hierarchy plan

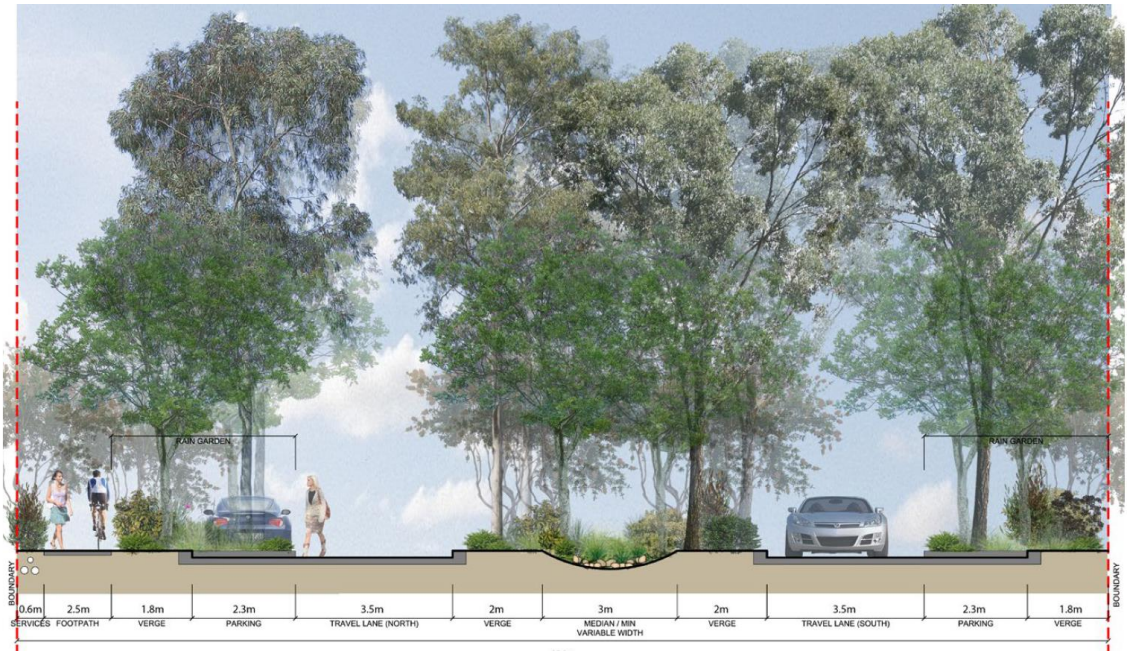

Figure 21 – Avenue 1 section

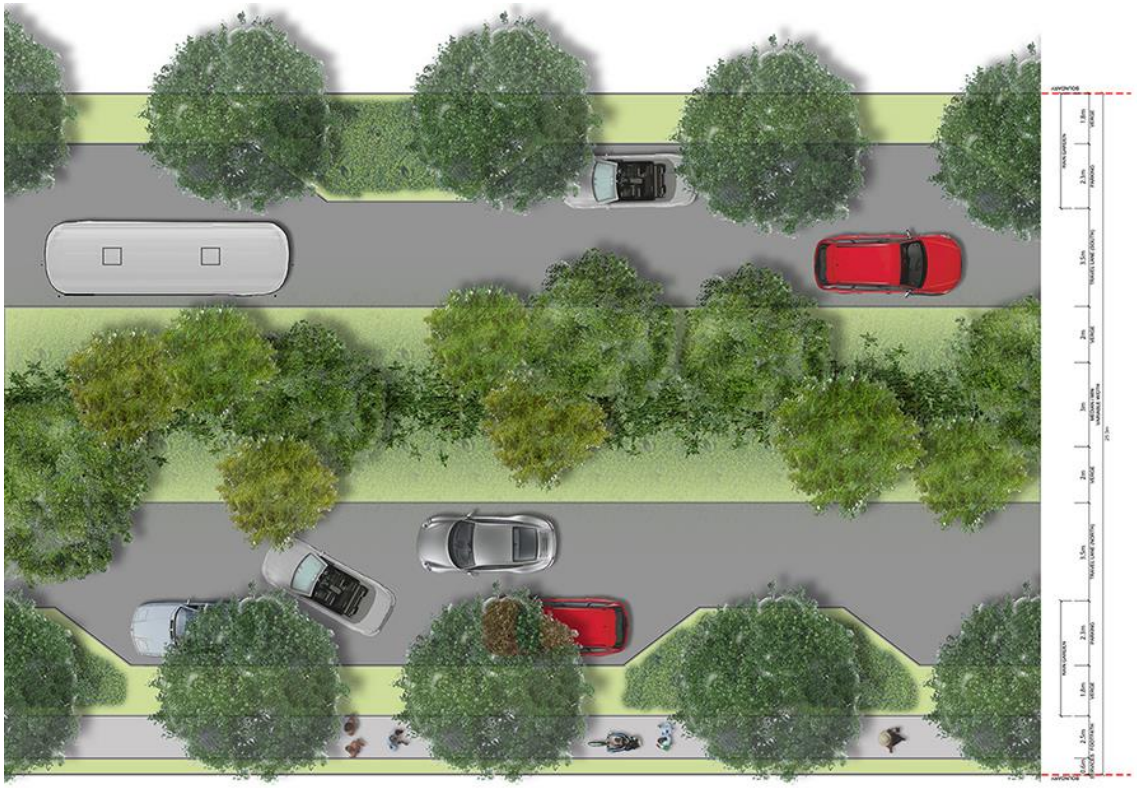

Figure 22 – Avenue 1 plan

Figure 23 – Avenue 2 section

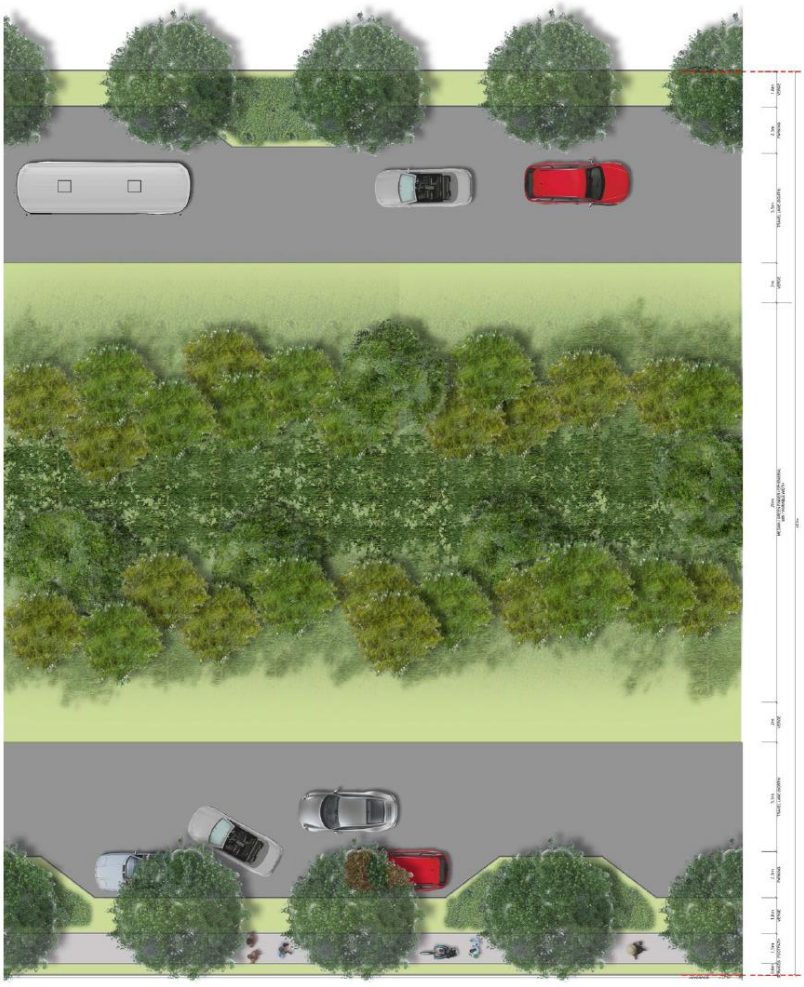

Figure 24 – Avenue 2 plan

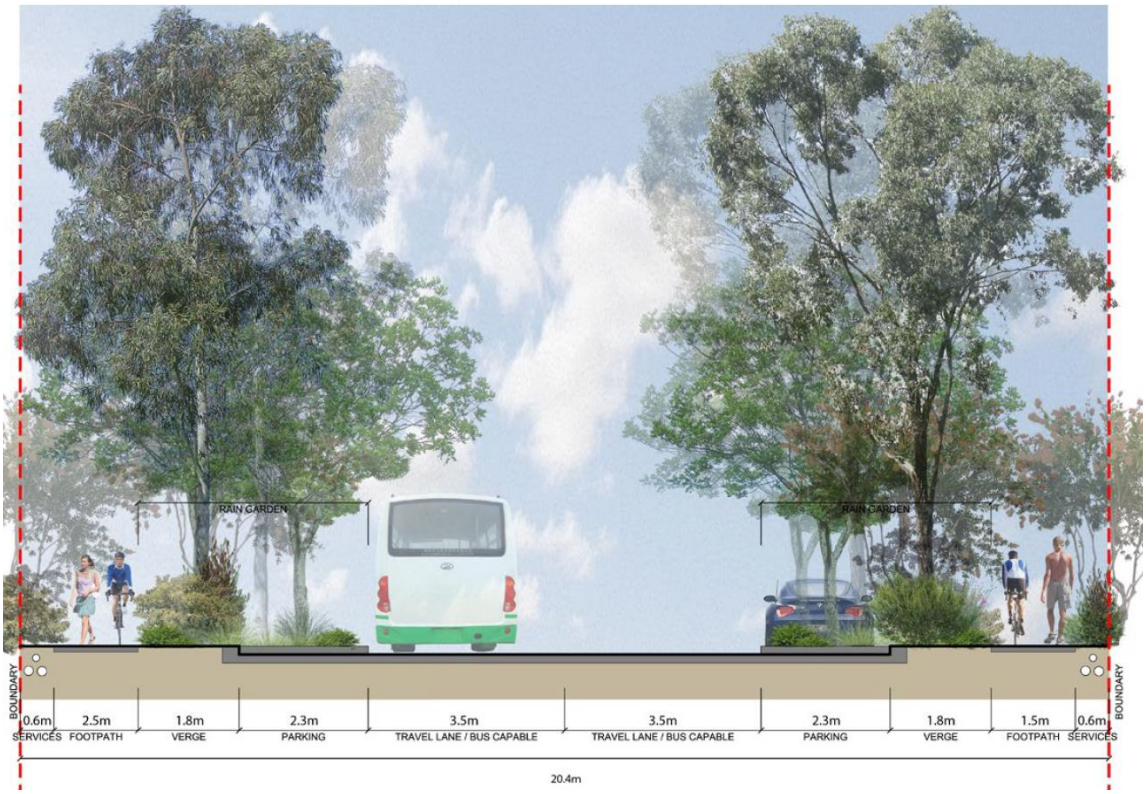

Figure 25 – Collector street section

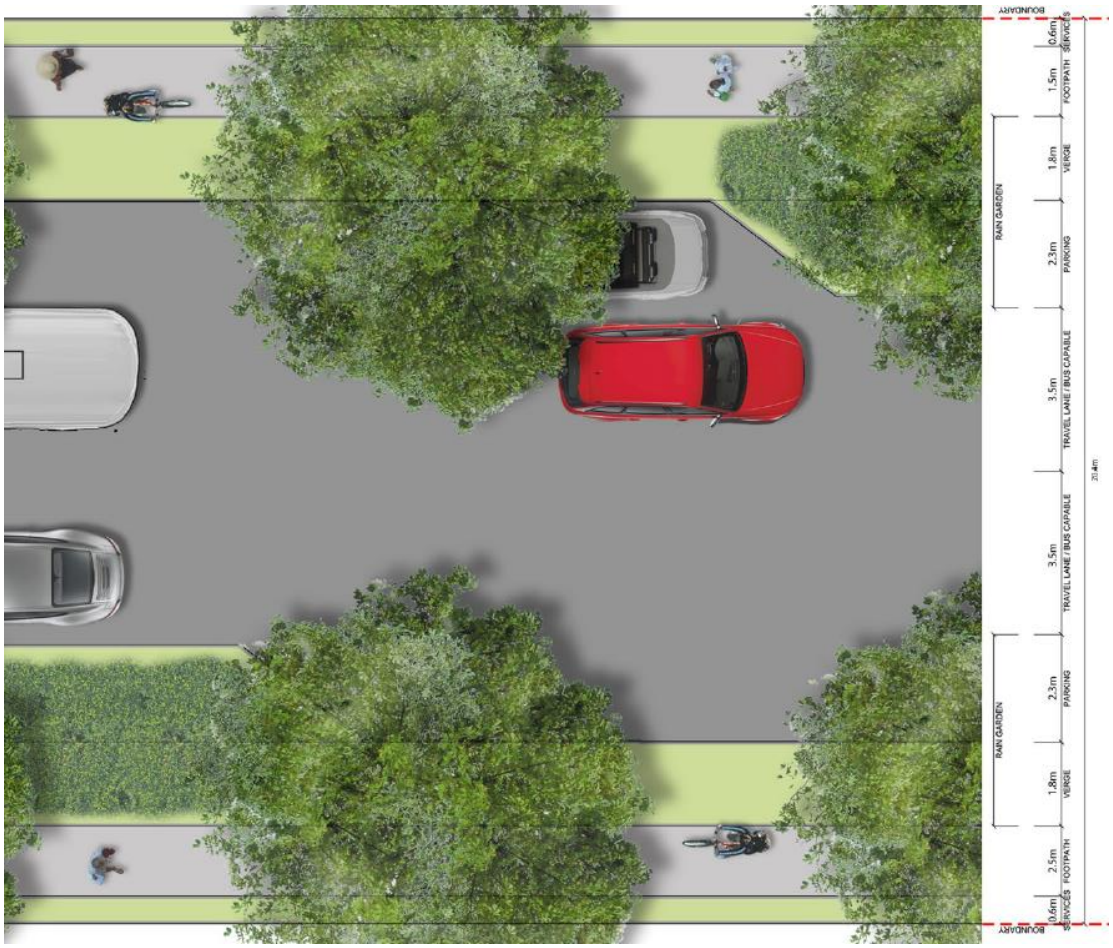

Figure 26 - Collector street plan

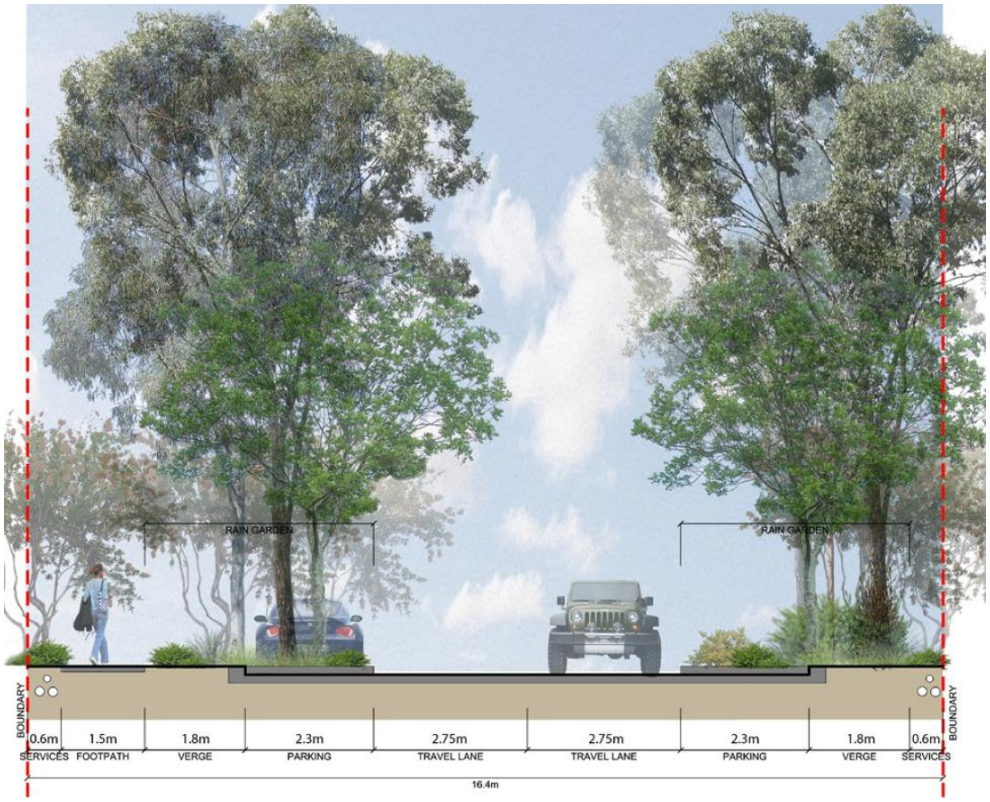

Figure 27 – Local street section

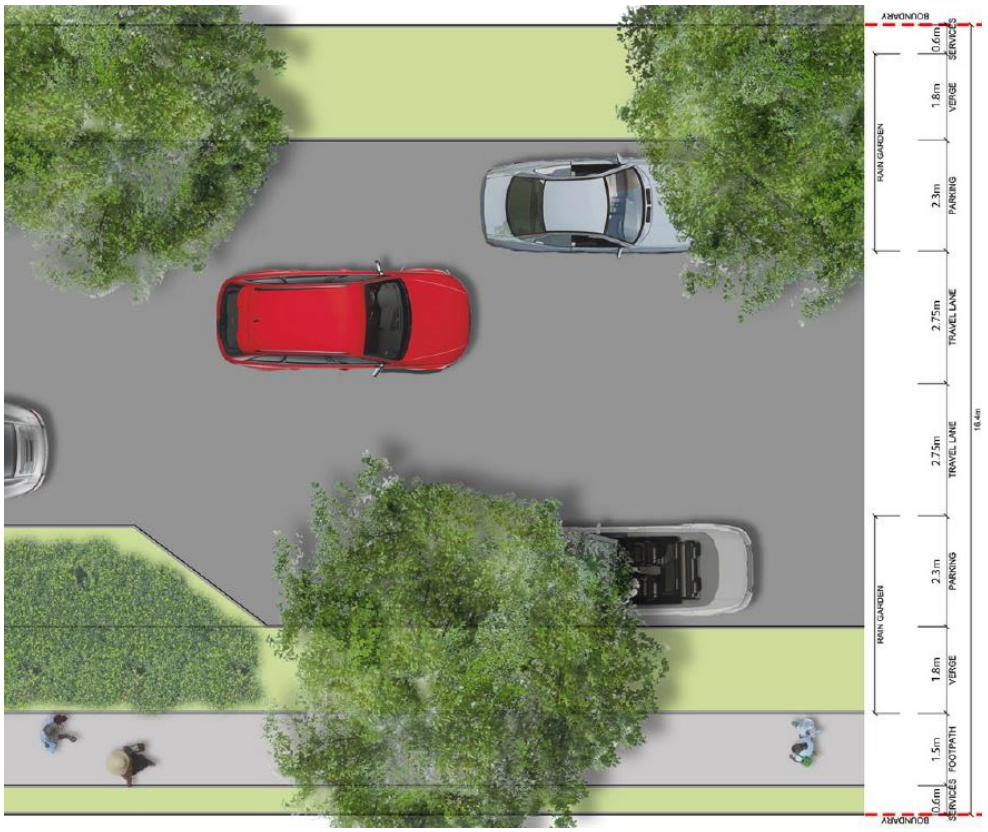

Figure 28 – Local street plan

Figure 29 – Yield street section

Figure 30 – Yield street plan

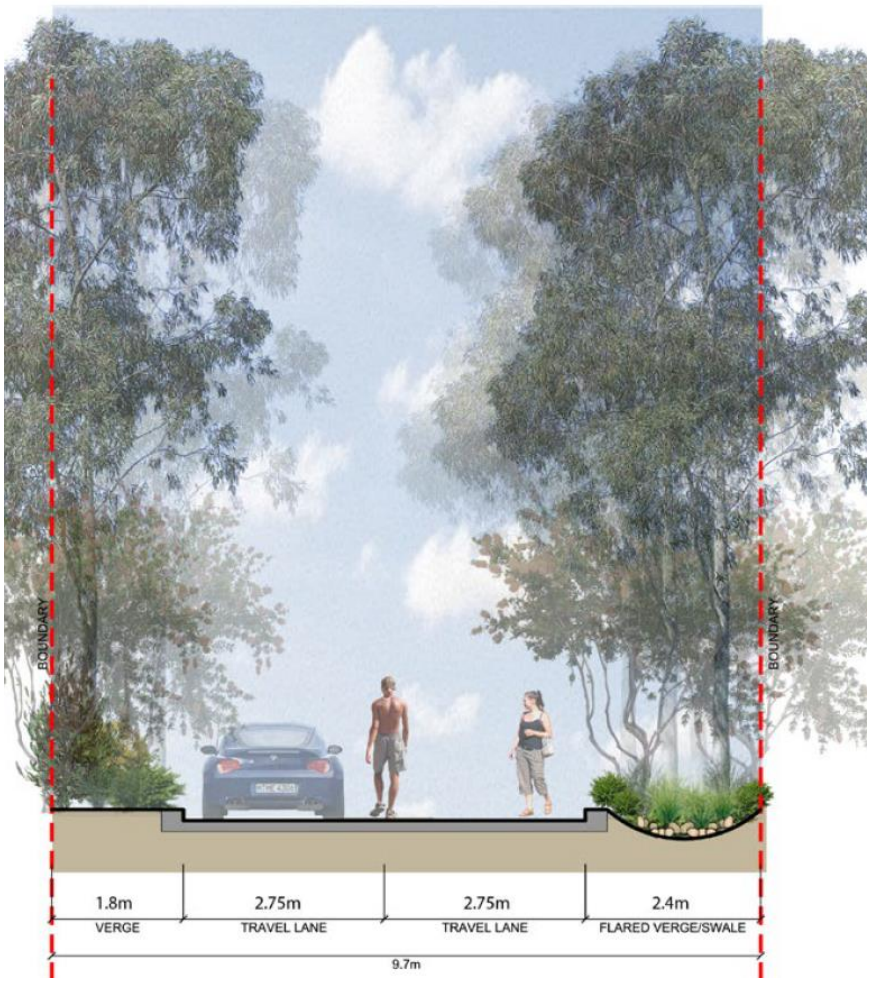

Figure 31 – Shared street section

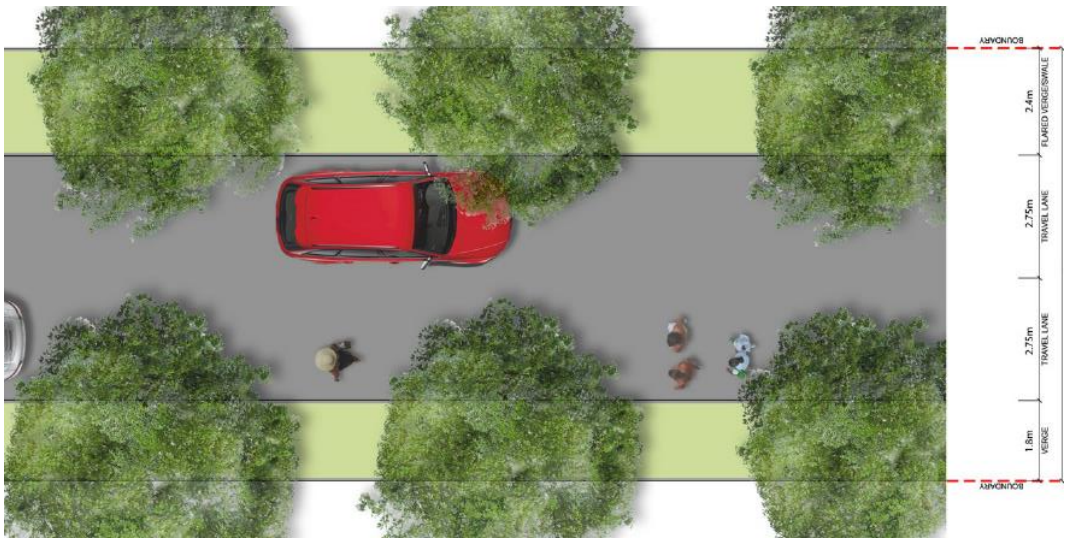

Figure 32 – Shared street plan

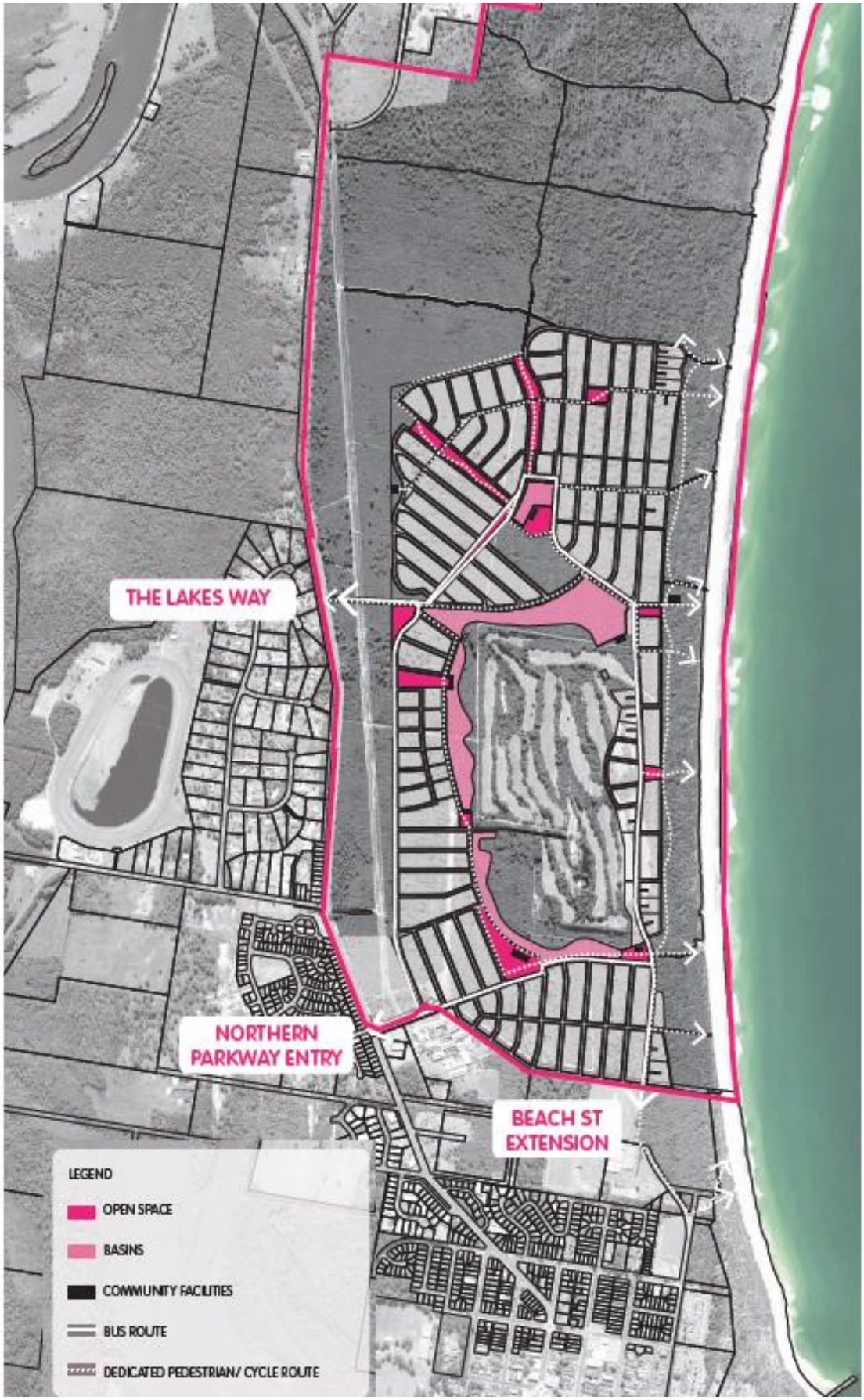

Figure 33 – Pedestrian network

Figure 34 – Cyclist network

16.28.8 Community and Cultural Facilities

Controls

(1) Community facilities are provided generally in accordance with **Table 9** and **Figure 35**

Note: these facilities are to be either constructed or funded by the developer. For buildings, if constructed, they are to be dedicated to council in accordance with the North Tuncurry Planning Agreement

Table 9 - Community facility characteristics

Community facility	Characteristics
Community centre	– A small community centre of around 350m^2 – Multi-purpose facility providing spaces where residents can gather, meet, and participate in activities or events or access services. – Activities to be accommodated in this facility may include community meetings and events, social and hobby groups, lifelong learning classes, exercise and lifestyle programs and children's indoor activities – Spaces may include meeting and activity rooms, kitchen, toilets and some storage – A small storage area (approximately the size of a domestic garage) for a mobile surf lifesaving unit should also be provided – The centre is accessible from the B2 Local Centre
Temporary community centre	– A small, temporary venue for community activities that also provides a base for community development initiatives will be provide d in the southern part of the site – This facility will be provided in the early stages of the development cycle –
Aboriginal cultural centre	– This facility will acknowledge and showcase indigenous heritage through educational, artistic and interpretive material – The centre may be an appropriate location for such a use, perhaps co-located with the community centre and surf club
Public art sites	– To be determined in consultation with the Lakkari Aboriginal Corporation
Meeting places	– To be determined in consultation with the Lakkari Aboriginal Corporation
Learning circles	– To be determined in consultation with the Lakkari Aboriginal Corporation
Camping sites	– To be determined in consultation with the Lakkari Aboriginal Corporation
Bush food trail	– To be determined in consultation with the Lakkari Aboriginal Corporation

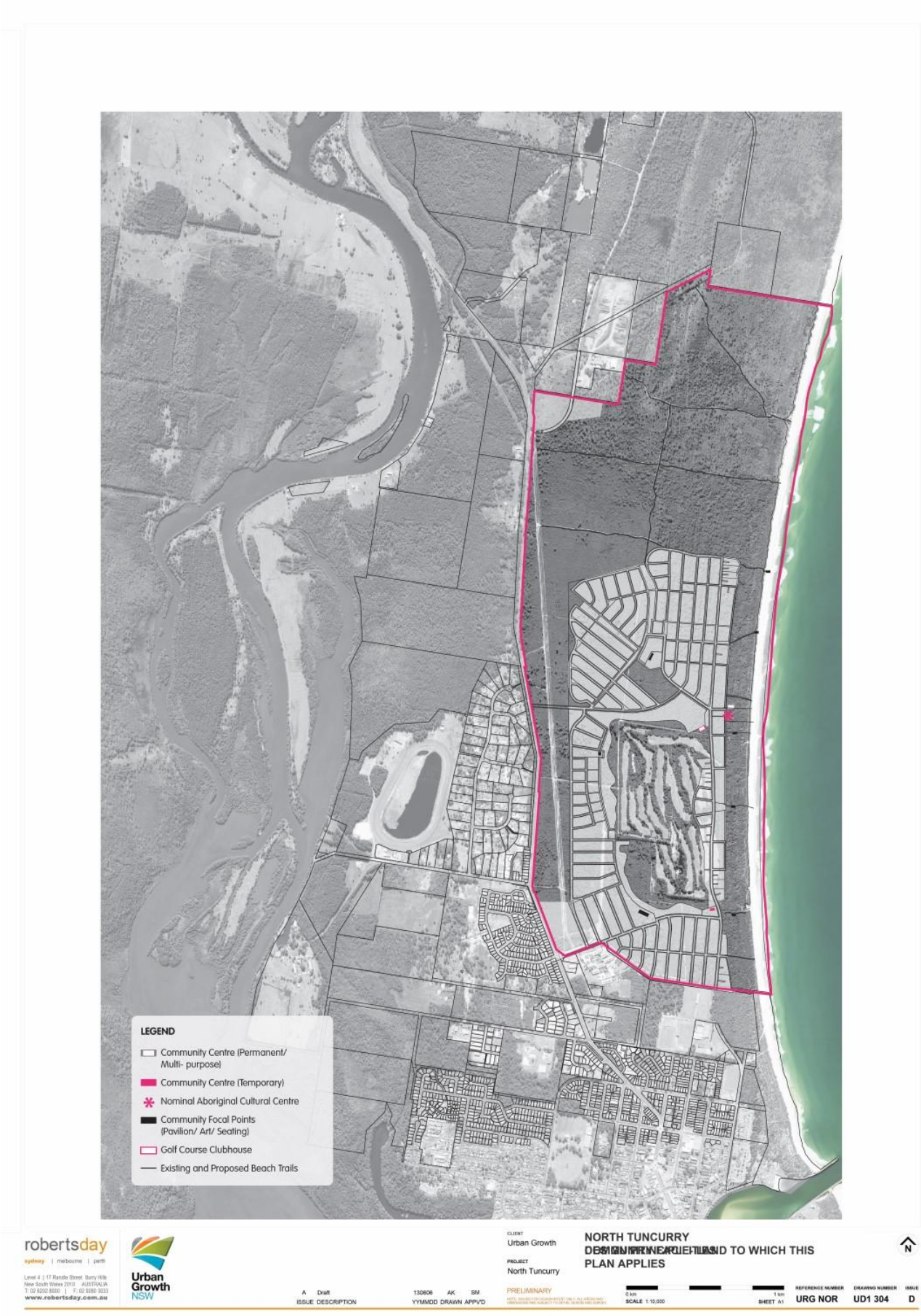

Figure 35 – Community facilities

16.28.9 Environmental Management and Conservation

Controls

Biodiversity

(1) A continuous environmental conservation area is provided along the eastern periphery of the site to provide a suitable buffer to beach habitats, particularly for the Pied Oystercatcher and other dunal species or seasonal migrants, and to mitigate against any effects of beach regression

Note: development for the purposes of a surf club, public carpark and minor works such as pedestrian and cyclist paths may be constructed in this area provided that they seek to minimise impact on the environmental attributes of the area

(2) Co-ordinated fencing and signage that discourages unauthorised access is provided around habitat buffers and core Tuncurry Midge Orchid habitat

Coastal foreshore zone

(3) Development seaward of the 2100 hazard line shown in **Figure 36** is only for the following purposes:

(a) off-street parking

(b) public asset such as a surf life-saving club or amenities

(c) public or private passive recreation or sporting fields

(d) moveable or demountable structures with a life cycle consistent with the coastline risk

(4) Public infrastructure such as reticulated water and sewerage are located landward of the 2100 hazard line and designed such that they could be maintained under shoreline recession post 2100

(5) Dedicated pedestrian access points to 9 Mile Beach are provided in the locations generally shown in **Figure 34** and managed through a network of fencing and raised, lightweight boardwalks

Tuncurry Midge Orchid

(6) A perimeter road is provided as shown in **Figure 34** to provide an interface between parts of the development footprint and environmental conservation area and function as a passive management tool to control illegal dumping of items such as garden refuse

(7) Development ensures that runoff does not enter into or impact upon that part of the environmental conservation area that is a Tuncurry Midge Orchid habitat buffer and that any change in site hydrology does not result in a significant water table drawdown or change in the conservation areas

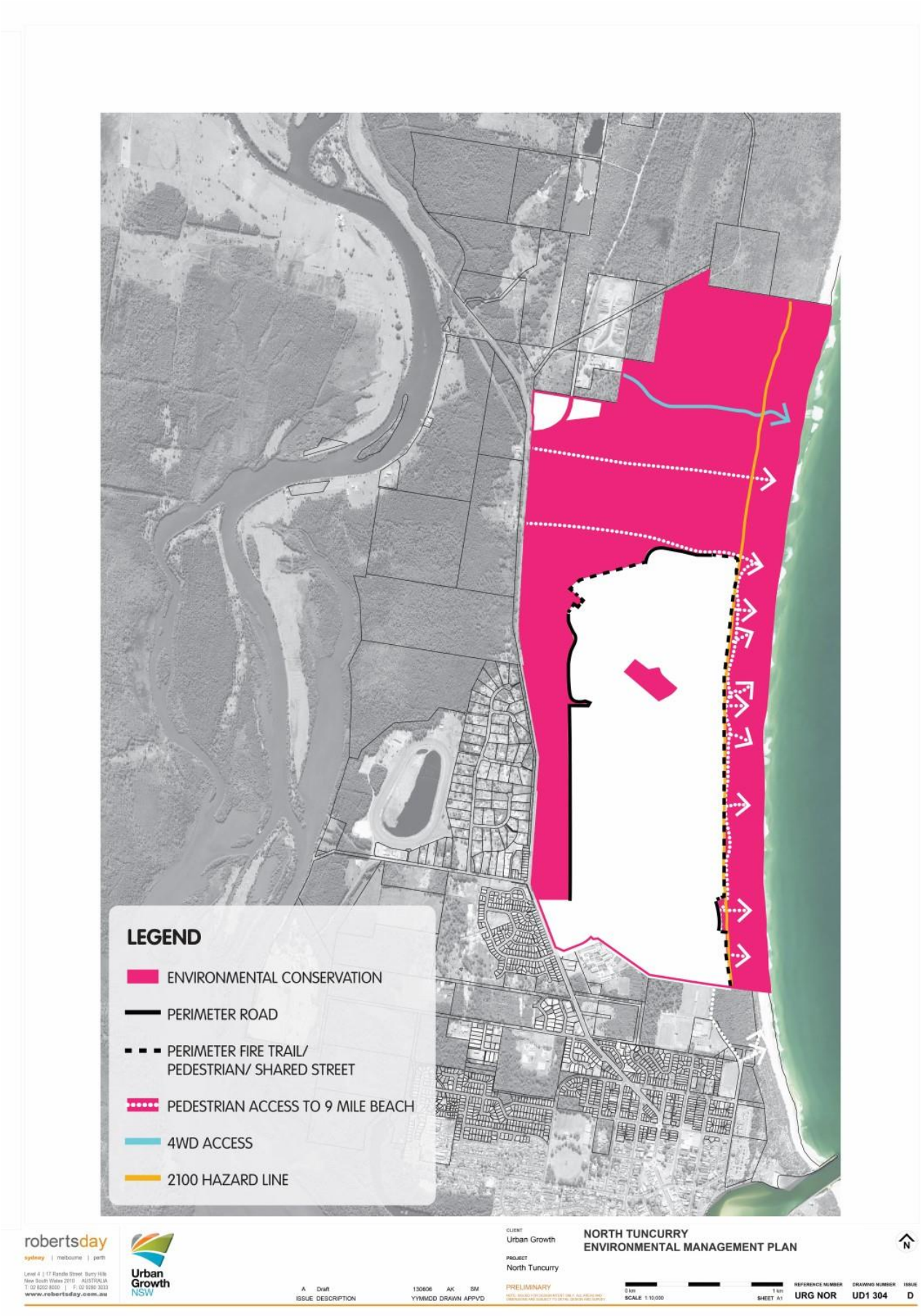

Figure 36 – Environmental management

16.28.10 Flooding and Water Cycle Management

Controls

General

(1) Bio-filtration systems, including rain gardens or roadside swales, are incorporated into the design of the open space and movement networks in appropriate locations

(2) Water management basin and ephemeral zones are to incorporate a variety of edge treatments, comprising a co-ordinated selection of natural, transitional and urban treatments

  (a) Natural treatments are to be simple treatments incorporating a mix of planting or turf along water management basin banks

  (b) Transitional treatments are to comprise additional engineered elements such as rocks, rip-rap or informal stone walls.

  (c) Urban treatments are to comprise formal treatments including landscaped terraces or steps, stone walls, decks and promenades for walking/cycling paths alongside or on top of banks of water management basin with cantilevered walkways / lookouts

Stormwater

(3) The stormwater network comprises a series of water management basins generally in accordance with **Figure 35** and that are of sufficient size to manage the 100 year ARI design rainfall event

  Note: as these water management basins are fed from stormwater, the water level will vary according to rainfall events

(4) Overland flow paths are provided along roads and reserves to accommodate stormwater from the 5 year ARI event

(5) Run-off from impervious areas is treated in bio-retention systems that are located either on lots, as part of the street network or as part of the stormwater network

(6) Run-off from the roof of each dwelling is discharged into an infiltration tank that is sized based on the roof area and infiltration rates. Where not provided underground, the tank is to not be visually obstructive from the public domain or adjoining residential properties and does not decrease the utility or amenity of outdoor open space areas

(7) Rainwater tanks are to be provided on each lot

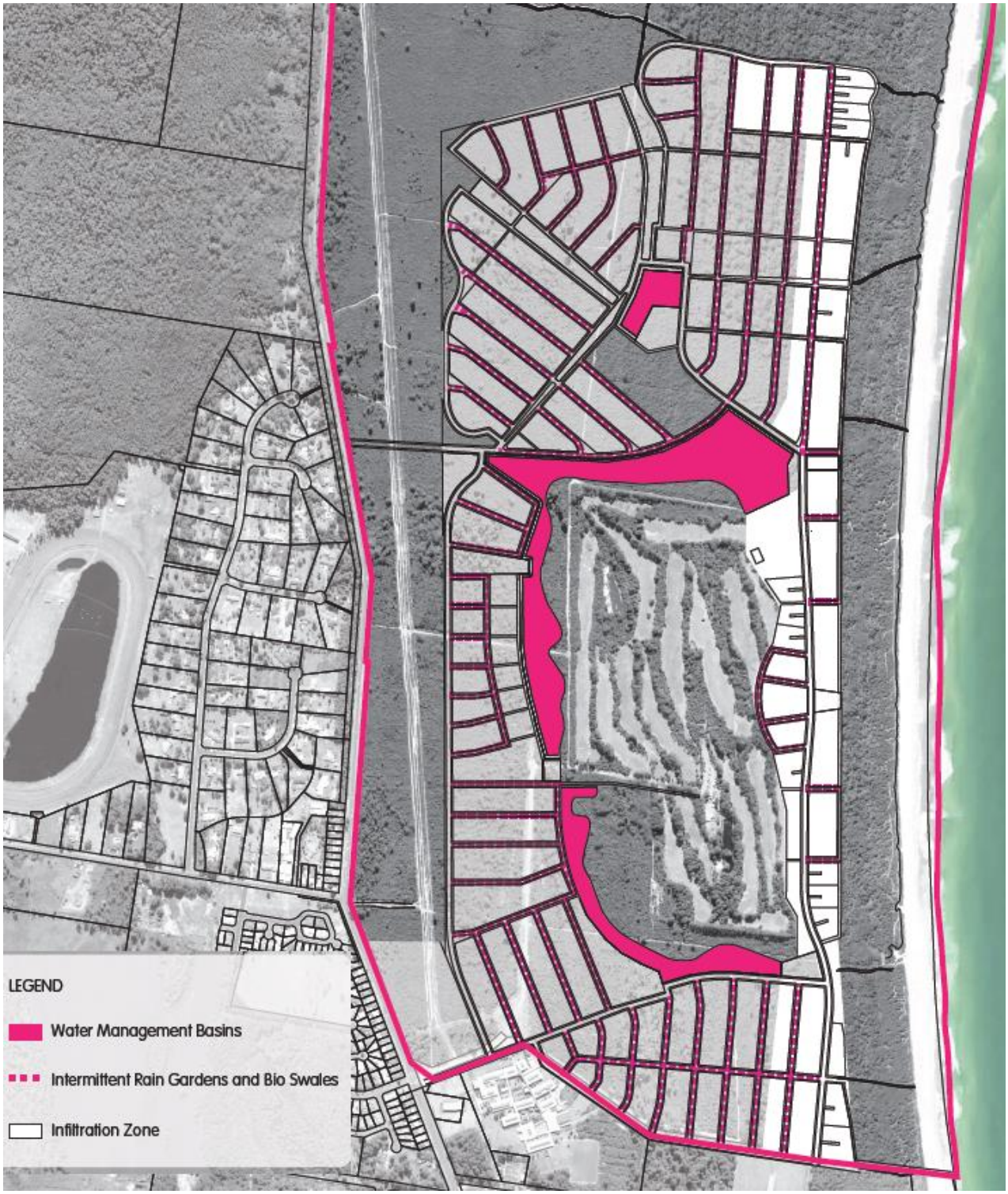

Figure 37 – Indicative water-cycle management network

Appendices

Amend 13.3 Landscaping Schedule to include a new part 13.3.5 North Tuncurry Preferred Landscaping Schedule

Trees & Palms

Indicative Plant Species (LF = Low Flammability) (K = Koala)

Botanical Name	**Common Name**
Acmena smithii	Lilly Pilly (LF)
Alphitonia excelsa	Red Ash (LF)
Banksia integrifolia	Coast Banksia
Banksia serrata	Old Man Banksia
Casuarina glauca	Swamp Oak
Casuarina torulosa	Forest She Oak
Cupaniopsis anacardioides	Tuckeroo (LF)
Elaeocarpus reticulatus	Blueberry Ash (LF)
Eucalyptus amplifolia	Cabbage Gum (K)
Eucalyptus eugenioides	Thin-leaved Stringybark (K)
Eucalyptus robusta	Swamp Mahogany (K)
Eucalyptus microcorys	Tallowwood (K)
Eucalyptus tereticornis	Forest Red Gum (K)
Eucalyptus botryoides	Bangalay (K)
Eucalyptus grandis	Flooded Gum (K)
Eucalyptus globoidea	White Stringybark (K)
Eucalyptus saligna	Sydney Blue Gum (K)
Eucalyptus capitellata	Brown Stringybark (K)
Eucalyptus parramattensis subsp decadens	Drooping Red Gum (K)
Eucalyptus patentinervis	Swamp Mahongany x Forest Red Gum (K)
Eucalyptus punctata	Grey Gum (K)
Eucalyptus propinqua	Grey Gum (K)
Eucalyptus canaliculata	Grey Gum (K)
Eucalyptus nicholii (not endemic)	Narrow-leaved Black Peppermint (K)
Ficus coronata Creek	Creek Sandpaper Fig (LF)

Botanical Name	Common Name
Ficus rubiginosa	Port Jackson Fig (LF)
Glochidion ferdinandi	Cheese Tree (LF)
Hymenosporum flavum	Native Frangipani (LF)
Livistona australis	Cabbage Palm
Lophostemon confertus	Brush Box (LF)
Melaleuca quinquenervia	Broad-leaved Paperbark (K)
Synoum glandulosum	Scentless Rosewood (LF)

Note: Use fire resistant species in bushfire prone areas

Shrubs

Indicative Plant Species (LF = Low Flammability) (K = Koala)

Botanical Name	Common Name
Acacia longifolia	Sydney Golden Wattle
Acacia longifolia var. sophorae	Coastal Wattle
Backhousia myrtifolia	Grey Myrtle
Banksia robur	Swamp Banksia
Callistemon pachyphyllus	Wallum Bottlebrush
Callistemon salignus	Willow Bottlebrush
Cordyline stricta)	Cordyline (LF)
Hakea dactgloides	Broad-leaved Hakea
Leptospermum laevigatum	Coastal Tea Tree
Leptospermum polygalifolium	Lemon Scented Tea Tree
Ceratopetalum apetulum	NSW Christmas Bush
Omalanthus populifolius	Bleeding Heart (LF)
Persoonia levis	Broad leaved Geebung
Syzygium australe	Brush Cherry (LF)
Syzygium “Aussie Southern”)	Lilly Pilly cultivar (LF)
Syzygium “Cascade”	Lilly Pilly cultivar (LF)
Westringia fruticosa	Coastal Rosemary (LF)

Note: Use fire resistant species in bushfire prone areas Groundcovers & Vines

Shrubs

Indicative Plant Species (LF = Low Flammability) (K = Koala)

Botanical Name	**Botanical Name**
Alpinia caerulea	Native Ginger
Crinum pedunculatum	Swamp Lily
Dianella cearulea	Flax Lily
Hardenbergia violacea	False Sarsaparilla
Hibbertia dentata	Twining Guinea Flower
Hibbertia scandens	Snake Vine
Lomandra longifolia	Mat Rush
Melaleuca thymifolia	Giant Mondo
Lomandra hystrix	Thyme Honey Myrtle
Lomandra Tanika	Mat Rush cultivar
Pandorea pandorana	Wonga Vine
Poa labillardieri	Poa
Scaevola albida	Fan Flower
Themeda australis	Kangaroo Grass

Note: Use fire resistant species in bushfire prone areas

Preferred / Recommended Theme Trees

Trees listed are for a range of purposes from street plantings to park landscapes. All trees planted as street trees, especially those planted under power lines require formative directional pruning to provide safe visibility and to shape tree for desirable growth.

Species	**Common Name**	**Arterial Roads Signature Plantings**	**Roads**	**Residential Roads**	**Suit. under Power-lines**
Araucaria heterophylla	Norfolk Island Pine	Yes			
Ficus rubiginosa	Rusty Leaf Fig	Yes			
Backhousia citriodora	Lemon-scented Myrtle		Yes	Yes	
Banksia integrifolia	Coast Banksia	Yes			
Cupaniopsis anacardioides	Tuckeroo	Yes	Yes	Yes	Yes
Callistemon viminalis	Weeping Bottlebrush	Yes	Yes	Yes	Yes
Elaeocarpos reticulatus	Blue-berry Ash	Yes	Yes	Yes	Yes

Species	Common Name	Arterial Roads Signature Plantings	Roads	Residential Roads	Suit. under Power-lines
Elaeocarpos obovatus	Hard Quandong	Yes			
Melaleuca quinquenervia	Broad-leaved Paperbark	Yes			
Melaleuca leucodendron	Weeping Paperbark	Yes	Yes	Yes	
Metrosideros excelsa	New Zealand Christmas Bush			Yes	
Podocarpos elatus	Plum Pine	Yes	Yes		
Tristaniopsis laurina	Water Gum	Yes	Yes	Yes	yes
Archontophoenix alexandrae	Alexander Palm	Yes			
Archontophoenix cunninghamiana	Bangalow Palm	Yes			
Livistona australis	Cabbage Tree Palm	Yes			