

L13 Kolodong Precinct

Draft For Public Exhibition, July 2021

About this Part

This Part provides detailed guidelines for development of the land located in the Kolodong Precinct, on Kolodong Road and Wingham Road, Taree, which has been rezoned for residential development.

This part applies in addition to the other requirements of the DCP and prevails to the extent of any inconsistency.

Applies to:

All land within the Precinct bounded in red shown in Figure 13.1

Date Adopted by Council:

Effective Date:

Related Policy / Technical Manual:

- Stage 1 Site Contamination Assessment, Regional Geotechnical Solutions, dated June 2018
- West Kolodong Biodiversity Report, including BAM/BDAR Assessment for southern portion of Kolodong Precinct, JB Enviro, May 2021
- SEPP 44 Assessment for Kolodong Planning Proposal, JB Enviro, June 2018
- Traffic Impact Assessment Report, GHD, May 2021
- Aboriginal Heritage Impact Assessment, McCardle Cultural Heritage, July 2018
- Noise Impact Assessment, Version 1.0 April 2021, SLR
- Air Quality Assessment, Version 1.0 April 2021, SLR
- Preliminary Stormwater Assessment, MidCoast Engineers March 2021
- Water and Wastewater Servicing Strategy, Craig & Rhodes, May 2021
- Bushfire Assessment (Southern portion of Kolodong Precinct), Coastplan Group, March 2021

L13.1 Introduction

The Kolodong Precinct is a master planned residential community located upon land identified by Council since 1990 as suitable for future urban growth and which was zoned for such on 3rd April 2020. The subject land (The Precinct) is comprised of elevated cleared land which has been used for low intensity agricultural uses in the past and presently urban uses including a K-12 education establishment, a church, a child care centre and a cafe. The land is not subject to significant levels of environmental constraints. Services to support urban development of the land are available to the site and the landform is generally conducive to residential development and provides for suitable drainage.

Development will consist of predominantly low-density detached housing within planned landscaped surrounds. The distinctive character of the Precinct will be derived from the integration of its high scenic values established by the revitalised creek line and new public domain areas within the surrounding undulating landscape enabling distant views to the Manning Valley and BuckleBore and Kiwarric mountains.

L13.2 Boundaries of the Precinct

The Kolodong Precinct, Taree is bounded in red shown in Figure 13.1 below.

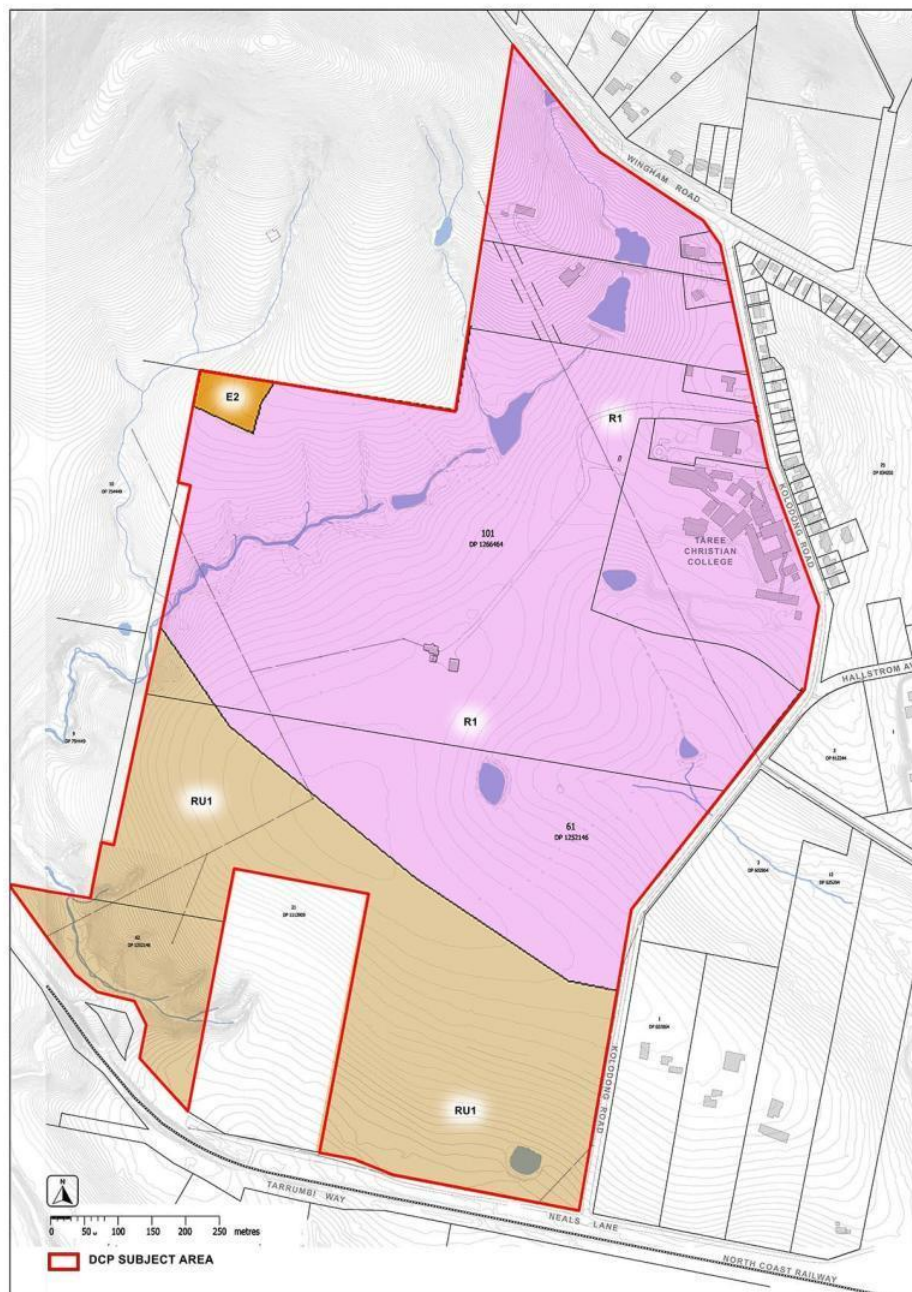


Figure 13.1: Subject Area: Kolodong Precinct

L13.3 Relationship to Other Parts

All standard relevant provisions within this DCP apply to development on the subject land, where not varied by this part.

L13.4 Principal Objectives of the Precinct Plan

The principal objectives for the Kolodong Precinct are:

- A Precinct character fashioned by on and off-site natural features, view lines to prominent mountains and the Manning Valley and open spaces for semi-active and passive recreation linked via a shared pathway network;
- Establishment of a public open space and wildlife movement corridor on the low ridgeline in the south of the Precinct to promote a sense of place and enhanced appreciation of the natural attributes of the locality;
- Establishment of an integrated pedestrian and cycle pathway network for the subdivision, with connection to both Wingham Road and Kolodong Road and that successfully incorporates the public open space and viewing area, the riparian corridor and primary road and off road access linkage opportunities for the subdivision and proposed and existing bus service locations;
- Traffic control and services infrastructure designed and delivered to cater for the master planned urban development of the Precinct and to reduce existing traffic congestion on Kolodong Road;
- Provision of opportunities for detached dwellings on various sized housing sites to meet the housing needs outlined in the MidCoast Council's local development strategies and the Hunter Regional Plan 2036;
- Configuration of a legible interconnected network of walkable streets which work with site topography and encourage walking and cycling as well as provision of a choice of alternate routes for vehicle movement;
- The preservation of the existing E2 zoned native vegetation in the western portion of the site and within the riparian area;
- The rehabilitation of the riparian corridor and existing farm dams within the riparian corridor and integration of these into the stormwater management system for the site, to ensure that surplus stormwater flows are detained and water quality is maintained;
- Consideration of the potential for land use sensitivities around the rural/urban interface, to be addressed through the provision of larger residential lots where residential lots share a direct boundary to rural zoned land, coupled with preservation of the existing established E2 zoned vegetation, provision of a southern wildlife corridor and provision of Bushfire Asset Protection Zones, in which no dwelling can be located;
- Improvements to the regional road network through the upgrade of the intersection of Kolodong Road and Wingham Road via the existing Voluntary Planning Agreement commitment and the provision of a left in left out intersection to Wingham Road, which directly connects to the northern section of the Kolodong Precinct;
- Provision of a functional and integrated road network to serve the residential subdivision, including provision of a new roundabout to Kolodong Road at the primary access point to the subdivision and a proposed internal road and shared pathway connection to the Taree Christian School; and
- The new road network is to be enhanced through the planting of extensive landscape trees and provision of an attractive entry statement.

L13.5 Desired Future Character

The Precinct is situated between Taree and Wingham, where future residents can access the full range of services required by residents in a contemporary urban setting.

Within the precinct itself is a K-12 Educational Establishment, a Baptist Church, a child care centre and a café, all of which will also serve to support the needs of future residents.

The remainder of Precinct will comprise residential areas, passive and semi-active open space, a shared pathway network, a riparian corridor and a wildlife corridor.

The housing envisaged for the Precinct will be predominantly single and two storey detached dwellings sited on allotments that range from 450m² up to 2000 m² + in area. Shop top housing and medium density housing forms are also permitted on the site. The variety of lot sizes permitted will allow flexibility with house siting to maximise solar access, and to achieve generous setbacks for those lots immediately adjoining the rural interface and the larger lots will also allow residents to plan site improvements and enjoy access to extensive outdoor garden areas to suit their personal needs.

Visitors and residents will enter the Precinct from Wingham Road and Kolodong Road via newly constructed roundabouts and a tree lined entry boulevard. Street trees will add significant aesthetic and shade benefit and will be an important feature of the street network that will add to streetscape appeal and cool key public spaces.

The internal street design provides for outlooks to natural vistas and key roads will incorporate a shared pathway to facilitate internal connection (including to the existing school) and external linkages to both Kolodong Road and Wingham Road.

The street design allows for easy movement throughout the precinct and direct connections to Kolodong Road, the Taree Christian School and Wingham Road, with accompanying shared pathways providing opportunities for exercise and passive recreation through walking and cycling and that achieve an attractive sense of place.

The riparian area is flanked by roads allowing full aesthetic benefit to be obtained from this landscape feature whilst also allowing passive surveillance, bushfire protection and facilitated public access. A playground is proposed within the riparian area and shared pathways and will link the riparian corridor to other open space areas, to the street network and to the Taree Christian College.

A new bus route located along the internal collector road will link the residential areas with the Taree Town Centre, hospital, local schools and to Wingham.

Open space within the Precinct will provide an opportunity for residents to experience the beauty of the area with planting of local endemic species and maximising vistas. Wherever possible existing trees that are in good health will be maintained to provide shade and aesthetic benefits. Views to the Manning Valley and distant mountain ranges will complement the easily accessed open space areas to the south and west of the Precinct.

The planned wildlife corridor along the southern fringe of the estate will effectively enhance ecological outcomes within the precinct and will also act as a windbreak for adjoining properties from southerly winds.

Water Sensitive Urban Design will be incorporated into the Precinct with contemporary water quality treatment and detention facilities located within the riparian area and the eastern side park. Planned water quality facilities are positioned in line with existing farm dams, will retain existing riparian habitats and ecosystems and will allow for permanent water storage/detention and contribute to the aesthetic appeal of the public areas.

L13.6 The Precinct Plan

The Precinct Plan is presented in Figure 13.2. This Plan provides a preferred layout for the development of the Kolodong Precinct. The desired future character statement above gives more detail on the features considered important to the future character of the release.

At the time of rezoning, the Precinct comprised nine separate lots, with almost as many owners. The Precinct Plan provides a means by which the subdivision and development on these original allotments can be tied together to achieve an overall form that functions well as a whole. This means the achievement of a functional road hierarchy, a seamless riparian corridor, definitive cycle and pedestrian routes, key visual linkages with focal points, a consistent built-form and open space.

The Precinct Plan provides a clear demonstration of the residential character, environmental and recreation outcomes and integrated transport and movement planning anticipated for the site.

Any variation to the Precinct Plan will require clear justification and will need to demonstrate that a better outcome can be achieved by a variation in the circumstances of that specific development proposal.

Where a subdivision is designed with a layout for local roads that departs from the layout of the local roads identified in the precinct plan, then that alternate design will need to demonstrate attention to all major considerations such as the bushfire setbacks, the urban/rural interfaces, local traffic management needs, optimal orientation of residential lots for solar access, provision for integrated pedestrian and cycle routes, delivery of ecological outcomes as well as the provision of adequate open space and water management features.



Figure 13.2: Kolodong Precinct Plan

L13.7 Subdivision Design

Objectives

1. To establish a framework for delivery of a mix of lot sizes for future housing to create a coherent and attractive streetscape, which suits the topography of the site and includes larger lots along the rural/urban interface of the precinct, to ensure sufficient area is available for those lots to accommodate a dwelling, garden and a dwelling setback from adjacent rural uses;
2. To optimise the natural attributes of the Precinct through the strategic placement of open space, incorporation of vegetated corridors, preservation of key established vegetation and the preservation of key vistas;
3. To maximise the amenity of residential lots by providing open space areas within 400 metres of every lot, aligning streets and proposed lots to ensure good sunlight access for future dwellings and to achieve generous rear setbacks for dwellings, especially those proposed adjacent to rural land.
4. To facilitate attractive streetscapes which maximise opportunities to establish a quality sense of place, promote pedestrian and cycling activity and to allow for casual surveillance of public spaces;
5. To establish an urban structure that embraces the key scenic qualities of the location;
6. To provide for the protection and management of established remnant native vegetation and the creek line;
7. To provide opportunities for public transport and walking and cycling trips to, from and within the Precinct; and
8. To consider existing and proposed infrastructure with the subdivision design in order to limit any detrimental impacts upon future residents and existing uses within the precinct.

Controls

1. The subdivision pattern for the Precinct is to be consistent with the precinct plan in Figure 13.2.
2. The street layout should highlight the scenic values of the site and provide for the amenity offered by open spaces and distant view lines.
3. A single residential lot shall accommodate the remnant native vegetation covered by the E2 zone. A Vegetation Management Plan is to be lodged with the subdivision application detailing protection, management and enhancement measures for the E2 zone. A restriction as to user is required over this future lot to protect this vegetation in perpetuity.
4. Allotments are to be a minimum 450m² in area to allow for single or two storey detached dwellings to be flexibly sited to maximise solar access.
5. Smaller lots and medium density residential uses such as shop top housing shall be located adjoining areas of increased amenity and places offering opportunities for increased social connection within the Precinct, such as near the school or church, opposite parks, public transport stops and in proximity of the riparian corridor.
6. The existing overhead 33Kv power line shall be sited within proposed road corridors and modified to Essential Energy requirements.
7. Any proposed variation to the Precinct Plan and subdivision design including street hierarchy, must be justified by demonstrating that a better overall outcome will be achieved in the particular circumstances.

L13.8 Setback at Rural / Urban Interface

Objective

1. To consider and account for adjoining rural land uses through selection of lot sizes and other relevant measures, so as to achieve physical and visual separation from the rural boundary to proposed residential dwellings within the Precinct.

Controls

1. All proposed residential lots with a common boundary interface to adjacent rural land shall be sufficiently sized to achieve a minimum 20m dwelling setback from the rear of any dwelling on that lot to that rural boundary, consistent with Figure 13.3.
2. The 20m minimum dwelling setback will function as a buffer area to ensure sufficient site area is available for the establishment of landscape screening, fencing and to account for topographical influences. Any required Asset Protection Zone for these residential lots can be located within this 20m dwelling setback area. Non-habitable buildings can be located within this setback area, if such buildings are not prohibited by other controls.
3. An 88B instrument restriction as to user shall be included for all proposed residential lots with a common boundary to adjacent rural uses, to ensure no habitable building can be built within these established buffer areas.
4. Fencing details for all larger lots with a common boundary to an adjacent rural use are to be provided at development application stage. Chain, post and wire or other rural style fencing is preferred along this urban/rural interface. Colorbond fencing is not supported.
5. Additionally, a wildlife corridor is to be established on the rural zoned land immediately south of the proposed Kolodong residential zoned area, at the interface with the retained rural zoned land. This wildlife corridor will not only serve as a refuge and wildlife corridor that connects to the riparian corridor within the Precinct, it will also act as a visual buffer to the southern rural land and will provide a helpful wind break.
6. The exception to the provision of the southern buffer and wildlife corridor shall be the inclusion of a viewing park and promontory within the southern urban/rural interface, as shown on Figures 13.2, 13.3 and 13.5.

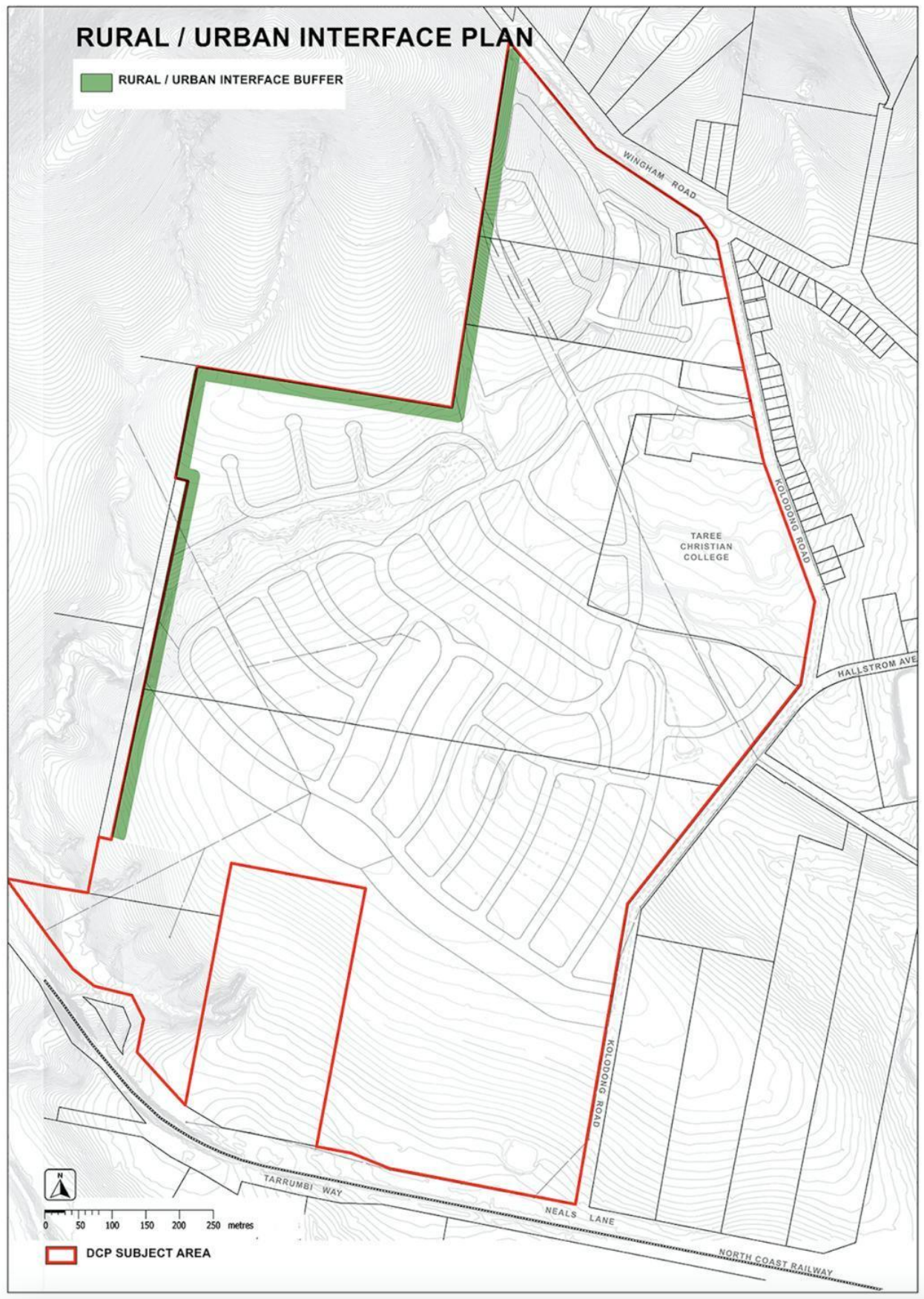


Figure 13.3: Location of Rural /Urban Interface 20 metre Setback

L13.9 Movement (Street, Pedestrian, Cycle and Bus) Networks

Objectives

1. To provide a safe, legible and interconnected network of streets which respond to the site topography and encourages walking and cycling and which provides a choice of alternate routes for vehicles;
2. To permit direct vehicular, pedestrian and bicycle access to Wingham Road and Kolodong Road, subject to a detailed traffic assessment being provided that demonstrates how safe and efficient local vehicular, pedestrian and cyclist movements can be achieved to service the proposed residential precinct, existing residents and other established land uses and which takes into account potential for increased vehicular movements over time;
3. To ensure local roads within the precinct are enhanced through the planting of street trees and to improve the pedestrian and cycling environment of the area.
4. Local roads are to address internal frontages to public open space and private property wherever possible, contributing to protecting and enhancing the character of the site;
5. To establish an internal local road network distinguished by well-vegetated, attractive streetscapes which are not dominated by driveways and garages;
6. To integrate traffic, pedestrian and cyclist movements and access with the adjacent Taree Christian College to reduce the impacts of traffic congestion upon local residents;
7. To provide for a public bus route that links the site to Taree and Wingham; and
8. To promote a local road network that will ensure dwellings are located within a 400 metre or 5 minute walking catchment of the bus route and public open space.

Controls

1. The street, pedestrian, bicycle and public transport networks shall be designed and located in accordance with the Movement Network Plan in Figure 13.4.
2. No residential lot or road shall have direct permanent access to Kolodong Road south of the (unconstructed) Hallstrom Road.
3. Street trees are to be incorporated for every street within the precinct. Trees are to be selected from the Schedule of Street Trees included in the following Table 13.1.
4. An emergency vehicle exit is to be provided for use at times of declared bushfire hazard, in the location shown in Figure 13.4. Access to this vehicle exit shall be controlled by a locked gate under the management of Council and/or the NSW Rural Fire Service.
5. A direct vehicular, pedestrian and bicycle access link shall be provided to the Taree Christian College from the internal Precinct Collector Road for the subdivision, generally as shown in Figure 13.4.

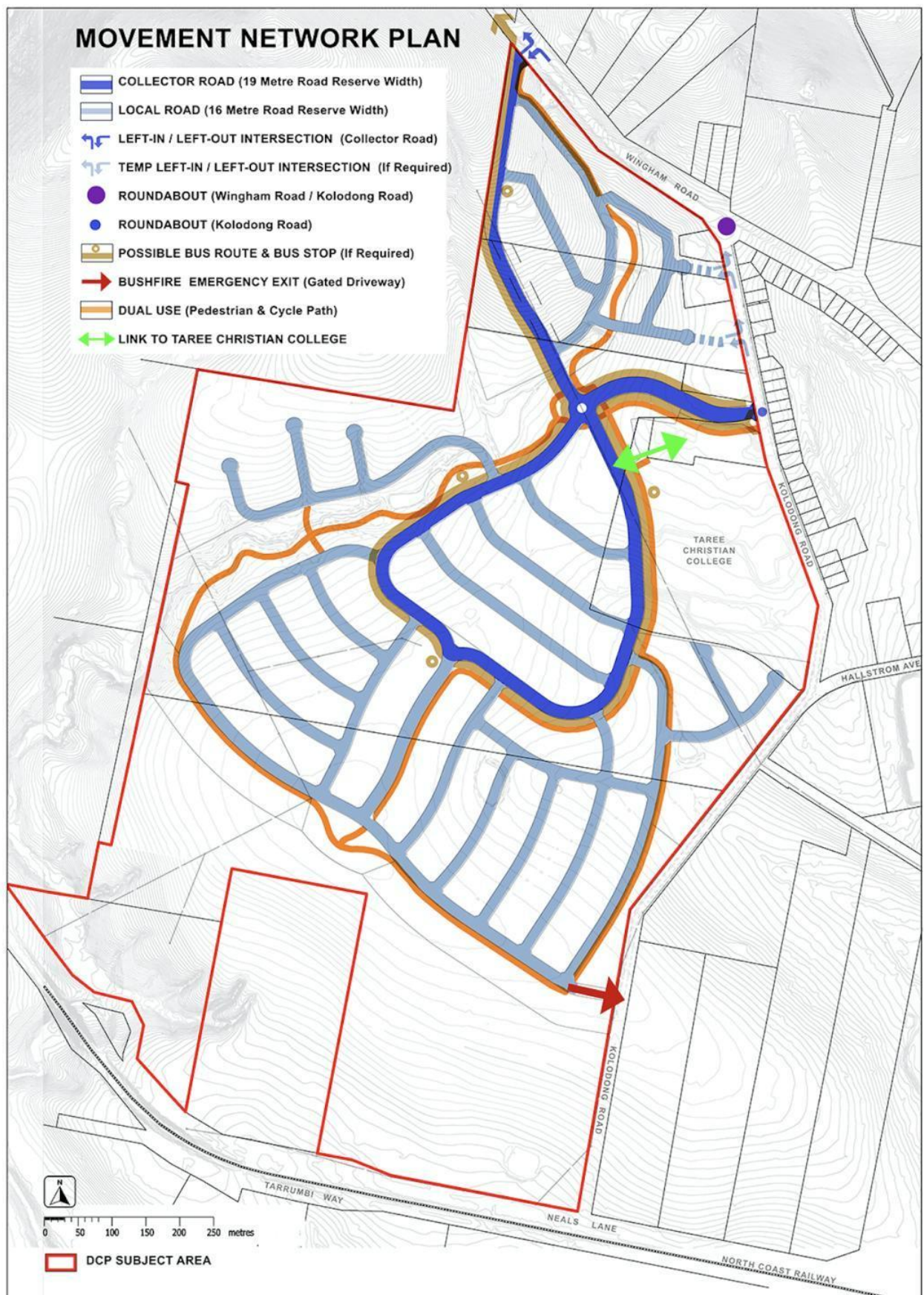


Figure 13.4: Movement Network Plan

Kolodong Precinct Planting Schedule		
Trees – Creek Area		
1.	<i>Syzygium paniculatum</i>	Magenta Cherry
2.	<i>Hymenosporum flavum</i>	Native Frangipani
3.	<i>Eucalyptus microcorys</i>	Tallowwood
4.	<i>Ficus macrophylla</i>	Moreton Bay Fig
5.	<i>Melia azedarach</i>	White Cedar
6.	<i>Ficus coronata</i>	Sandpaper fig
Trees - Feature		
7.	<i>Brachychiton acerifolius</i>	Illawarra flame tree
8.	<i>Castanospermum australe</i>	Moreton Bay Chestnut
Trees - Street		
9.	<i>Trisataniopsis laurina</i> 'Luscious'	Water Gum
10.	<i>Syzygium australe</i>	Lilly Pilly
11.	<i>Elaeocarpus eumundi</i>	Eumundi
Shrubs		
12.	<i>Banksia oblongifolia</i>	
13.	<i>Lomandra longifolia</i>	
14.	<i>Lomandra hystrix</i>	
15.	<i>Viola hederacea</i>	
16.	<i>Crinum pedunculatum</i>	
17.	<i>Themeda triandra</i>	

Table 13.1: Kolodong Precinct Planting Schedule

L13.10 Street types

Objectives

1. To provide a variety of street types that are designed for their intended function, are safe and that support the landscape and aesthetic objectives for the desired character of the precinct.

Controls

1. The specifications for street types shall be determined as part of the development application.
2. Street lighting shall be provided to Essential Energy standards and requirements.

L13.11 Parks and Public Domain

Objectives

1. To ensure that open space is of an appropriate quality to meet the recreational and social needs of the local community;
2. To achieve an interconnected shared pathway throughout the Precinct that facilitates walking and cycling opportunities;
3. To ensure that an attractive public domain and streetscapes are established which contribute to the visual quality of the site;
4. To provide the framework for the protection and enhancement of remnant vegetation and riparian corridors within the public domain;
5. To provide for the establishment of local parks and other open spaces with appropriate facilities that contribute to the sense of place;
6. To utilise open space for Water Sensitive Urban Design and stormwater management; and
7. To promote plant species selection and design which will minimise ongoing water and maintenance requirements.
8. Street landscape plantings are required throughout the entire Precinct. Street tree plantings are to create a clear sense of arrival at the primary entrance, are to extend along the primary road access to the Kolodong Precinct and are to differentiate the road hierarchy through selection and incorporation of appropriately sized and positioned tree plantings.
9. Street trees are to be selected for their attractive form and suitability to the specific required location, including the natural properties of that location, together with a view to the established road hierarchy and are to be capable of performing well in varying conditions.

Controls

1. Local open space shall generally be located in accordance with Figure 13.5.
2. An interconnected shared pathway of 2.5m wide is to be provided throughout the Precinct, that connects to and through the riparian corridor, to the southern wildlife corridor and viewing area, Wingham Road, Kolodong Road and to the K-12 educational establishment on site.
3. An interactive and engaging playground shall be provided within the riparian corridor park comprising play equipment using low maintenance natural materials and elements.
4. A south facing sheltered seating and viewing area shall be provided along the southern R1 zone boundary.
5. Street trees shall be provided within all streets as indicated in Figure 13.5, at a maximum spacing of one tree per lot.
6. Public domain, street and park tree and shrub species selection and layout shall minimise ongoing water and maintenance requirements and add to the cooling of the streets and the Precinct.
10. Street tree selection shall be consistent with the Planting Schedule at Table 13.1 of this DCP.



7. **Figure 13.5: Parks and Public Domain Plan**

L13.12 Environmental Conservation

Objectives

1. To ensure the protection of existing native vegetation on the western boundary in land zoned E2 Environmental Conservation through restrictions on the land title to preserve this vegetation in perpetuity;
2. To provide for protection and enhancement of the riparian corridor vegetation to contribute to the biodiversity, character and amenity of the Precinct;
3. To provide for the local movement of native wildlife (including the koala) at the southern extent of the residential precinct through the provisions of a wildlife corridor; and
4. To deliver improved ecological outcomes as identified in a detailed biodiversity assessment.

Controls

1. Environmental Protection measures for the Precinct shall be delivered in accordance with Figure 13.6.
2. The E2 zoned land shall retained in a single privately owned allotment. An 88B restriction shall be placed upon the title of this land to require the maintenance and rehabilitation of this vegetation in perpetuity and to prevent the removal of this vegetation without written consent from Council.
3. A wildlife habitat corridor with a minimum width of 50 metres shall be provided along the southern urban interface as shown in Figure 13.6.
4. The wildlife corridor shall comprise a mix of planted local native tree and shrub species to form a climax dry sclerophyll forest with grassy groundcover. The use of preferred local koala food tree species (Forest Red Gum, Tallowwood, Grey Gum etc) shall not occur at a density of more than 40 trees per hectare.
5. The riparian corridor shall be revegetated and / or improved in accordance with Office of Water and Council requirements and controls.
6. An 8.0 metre wide buffer approximately (being two rows of planting of native trees and shrubs; (not Koala feed tree species) shall be planted along the Wingham Road frontage and the area incorporated into an expanded road reserve corridor. Adequate depth should also be provided within this road verge to allow incorporation of a shared pathway (2.5m).
7. A biodiversity report and credit assessment that provide an improved ecological outcome for the community shall be submitted with any development application for subdivision.
8. Required offset measures shall be delivered in the locality of the development.
9. The loss of existing roadside trees along Kolodong Road shall be avoided or strictly minimised.
10. The design and layout of the subdivision shall utilise an accurate survey of the locations of existing native trees of the land and incorporate their retention in street verges or other undeveloped areas at every possible opportunity.

L13.13 Stormwater Management

Objectives

1. To provide the drainage and treatment network for the protection of water quality and management of stormwater flows using Water Sensitive Urban Design Principals.
2. To use the location of existing water storage dams for the purpose of stormwater management.
3. To comply with the classification of the streams under the Guidelines for Riparian Corridors on Waterfront Land (NSW DPI 2012) in the design of future riparian corridor and location of water quality treatment and detention facilities.
4. To ensure post development stormwater quality and quantity volume flows off site do not exceed pre development quality and quantity flows.
5. To integrate water into the landscape to enhance ecological and visual outcomes.

Controls

1. The design and performance of the stormwater management system infrastructure shall comply with the Water Sensitive Urban Design measures of the Water NSW and MidCoast Council water quality objectives for the site (NorBE).
2. A stormwater management strategy is to be prepared for the site in accordance with Councils WSD Guidelines detailing how the subdivision achieves site water quality objectives.
3. Riparian corridor widths and design shall comply with the stream classification under Water NSW guidelines.
4. Stormwater detention and water quality treatment facilities are to be provided generally in accordance with Figure 13.5 (Parks and Public Domain Plan).
5. Permanent water storage within treatment basins shall be encouraged within the riparian corridor.
6. A riparian restoration plan is to be prepared to guide the revegetation of the riparian corridor incorporating local endemic species.



Figure 13.6: Environmental Protection Plan

L13.14 Bushfire Risk Management

Objectives

1. To provide a framework for the protection of property within the site from assessed bushfire hazard; and
2. To ensure that appropriate emergency access/egress is available for emergency personnel and residents.

Controls

1. Subject to detailed design at development application stage and referral advice from the NSW Rural Fire Service, the indicative location and widths of Asset Protection Zones (APZ) are to be provided in accordance with Figure 13.7 and:
 - (a) are to be located wholly within the Precinct;
 - (b) may incorporate roads;
 - (d) may be used for open space and recreation within private lots subject to appropriate fuel management;
 - (e) are to be maintained in accordance with the Planning for Bushfire Protection 2019; and
 - (f) may incorporate private residential land, but no dwellings are to be located within the APZ.
2. Where an allotment is affected by an APZ it shall be provided with additional depth and/or width to accommodate a dwelling with a private open space and the minimum required APZ as well as sufficient area to accommodate any other DCP requirements.
3. Emergency access/egress shall be provided to an alternate evacuation route to the south of the site via Kolodong road in accordance with the Controls in Part 13.9 and Figure 13.4.

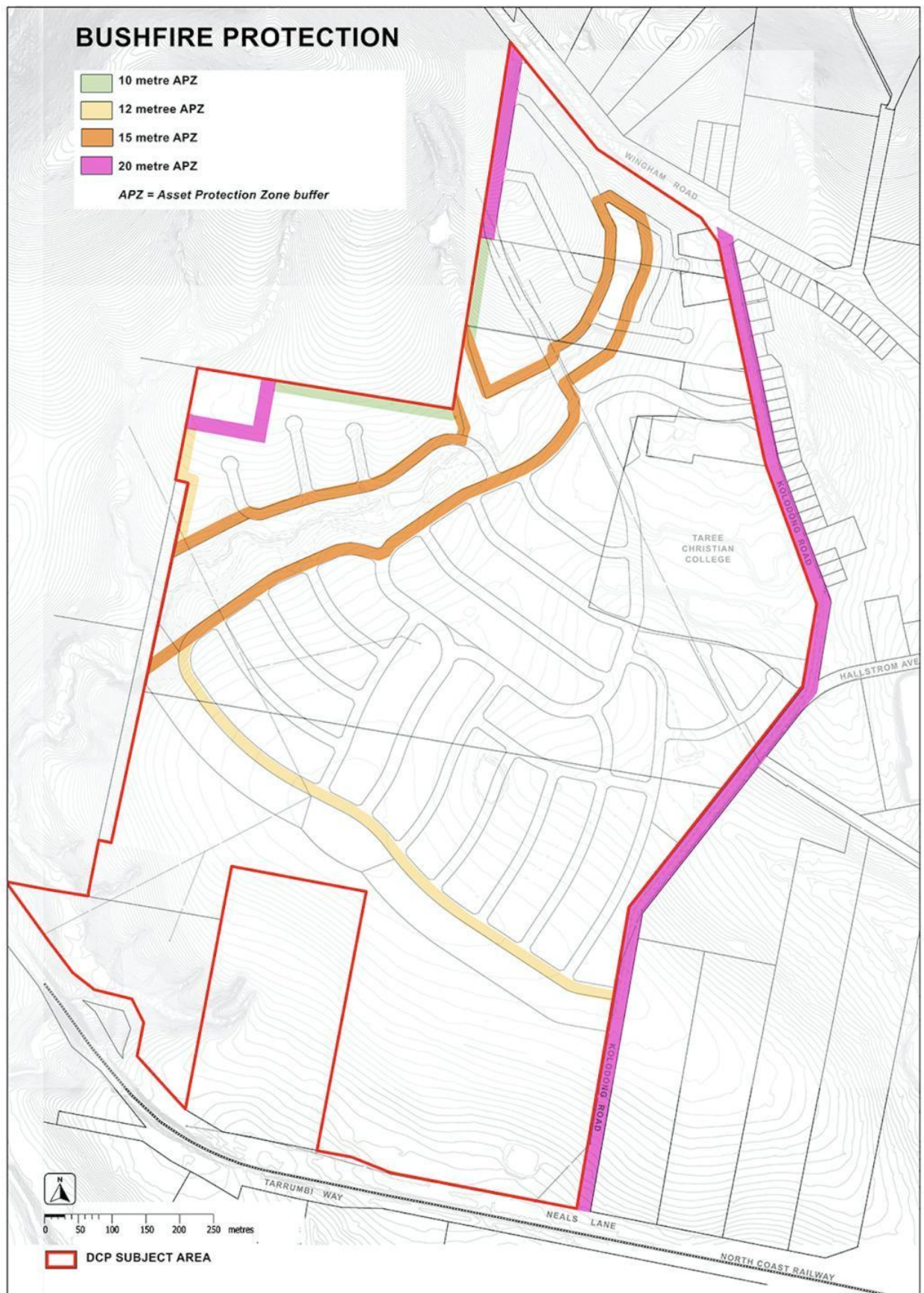


Figure 13.7: Bushfire Hazard Protection Plan

L13.15 Protection from Noise

Objective

1. To account for adjoining industrial land uses and to set back dwellings from the noise source or utilise relevant measures to provide appropriate acoustic attenuation to proposed habitable buildings where determined necessary.

Controls

1. An assessment considering the acoustic impact of nearby industrial uses on residents of the easternmost portion of the site is to be obtained and submitted with a development proposal for subdivision of that area of the Precinct.
2. At a minimum a 1.8 metre solid boundary fence of lapped and capped timber, or similar material shall be provided along the Precinct boundary as indicated in Figure 13.8 following, subject to this being demonstrated as meeting noise attenuation standards.
3. Use of colorbond fencing to achieve acoustic attenuation for these residential properties is not supported.
4. Provision of fencing as an acoustic attenuation does not preclude additional acoustic attenuation also being assessed and recommended as being necessary to satisfy minimum environmental noise outcomes for Precinct residents.
5. Either the absence of impacts or the suitability of proposed mitigations is required to be demonstrated through a certified acoustic report.

L13.16 Protection from Odour

Objective

1. To respect adjoining land uses and utilise relevant measures to provide appropriate barriers to proposed habitable buildings where determined necessary.

Controls

1. Any residential development on Lot 53 DP 1042462, Lot 54 DP 1042462 and Lot 61 DP 1252146 shall include sufficient setbacks or other design measures to ensure no adverse odour impacts from nearby industrial uses; and
2. Any residential development on Lot 53 DP 1042462, Lot 54 DP 1042462 and Lot 61 DP 1252146 must not adversely impact the operations of any adjoining industrial uses by causing those currently compliant industrial uses to not comply (without significant amendment to their operations) with any statutory approvals, licences, conditions or the like that are in force for those industrial uses.
3. Either the absence of odour impacts or the suitability of proposed mitigations is required to be demonstrated through certified air pollution and odour reports.



Figure 13.8: Noise Protection Plan

L13.17 Staging and Infrastructure Sequencing

Objectives

1. To provide for a staged development of the Precinct that delivers an appropriate contribution to the available housing stock within the locality in accordance with Council's housing supply strategies and plans;
2. Precinct staging is to give high priority to the delivery and upgrade of infrastructure required to service the site, rather than focussing on the release of the individual lots;
3. To provide physical infrastructure for all water, sewer, electrical and telecommunication services that facilitates the orderly and staged development for the whole of the R1 zoned land in the Precinct;
4. To ensure provision of appropriate traffic management infrastructure including off-site upfront first stage roadwork upgrades, to ensure the safe and efficient movement of traffic from the outset of the Precinct's development;
5. To achieve the primary new urban subdivision access through an appropriate urban standard road that minimising removal of roadside trees; and
6. To minimise potential dust issues for the urban release site adjacent to the current unsealed section of Kolodong Road.

Controls

1. The road infrastructure required as part of Stage 1 of the Precinct development is:
 - a. Roundabout at intersection of Wingham/Kolodong Roads
 - b. Roundabout on Kolodong Rd providing access into Stage 1
 - c. Sewer Pump Station
 - d. Sealing of Kolodong Rd south of the school to Neals Lane to a rural road standard
 - e. Upgrade of Kolodong Rd between the 2 roundabouts to a sealed 11m collector standard with k&g on both sides, but maximising the retention of roadside trees
2. The road infrastructure to be constructed as part of Stage 2 is:
 - a. Temporary access onto Kolodong Rd which will later be turned into an internal subdivision cul-de-sac
3. The road infrastructure to be constructed as part of Stage 3 is:
 - a. Temporary access onto Kolodong Rd which will later be turned into an internal subdivision cul-de-sac
 - b. Left in/left out access onto Wingham Rd
4. Kolodong Road is to be upgraded to an 11m collector construction. Construction is to extend from the proposed roundabout on Wingham Rd to the proposed roundabout near the church. The required upgrade is to include an extension of kerb and guttering and pavement to meet up with existing Kerb and Guttering in front of 432 Kolodong Rd. Reason – large new urban subdivision requires access through an appropriate urban standard road. However, works are to maximise the retention of roadside trees for biodiversity and greening purposes.
5. Upgrade the unsealed section of Kolodong Rd to the southern side of the school from the end of the existing seal to Neals Lane, to a rural sealed standard.
6. Develop the subject site in stages in accordance with Figure 13.9 below.
7. In the event that the staged development of the site does not occur in accord with Figure 13.9 following, then the proponent of the variation will be required to demonstrate how the staging objectives are to be satisfied, including the provision of first and subsequent stage roadworks of these controls.

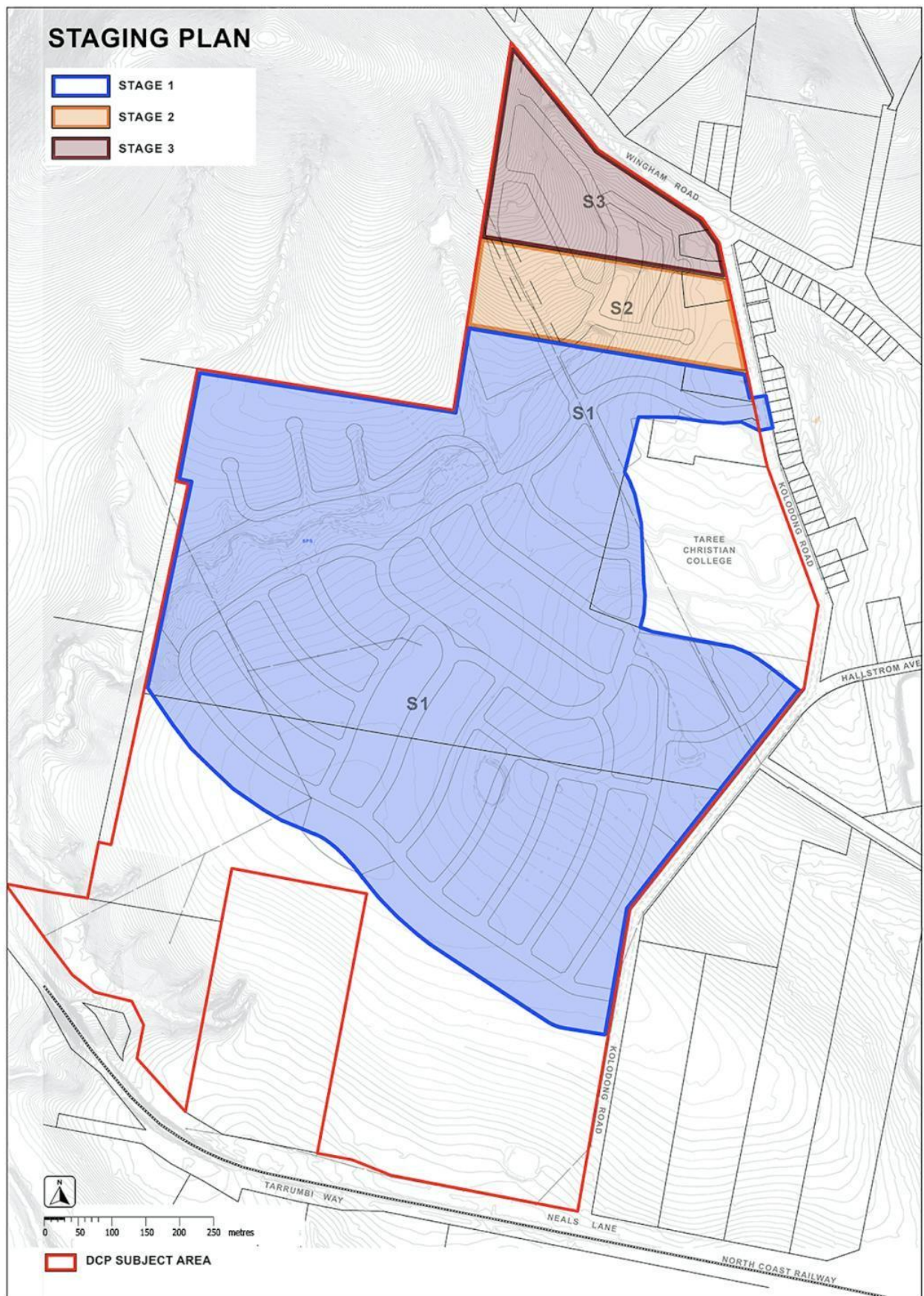


Figure 13.9: Staging Plan