

CHAPTER 5.16 YATTALUNGA

5.16.1 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to land bounded by and adjoining Avoca Drive, Elvys Avenue and Davistown Road as shown on the map below.



Figure 1 – Land to which this chapter applies

5.16.2 PURPOSE OF THIS CHAPTER

The purpose of this chapter is to provide more detailed controls than what are available under Central Coast Local Environmental Plan (LEP) 2018.

5.16.3 OBJECTIVES

To guide rural subdivision and further development of this area having regard to:

- preservation of native flora/fauna habitats;
- protection of existing stands of visually prominent vegetation;
- existing flood prone areas;
- areas subject to effluent disposal and other physical constraints;
- the preservation of habitat trees; and
- the existing soil conditions.

To ensure that non rural-residential uses in the area have regard to:

- the visual/scenic qualities of the area;
- the vehicle access and traffic impacts of development.

5.16.4 SPECIFIC REQUIREMENTS

5.16.4.1 Flooding and Urban Capability

Filling or development is prohibited within the identified 1% AEP floodplain. However, within the R2 Low Density Residential zone along the Davistown Road frontage, filling is also prohibited but development of existing blocks is permitted to a prescribed floor level on piers so as to allow the free flow of overland runoff. Floor levels for buildings proposed adjoining the floodplain (or those within the R2 Low Density Residential zone) must be set at a minimum of 500mm above the 1% AEP design flood level. The approximate 1% AEP line is shown on the accompanying plan and is based on the findings of the *Yattalunga Urban Investigation Zone Trunk Drainage Study* (January 1994) produced by Webb, McKeown and Associates Pty Ltd.

Development Applications shall take into account major limitations to development in this area due to prolonged waterlogging and high water tables. Development in E2 Environmental Conservation zone is only to occur in the areas marked on the accompanying map.

5.16.4.2 Non Rural – Residential Development

Development Applications for existing or proposed non rural-residential development shall take into account the following matters:

- a A general set back from the road frontage (Avoca Drive) of a minimum of 30 metres (excluding road widening) with this area being used exclusively for landscaping or access purposes;
- b Architectural design and building scale which is in keeping with the rural character of the area;
- c A signage system where all signs are contained on one structure and of a design which reflects the rural character of the area.

5.16.4.3 Flora/Fauna

Development Applications for existing or proposed non rural/rural - residential development shall be sensitive to the natural environment and restrict tree clearing to the building platform and associated access-way and immediate surrounds. Specific development areas within the E2 Environmental Conservation Zone adjoining Elvys Avenue are indicated on the accompanying plan.

Three "old man" Eucalypts have been identified within the E2 Environmental Conservation Zone and these must be retained. Council is to identify the exact location of these trees; their approximate location is indicated on the accompanying plan.

5.16.4.4 Effluent Disposal

Development Applications for future development shall take into account the following matters:

- a The requirements of the *Local Government Act 1993* with regard to effluent disposal;
- b The unsuitability of on-site effluent disposal in areas of moderate to high soil limitations.

5.16.4.5 Vehicle Access

Development Applications for properties fronting Avoca Drive shall take into account the need for safe access onto and off Avoca Drive. In this regard proposed driveway locations will need to be referred to Council's Development Traffic Committee for endorsement.

5.16.5 EXPLANATORY NOTES TO PROVISIONS OF THIS CHAPTER

Studies completed as part of the determination of the appropriate zones for Yattalunga have highlighted a number of issues that need to be included in a Development Control Plan (DCP) Chapter to ensure that any new development will have minimal impact on the existing character of the area. Issues highlighted in the studies and included in this chapter relate to the protection of existing stands of vegetation, flood characteristics, site constraints due to waterlogging and bushfire hazard. Each of these issues is discussed below and the specific requirements relating to these issues are provided in this chapter.

5.16.5.1 Protection of Existing Stands of Vegetation

Large areas of the Yattalunga site have been cleared of the native vegetation, the remaining vegetation consists of the swamp palm and swamp mahogany forests, blackbutt forests and low closed forests. The swamp mahogany forest is a very important vegetation community on the Central Coast being the only consistent winter flowering canopy tree and which produces copious amounts of nectar and pollen. The swamp palm forest is part of a contiguous vegetation unit which connects with the Yattalunga Ridge. It serves as a faunal movement corridor between the different habitats. As indicated on the accompanying plan (Figure 2), these areas are to be preserved. Both these forests are susceptible to exposure if the surrounding forest is removed. A 50 metre buffer forest is to be kept immediately surrounding this area.

5.16.5.2 Flooding Characteristics and Urban Capability

It has been identified that a large area of the Yattalunga Investigation Zone is affected by the 1% AEP floodplain. No filling or development is permitted within the identified 1% AEP floodplain. However, within the R2 zone adjoining Davistown Road, filling is prohibited but development is permitted to a minimum floor level on piers so as to allow for overland runoff. Floor levels within the area covered by this chapter must be set at a minimum of 500mm above the 1% design flood level. Lot 2 DP 703303 contains flood prone land which may be required for the future conveyance of water for a second culvert under Davistown Road. There are also major limitations to development in this area due to prolonged water logging and high water tables. On-site effluent disposal is also unsuitable due to the soil conditions in this area.

5.16.5.3 Treatment of Non-Residential Development

The E3 Environmental Management zone permits a range of non-residential uses such as nurseries, educational establishments and convalescent hospitals. The properties that front Avoca Drive are the most attractive for these types of uses due to their high exposure to passing traffic. It is important that such uses respect the rural area in which they are located. Building design should be of a low scale with significant areas being provided for landscaping. Buildings should be of a type that blends in with the rural landscape and signage should also be of materials and scale which are in keeping with the rural landscape.

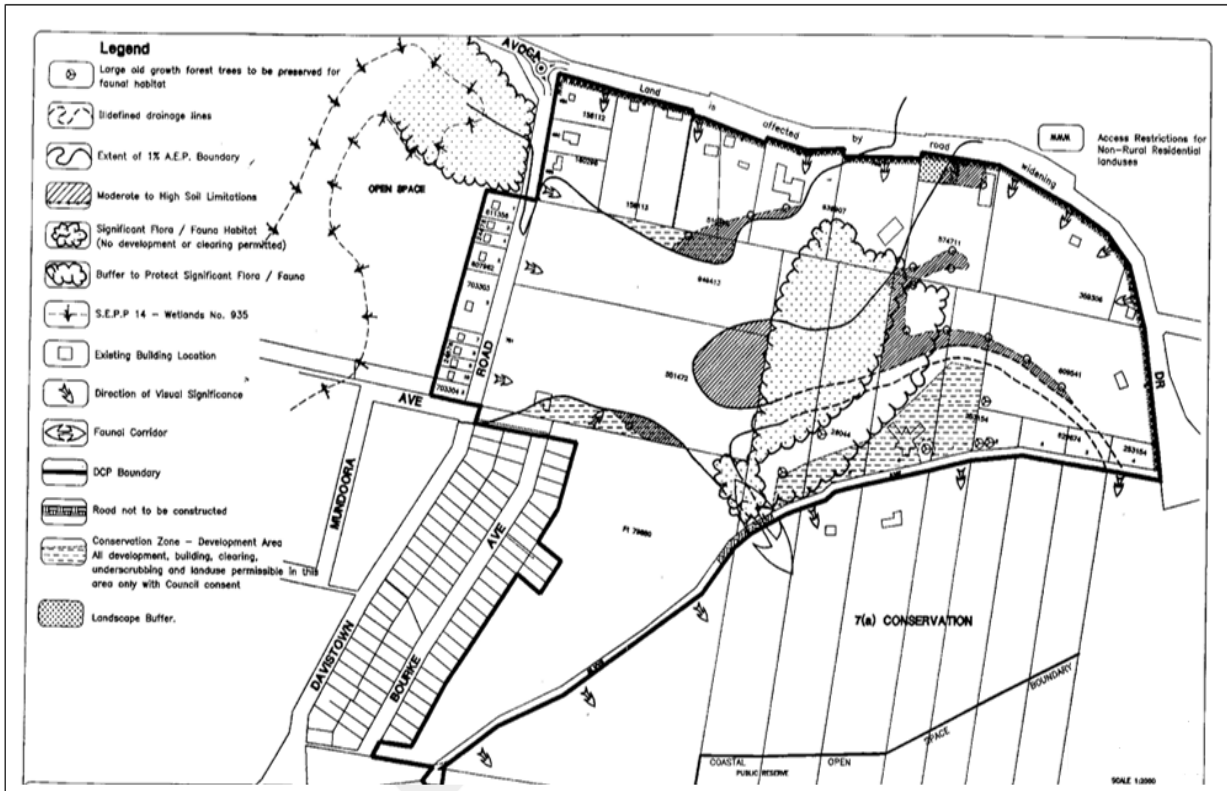


Figure 2 – Development Restrictions

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