

## CHAPTER 5.53: NORAVILLE – BRISBANE STREET

### 5.53.1 INTRODUCTION

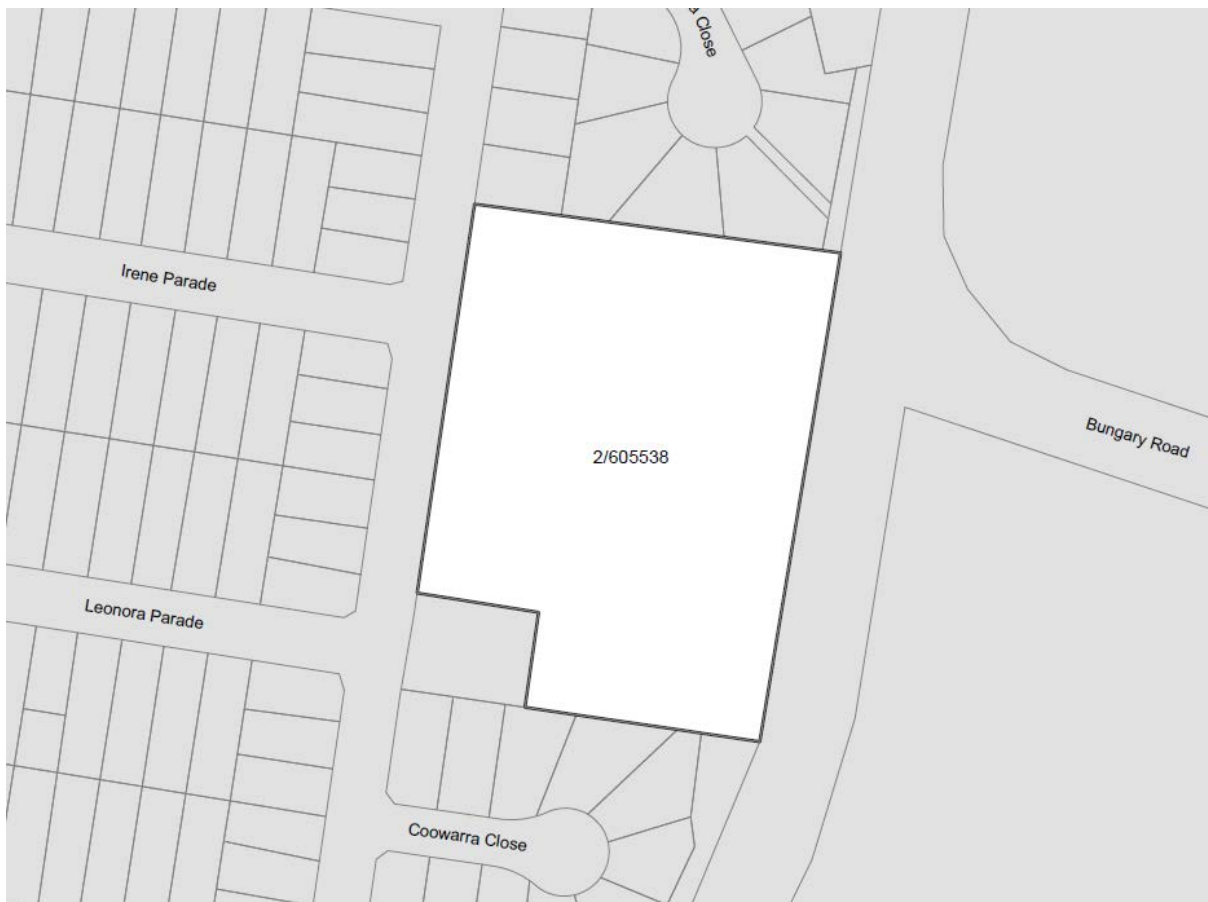
The purpose of this Chapter is to provide development requirements for certain land within Noraville, specifically the land known as Lot 2 DP605538, identified in Figure 1.

#### 5.53.1.1 Objectives

- To appropriately integrate residential development with adjoining land uses
- To minimise the noise impacts on residential and other sensitive land uses located in the vicinity of significant noise generating sources
- To restrict access to the Central Coast Highway (Wilfred Barrett Drive)

#### 5.53.1.2 Land to which this Chapter applies

This chapter applies to land as shown in Figure 1.



**Figure 1** Land in Noraville to which this chapter applies

### 5.53.1.3 Using this Chapter

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council. Including but not limited to:

Chapter 2.1 – Dwelling Houses, Secondary Dwellings and Ancillary Development

Chapter 2.2 – Dual Occupancies and Multi Dwelling Housing

Chapter 2.4 – Subdivision

Chapter 2.13 – Transport and Parking

Civil Works Design Specification

## 5.53.2 DEVELOPMENT PRINCIPLES

### 5.53.2.1 Noise Assessment and Mitigation

#### OBJECTIVES

- To minimise the noise impacts on residential and other sensitive land uses located in the vicinity of significant noise generating sources
- To establish appropriate built form measures to mitigate noise impacts
- To minimise the impact of noise amelioration measures on the visual amenity of surrounding residential land uses.

#### REQUIREMENTS

- a Prior to the application of Subdivision Certificate an acoustic wall must be constructed generally in the location as specified in Figure 2.
- b The wall must be located fully within the designated SP2 Infrastructure zone and is not to burden the R2 Low Density Residential zoned land. The wall is to have a minimum height of 4m above ground level.
- c A compliance certificate must be obtained from a suitably qualified and practising acoustic consultant to certify that the acoustic wall has been constructed to the required standard to achieve the desired decibel level prior to the application of a subdivision certificate.
- d Notwithstanding the above, the acoustic barrier shall require minimal maintenance once established. As a general rule structures shall have a design life in excess of 20 years and avoid finishes that require painting. Any maintenance required for the acoustic wall and the maintenance of the landscaping buffer shall be maintained by AUSGRID in perpetuity;
- e An extensive vegetation buffer is required on the southern side of the acoustic wall extending along part of the SP2 Infrastructure and the R2 Low Density Residential zoned boundary of the site as shown in Figure 2.
  - i The vegetation buffer is to be established in conjunction with the acoustic wall prior to application of subdivision certificate.

- ii The vegetation buffer is to have a depth of 12.5m between the acoustic wall and the SP2 Infrastructure and R2 Low Density Residential zone boundary.
  - iii The vegetation buffer must be designed by a qualified landscape specialist and is to be landscaped with species that are drought resistant and have a growth habit and propagation that would inhibit weed growth.
  - iv A variety of native plant species must be used for the provision of the landscape buffer.
  - v The vegetation buffer must be landscaped in a way so to mitigate the impacts on the visual amenity of those residences to be located on the R2 Low Density Residential zone of the site from the provision of the acoustic wall.
- f New dwellings constructed on the R2 Low Density Residential zoned land will have to meet the requirements of AS 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.



Figure 2: Indicative location of acoustic wall and vegetation buffer to be provided.

### 5.53.2.2 Access

#### OBJECTIVES

- To reduce the impact of residential development on the traffic movements of the Central Coast Highway (Wilfred Barrett Drive)

- To restrict access to the Central Coast Highway (Wilfred Barrett Drive)

## REQUIREMENTS

- a The provision of a new access to the site is restricted to Brisbane Street only

### 5.53.2.3 Land Remediation

## OBJECTIVES

- To minimise the impact of site contamination on future residential development

## REQUIREMENTS

- a A Construction Environmental Management Plan (CEMP) must be prepared prior to the removal of the former maintenance workshop located in the south eastern corner of the site.
- b During excavation works any material identified as suspected contaminated material must be treated as actually contaminated.
- c Adequate environmental and safety controls must be employed through stop work procedures involving suitably qualified consultants to inspect potentially contaminated and actually contaminated material.

*Note: All development proposals must consider all relevant Council and State Government Policy including SEPP 55 – Remediation of Land and Council Policy P1 potentially contaminated Land.*