

CHAPTER 5.8 NARARA, GOSFORD HORTICULTURAL INSTITUTE

5.8.1 LAND TO WHICH THIS CHAPTER APPLIES

This chapter applies to Lot 1 DP 1087535, Research Road, Narara as identified on the attached map.

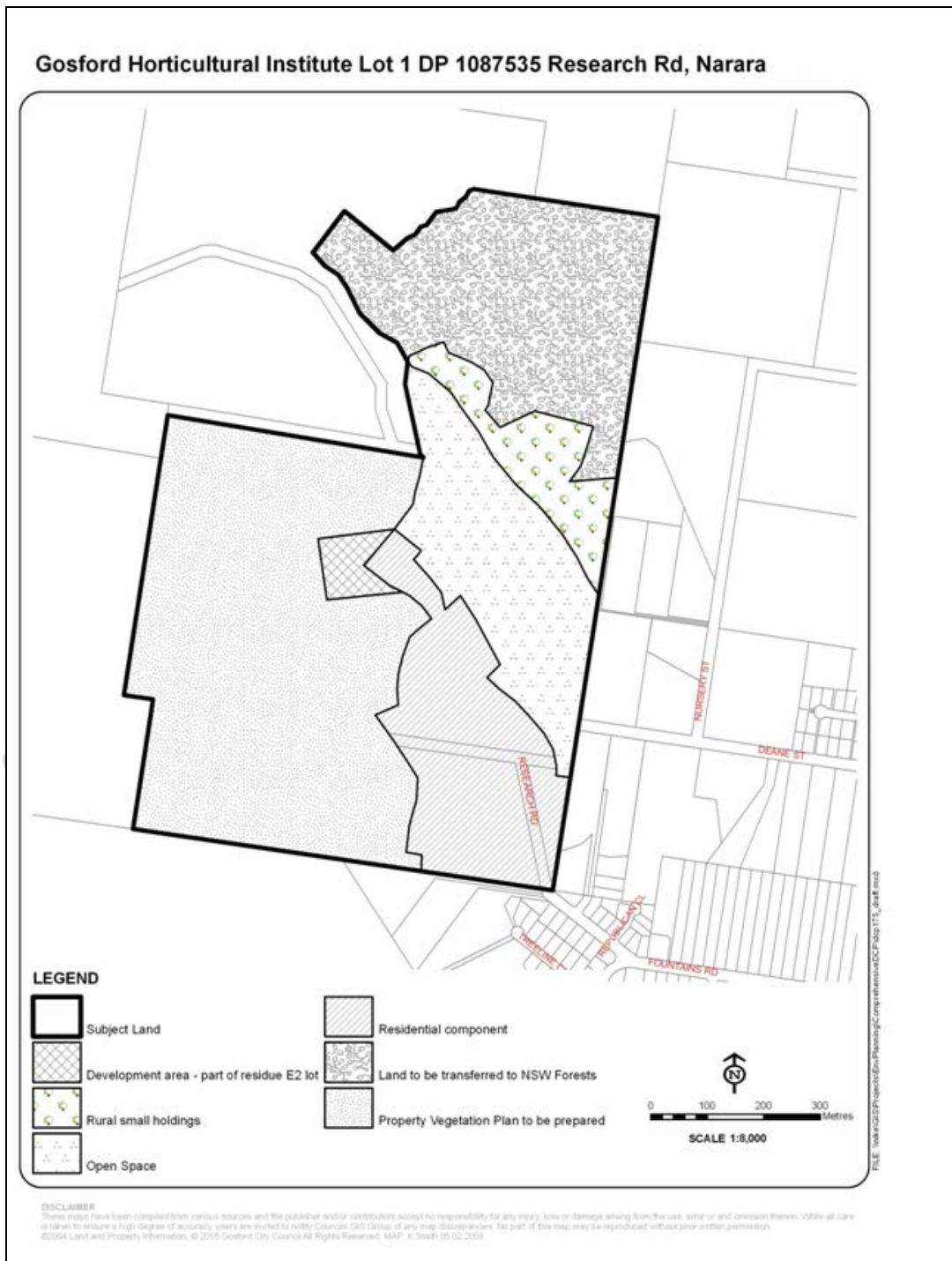


Figure 1 – Land to which this chapter applies

5.8.2 PURPOSE OF CHAPTER

The purpose of this chapter is to provide more detailed guidelines for the development and use of the land for a residential subdivision into approximately 120 lots, approximately four rural residential lots to be zoned E3 - Environmental Management, and one residue rural residential lot to be zoned E2 - Environmental Conservation or other permissible development. As part of the rezoning process the land zoned RU3 - Forestry will be transferred to NSW Forests and the land zoned RE1 - Public Recreation will be dedicated to Central Coast Council.

5.8.3 OBJECTIVES

The objectives of this chapter are:

- To encourage the orderly development of the residential and rural residential use
- To facilitate traffic management
- To make provision for environmental protection
- To make provision for bushfire protection
- To restrict development in flood liable areas and consider flooding and drainage issues and to ensure there is no increase in downstream flooding
- To protect items of environmental heritage
- To ensure the development is carried out in accordance with best practice management for site development
- To ensure on-site contamination is addressed
- To provide for additional matters in relation to the residue E2 - Environmental Conservation allotment
- To ensure the land is adequately serviced

5.8.4 REQUIREMENTS

5.8.4.1 Orderly Development

The land was rezoned as it was surplus to the needs of the Department of Primary Industries, and its development will assist in funding the development of new facilities at its Somersby site. The site is considered "green-fields" in that it is currently being used for rural uses and consideration needs to be given to its orderly development.

- a The land is to be developed only in accordance with Central Coast LEP 2018 and the provisions of this chapter
- b That part of the site that is zoned RU3 is to be transferred to Forests NSW for inclusion in Strickland State Forest.
- c That part of the site that is zoned RE1 is to be dedicated to Council at no cost for development for open space purposes that are flood compatible (note: due to the value of this land, Section 94 Contributions or equivalent contributions (other than for servicing) will not be levied on the subdivision). Council will be required to develop a Plan of Management for this land.
- d All development is to comply with Council's adopted Development Control Plan (DCP) and policies that may be applicable to all components of the development.

5.8.4.2 Traffic Management

The site is located at the end of Research Road within the upper reaches of the Narara Valley. Consideration needs to be given to connection to the existing road network and internal vehicular circulation systems within the subdivision/development to ensure a cohesive and integrated road network that facilitates external flood free vehicular access if possible, public transport, and encourages walking and cycling.

- a The major vehicular access point to the subdivision/development is to be located at the south eastern corner of the land in the immediate vicinity of the existing terminus of Research Road.
- b Improvements to the local road network outside of the site may be required as a consequence of this residential subdivision/development. Such works are to be determined at the Development Application stage and are to be undertaken at no cost to Council.
- c All internal roads within the subdivision/development are to be designed in accordance with Council's and Roads and Maritime Service's (RMS's) accepted engineering design standards and relevant Australian Standards and/or Austroads and to be determined at the DA stage.
- d Primary access to the rural residential lots is to be provided by way of access over the land to be zoned RE1 - Public Reserve and the design standard of such access is to be determined at the DA stage.
- e The development application for the subdivision/development of the land is to be referred to the RMS for comment.

5.8.4.3 Environmental Protection

Investigations have identified threatened species exist on the land. Species include *Syzygium paniculatum* (Magenta Lily Pilly), *Pteropus poliocephalus* (Grey Headed Flying Fox), *Petaurus Australis* (Yellow Bellied Glider), *Miniopterus schreibersii oceanensis* (Large bent-winged bat - eastern subspecies) *Tyto tenebricosa* (Sooty Owl) and *Ninox Strenua* (Powerful owl). Further consideration may be required to be given to impacts on Threatened Species as part of the Development Application process.

- a The locations of the two *Syzygium paniculatum* (Magenta Lily Pilly) specimens are to be fixed by land survey and plotted on any future development application for subdivision/development.
- b A 20 metre exclusion zone is to be created around the *Syzygium paniculatum* specimens, with the details to be determined at the development application stage.
- c Any future development application for subdivision/development or future dwellings is to be designed so as to not result in the removal of any hollow-bearing trees or roosting or nesting habitat for threatened owl species.
- d Any future subdivision/development layout shall be designed so as to not result in the removal of any actual yellow bellied glider sap trees.
- e Plant species used for landscaping should be restricted to locally native species appropriate to the locally occurring vegetation types and/or those introduced species that do not have known potential to become environmental weeds.
- f External night lighting associated with any future subdivision/development layout will be designed to reduce light spillage into adjacent forested areas.
- g A Plan of Management shall be prepared for any future subdivision/development application. The Plan of Management will provide a prescriptive framework for the management of threatened species habitat, weed management, mitigate potential indirect impacts associated with any future subdivision/development and provide strategies for the on-going management of the site.
- h Consideration should be given to the retention of any *Toona ciliata* (Red Cedars).

5.8.4.4 Bushfire Protection

The land, including the area proposed for residential subdivision/development and rural residential development, has been mapped as being Category 1 and Category 2 Bushfire Prone Land together with bushfire buffer areas. Due to the relative physical inaccessibility of the site (with only one road access) future development needs to have due regard to requirements in relation to bushfire protection. It is noted that a review is being undertaken of a triangular section of land located to the immediate east of the existing access driveway that may need to be taken into consideration in future planning for bushfire protection.

- a Any future development application is to be referred to the Rural Fire Service (RFS) for consultation and will be required to comply with any requirements of the RFS.
- b Subdivision/development design and layout, is to be designed in accordance with NSW Rural Fire Service *Planning for Bushfire Protection 2006* and have regard to the Development Control Practice Notes issued.
- c Due to the environmental values of the land, bushfire asset protection zones for Bushfire Prone land shall be measured from the edge of existing areas of remnant native vegetation and will not result in the removal or modification of any remnant vegetation (as required by Council's Environmental Officer).

5.8.4.5 Flood Liable Areas, Flooding and Drainage Issues

Part of the land has been identified as being flood liable (below the 1% Annual Exceedance Probability (AEP) line). The majority of this land is to be dedicated to Council and is only to be used for open space purposes that are flood compatible. Some parts of the rural residential lots may also be flood liable. The site also does not have flood free access, and would be isolated in the event of flooding in the vicinity of Hanlan Street.

- a Where necessary, land located above the 1% AEP line is to be filled at least 0.5 metre above the 1% AEP flood level to achieve 0.5 metre freeboard.
- b Any drainage and/or filling works proposed below the 1%AEP (including access to the E3 land in the eastern section of the site) are to ensure that no adverse effect occurs on flood waters both up and downstream.
- c The developer is to be responsible for the design and construction of all internal and external drainage works required for the development.
- d No residential lots are to be created that are below the 1% AEP line.
- e Catchment flood flows and any flows that may be associated with dam failure are to be contained and passed safely through the developed areas and discharged appropriately in accordance with Council's standards for development. Any increase in stormwater flows are to be retained on site to ensure that there is no chance of increase in downstream flooding.
- f Some parts of the land zoned E3 are flood liable. An adequate building curtilage to accommodate a rural residential dwelling and associated activities above the Probable Maximum Flood line is to be identified at the time of subdivision/development.
- g All land use activities, including fencing, landscaping etc. associated with rural residential living are not to impact on the flow of floodwaters either up or downstream.

5.8.4.6 Environmental Heritage

The site has played a significant role in the development of agricultural and horticultural research on the Central Coast. Consultant studies have been prepared in relation to the heritage values of the land. Some buildings and elements on the land have been identified in Central Coast LEP 2018 for listing as Heritage Items under Schedule 5 of the Central Coast LEP 2018 Council's Heritage Inventory Sheets are required to be updated to include these additional items. This chapter provides further guidelines for these items.

a As per the Central Coast LEP 2018, **Table 1** lists items of environmental heritage.

Item	Location
Manager's Cottage, Hen House (former Shower Block) and curtilage	Located in the centre of the site to the west of the existing access road
Former Grafting Shed/Administration Block and curtilage	Two storey weatherboard building located on low side of the existing main access road in the centre of the site
Group of <i>Taxodium distichum</i> (Bald Cypress)	Located at the entrance of the site on the eastern (low) side of the existing main access road
Specimen of <i>Syncarpia glomulifera</i> (Turpentine)	Located on the eastern boundary near the entrance to the site
Group of <i>Araucaria cunninghamii</i> (Hoop Pines)	Located to the west of row of callery pears and on the western side of the existing internal access road
Plantation of <i>Carya illinoensis</i> (Pecan)	Located to the east of the dam wall and south of the dam overflow
Row of <i>Pyrus calleryana</i> (Callery Pear),	Located to the east of the main access road on the flood plain on land to be zoned 6(a)
Type of specimen of <i>Pyrus calleryana</i> (Callery Pear) strain D6	Located to the north west of the main existing building complex
Main Entrance Gate Posts	Located at the main entrance to the site at the terminus of Research Road

Table 1- Items of Environmental Heritage

- b The provisions of Clause 5.10 of the Central Coast LEP 2018 are required to be considered in respect to any of the above items of environmental significance in relation to any future Development Applications.
- c All heritage items are to be used and managed in accordance with the relevant Heritage Inventory Data sheets held in the office of the Council.
- d At the time of subdivision/development, the land upon which stand of *Araucaria cunninghamii* (Hoop Pines) is to be determined and transferred at no cost to Council and to be managed in conjunction with the open space/drainage system and floodplain.
- e The Main Entrance gates, *syncarpai glomulifera* (Turpentine) and *taxodium distichum* (Bald Cypress) are to be retained and incorporated into an entrance statement for the subdivision/development, with consideration for interpretative signage.

5.8.4.7 Best Practice Management

Given the scale of the development, there is opportunity to implement total water cycle management including the integration between stormwater, potable water and possible grey water re-use, as well as rainwater harvesting to water street trees and the like. The site could be used to showcase best practice management and set a leading example of sustainable urban development.

- a All stages of the development are to be designed in accordance with the requirements of Council's Civil Works Specification. to ensure an integrated approach to water management, nutrient control and embodies best practice water sensitive urban design.
- b All stages of development, including site preparation, subdivision/development and building works, shall incorporate soil conservation measures to minimise soil erosion and siltation during and upon completion of all works. Measures to be employed are to comply with the Erosion and Siltation Control provisions of Council's Civil Works Specification.

5.8.4.8 Site Contamination

Due to the history of land use, State Environmental Planning Policy No.55 - Remediation of Land needs to be considered. Preliminary assessments and further site contamination investigations were undertaken and concluded that the land was suitable for rezoning to residential purposes subject to additional matters as required below.

- a A Site Remediation Action Plan is to be prepared and implemented in accordance with SEPP 55 - Remediation of Land and the document Managing Land Contamination - Planning Guidelines.
- b A Site Validation Report be prepared and implemented in accordance with SEPP 55 Remediation of Land and the document Managing Land Contamination - Planning Guidelines.
- c Prior to the issuing of a construction certificate/releasing engineering plans for future subdivision/development works, Council shall be issued with a Site Audit Statement by an accredited Department of Environment and Conservation (former EPA) Auditor stating the land is suitable for its intended uses.

5.8.4.9 Residue E2 - Environmental Conservation Allotment

The residue E2 - Environmental Conservation lot in the western section of the site has very high environmental and scenic qualities that need to be protected in the long term. There is only a limited area available for the erection of a dwelling and the undertaking of other private land use activities. The remainder of the lot is to be protected to maintain its environmental and scenic qualities. In addition to other matters specified in this chapter, the following matters apply specifically to this proposed lot.

- a The dwelling house and associated landscaping/rural residential activities are to be located generally in the location shown on the attached plan.
- b A Property Vegetation Plan for the land is to be prepared and agreed to by the Hunter - Central Rivers Catchment Management Authority, Council and the owners in relation to managing and protecting the high environmental qualities of this lot for the long term.

5.8.4.10 Servicing Considerations

The site is outside of Council's Water and Sewer Service Area and, as such, is not accommodated in existing infrastructure provision strategies. A preliminary sewer system analysis has been undertaken and options investigated for augmentation of existing Council services to accommodate the development. Further on-going discussions have indicated that the developer will be required to undertake upgrading works for water and sewer.

- a The developer will be required to pay Council's current water and sewer headworks/ augmentation contributions in accordance with Council's policy.
- b The developer will be responsible for the design and construction of water and sewer reticulation within the rezoned area.
- c The developer will be responsible for the full cost of connection of the rezoned area to the existing water and sewer system, including upgrading works to water and sewer systems outside of the rezoned area.
- d The developer will be responsible for the design and full cost of augmentation works of the existing water and sewerage systems required as a result of demands/loadings generated by the proposed development.

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