



**BARR PROPERTY
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Continual Progress

Urban Design Principles Woy Woy Road Kariong

Prepared By Barr Property and
Planning

For Darkinjung LALC

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1 Introduction

These urban design principles have been prepared to accompany a Planning Proposal to rezone certain land at Kariong. The principles are intended to guide the future subdivision and development of the land in a way that responds to site-specific development constraints and opportunities.

2 Land to which Principles Apply

These principles apply to Lots 512 and 513, DP727686, Woy Woy Road, Kariong as shown edged heavy black in Figure 1.

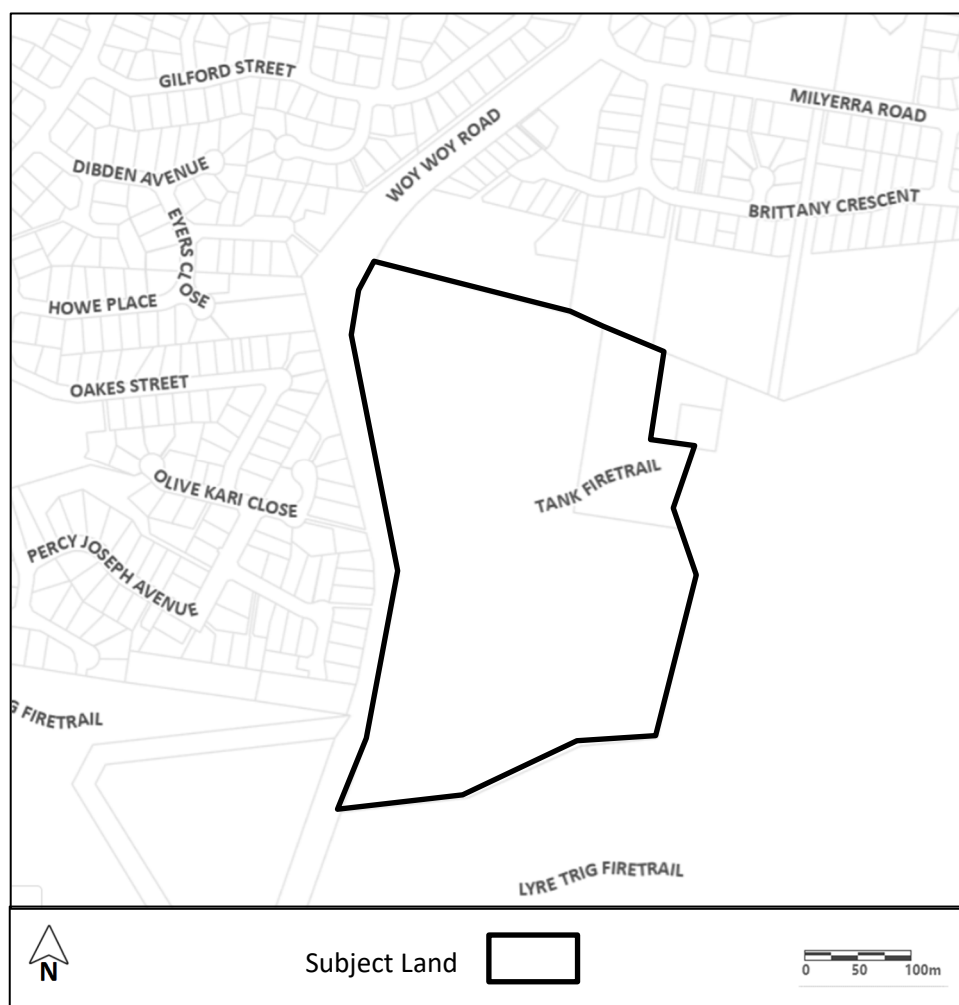


Figure 1: Land at Kariong to which principles apply



3 Urban Design Principles

3.1 Future Character Statement

Future development within the subject land will be in the form of a low-density residential subdivision, separated from adjoining conservation lands by an electricity easement and perimeter road. Native vegetation will provide screening from Woy Woy Road. Lots along the northern boundary will have generous rear setbacks to reduce impacts on the large residential lots to the north of the land. The subdivision will feature predominantly larger lots containing deep soil planting areas, consistent with the existing low-density character of Kariong.

3.2 Site Access

OBJECTIVES

- To provide safe and convenient access to the land for both vehicles and pedestrians;
- To allow for emergency egress in the event of a bushfire; and
- To preserve the opportunity for a future road connection to land to the north of the site.

REQUIREMENTS

1. Primary road access to the land is to be via a priority-controlled intersection on Woy Woy Road immediately north of the electricity easement that traverses the subject site.
2. All future lots are to gain access from a new internal road i.e. lots shall not have direct access to Woy Woy Road.
3. A pedestrian pathway and emergency vehicular egress is to be provided from the new internal road to Woy Woy Road in the north west part of the site.
4. A road corridor is to be preserved between the new internal road and the northern boundary to allow for a future vehicular connection to the adjoining land to the north.

3.3 Visual Amenity

OBJECTIVES

- To ensure future development of the land does not detract from the visual amenity of the surrounding area, including for motorists travelling along Woy Woy Road.
- To provide a high level of visual amenity to future residents of the subject land.

REQUIREMENTS

1. Rear property boundaries/fences are to be set back a minimum of 10 metres from the edge of the road pavement of Woy Woy Road in order to retain a vegetated buffer between the existing road and residential lots. Additionally, lots backing onto Woy Woy Road are to be a minimum of 40 metres in depth to provide for adequate rear setbacks.
2. Consistent boundary fencing adjacent to Woy Woy Road is to be constructed in conjunction with the subdivision, is to be at least 1800 mm high, and constructed of timber or non-



reflective materials. Likewise, consistent boundary fencing along the northern boundary is to be constructed in conjunction with the subdivision.

3. Lots adjoining existing large-lot residential properties to the north are to be a minimum of 45 metres in depth to protect the amenity of those properties.
4. A landscape plan is to be developed for the site by a qualified landscape architect and is to include:
 - a. supplementary planting within the vegetated buffer to Woy Woy Road,
 - b. appropriate planting within public/community association land (including Asset Protection Areas and Water Sensitive Urban Design features)
 - c. species selection and location of street trees
5. Buildings on the land are to be not higher than 8.5 metres.

3.4 Bushfire

OBJECTIVES

- To ensure future development appropriately responds to and mitigates against bushfire risk.

REQUIREMENTS

1. Asset Protection Zones (APZs) are to be confirmed by a Strategic Bushfire Study prepared in accordance with Planning for Bushfire Protection 2019.
2. APZs are to be accommodated within perimeter roads, the electricity easement to the south of the proposed residential land, and where necessary within the rear and/or side setback of private lots.
3. All boundary fencing within land with a BAL rating of 29 or higher must be constructed of non-combustible materials.
4. Emergency vehicular egress is to be provided from the new internal road to Woy Woy Road in the north west part of the site.

3.5 Aboriginal Heritage

OBJECTIVES

- To ensure future development does not impact on sites of Aboriginal cultural heritage significance.

REQUIREMENTS

1. Proposed development shall avoid recorded Aboriginal heritage sites, with a 20-metre buffer to be applied to items in the vicinity of the development area. High visibility barrier fencing is to be installed prior to works commencing and remain in place until works are completed to prevent access and inadvertent harm to sites.
2. A small park is to be created in the north of the site incorporating a small sandstone outcrop with Aboriginal engravings. The park should be designed in consultation with a qualified Aboriginal heritage consultant and members of the local Aboriginal community and include appropriate landscape elements to provide protection to the engravings.



3. Within the proposed development area, archaeologically sensitive sandstone sheets are to be inspected after vegetation removal. If Aboriginal engravings, grooves or other site type is identified during this process, then mitigation and management measures are to be identified and implemented in consultation with Aboriginal stakeholders.

3.6 Environmental Conservation

OBJECTIVES

- To maintain or improve biodiversity values within the southern part of the subject land zoned E2 Environmental Conservation,
- To ensure the loss of biodiversity values in the northern part of the subject land is appropriately offset, and
- To minimise impacts on native fauna during subdivision works.

REQUIREMENTS

1. Appropriate fencing is to be constructed along the boundary between the E2 Conservation zone and land zoned E3 Environmental Management or R2 Low Density Residential. At a minimum, construction fencing or marking tape should be installed prior to land clearing within development area.
2. The developer's obligations under the NSW Biodiversity Offset Scheme are to be determined using the Biodiversity Assessment Methodology, with offsets to be secured using one or a combination of the following strategies:
 - a. Establishment and in-perpetuity conservation of a biodiversity stewardship site (or sites) and the retirement of credits
 - b. Securing required Plant Community and Species credits through the open market administered by the Biodiversity Conservation Trust
 - c. Payment into the Biodiversity Conservation Fund.
3. Land clearing within the development area shall be carried out in accordance with an approved Pre-Clearance Survey and Tree felling Procedure.

3.7 Subdivision Design / Lot layout

OBJECTIVES

- To ensure the subdivision of the subject land has regard to the environmental constraints of the land and the principles outlined in this

REQUIREMENTS

1. Subdivision design and lot layout is generally in accordance with Figure 2 – Urban Design Principles Summary.



Woy Woy Road, Kariong
Urban Design Principles
(Summary)

Incorporate Northern electricity easement within private lots.

Lots backing onto adjoining large lots to be at least 45 metres in length and 1000m² to protect amenity of existing dwellings.

Pedestrian access and emergency vehicular egress to Woy Woy Road.

Rear fences along Woy Woy Road to be set back minimum 10 metres from edge of road pavement to preserve vegetation for screening purposes.

Primary site access (determined by intersection sightline requirements).

Preferred location for stormwater detention basin - to be in the form of a natural wetland as a transition to environmental conservation land.

Potential future secondary road access (subject to rezoning and subdivision of adjoining land).

Pocket Park (Public or Community-association land) incorporating Aboriginal Engraving site with appropriate protective landscape elements.

Asset Protection Zones incorporated into large residential lots.

Cluster of Aboriginal sites to be protected from development impacts.

Vegetation within southern electricity easement to be managed as Asset Protection Zone and may include WSUD infrastructure

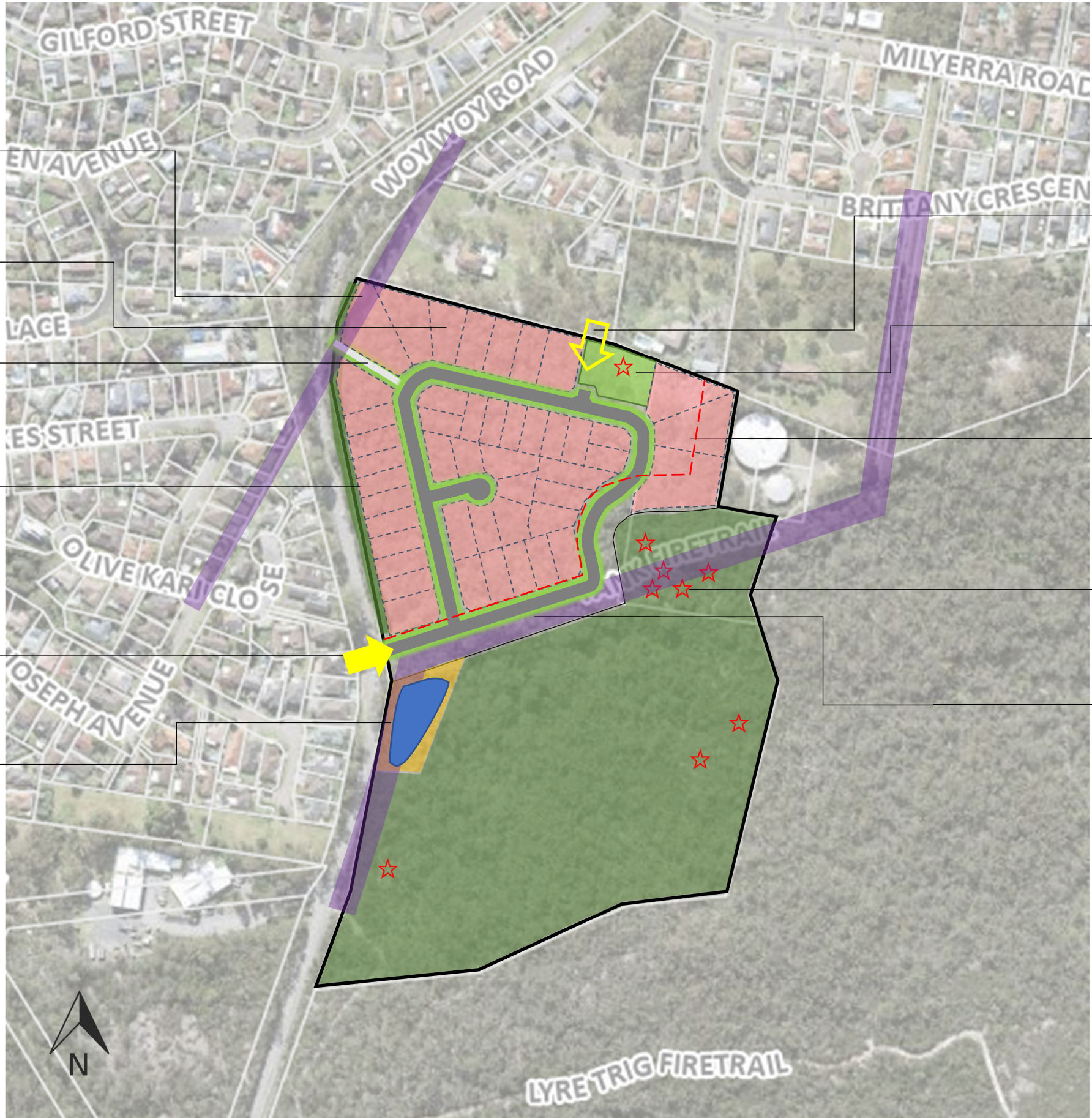


Figure 2: Urban Design Principles Summary