

# Lake Munmorah Urban Release Area Development Control Plan

March 2022

## 1.0 Introduction

This Development Control Plan (DCP) supplements the Wyong DCP 2013 for future development requiring consent in the Lake Munmorah Urban Release Area (URA). Development of the land is anticipated to result in approximately 500-600 dwellings with a mix of housing types permissible within the R1 General Residential zone and the R3 Medium Density Residential zone.

An area of public open space is planned to support the recreation needs of the local community and create a sense of community by facilitating opportunities for socialising and meeting others.

Important biodiversity values on the site have been protected through formalisation of a regional biodiversity corridor across the north of the site and inclusion of identified Endangered Ecological Communities in the E2 Environmental Conservation zone.

### 1.1 Objectives of this chapter

- To identify the submission requirements for a development application for subdivision;
- To provide information on the expected standards of subdivision design;
- To encourage subdivision design of high quality, which controls and mitigates the potential environmental impacts arising from subdivision which may be detrimental to the proper use of the land;
- To allow for an appropriate mix of lot sizes to provide for a mix of housing types and business opportunities;
- To promote development that uses, conserves and enhances the community's resources so that ecological processes are maintained and the quality of life for both present and future generations is enhanced; and
- To identify, protect and appropriately manage any threatened species, populations, endangered ecological communities and their habitats.

## 1.2 Land to which this chapter applies

This DCP applies to the land identified in figure 1 as stage 1 of the Lake Munmorah URA.

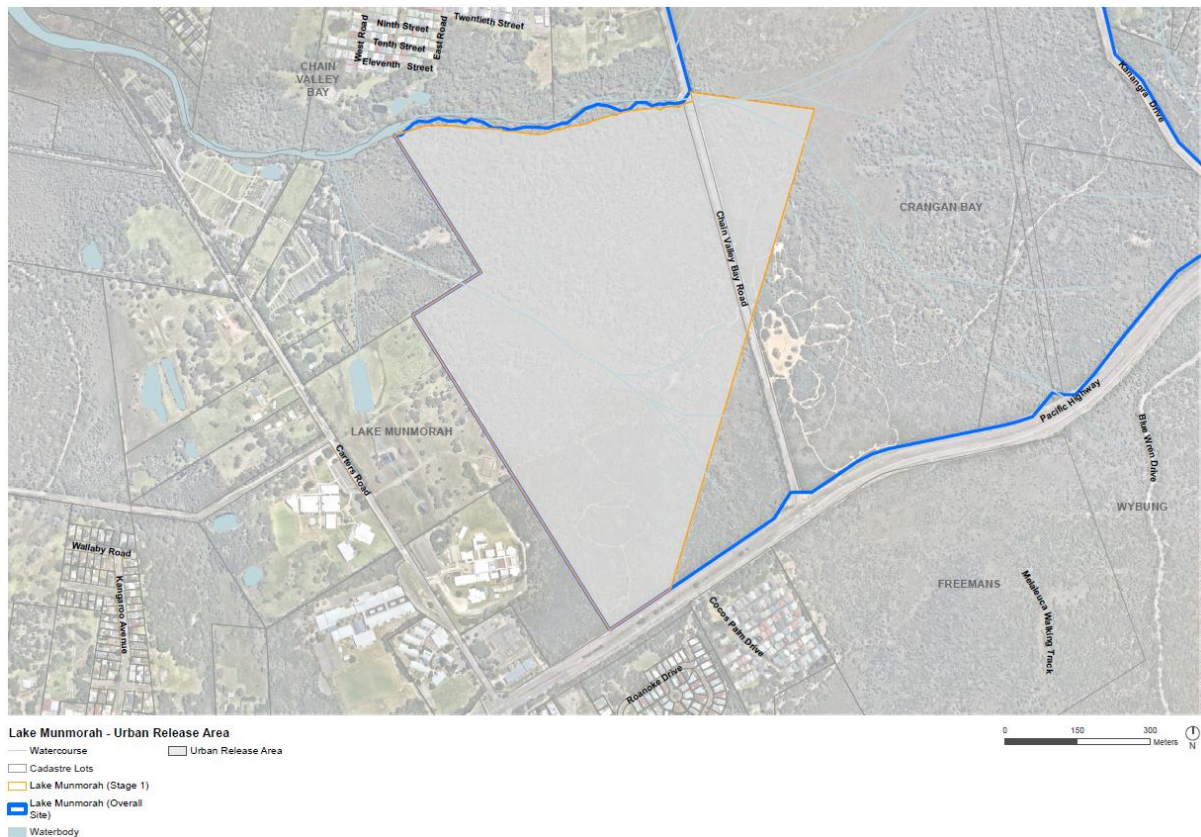


Figure 1: Lake Munmorah Urban Release Area

## 1.3 Character statement

It is envisaged the Lake Munmorah URA will facilitate low and medium density residential development.

The site contains a regional biodiversity corridor across the northern section, as well as being traversed by a riparian corridor which crosses the site in a north-south axis. In addition to the bushland amenity, an area of public open space will provide for the recreation needs of the community and support social interaction and connectedness.

The site is located near to the Lake Munmorah centre, which offers a range of services to support the local community. The site also has frontage to the Pacific Highway, which provides access to the broader region by car or by public transport. There are existing bus services to the site that provide access to the region through connections with other bus networks and train services between Sydney and Newcastle.

## 1.4 Indicative structure plan

The indicative structure plan (figure 2) provides a plan showing how the development may occur in the future and includes some of the key transport connections within the site and to adjoining land.



Figure 2: Indicative structure plan

### 1.5 Infrastructure contributions

Several items need to be provided to achieve the environmental and development objectives of the site. These include:

- road and transport infrastructure;
- stormwater management infrastructure;
- public open space; and
- biodiversity conservation lands.

There are several options available to deliver these items, including:

- conditions of consent;
- dedication of land;
- planning agreement;
- contribution plan; and
- works in kind.

### 1.6 Relationship to other chapters and policies

This DCP supplements Wyong DCP 2013. In particular, this DCP should be read in conjunction with Wyong DCP 2013 – Part 4 Subdivision.

## 2.0 Development controls

### 2.1 Subdivision design and layout

#### Objectives

- To ensure the subdivision and development of the Lake Munmorah URA is undertaken in a coordinated manner.
- To ensure the Lake Munmorah URA will be developed to reflect the availability of services.
- To provide suitable land for residential development that responds to the site's characteristics and assists in creating a walkable neighbourhood.
- To provide opportunities for choice in housing to cater for changing demographics within the community.
- To provide a movement network that provides multiple transport options to the community including efficient, effective, safe, and comfortable pedestrian and cycling networks and access to public transport.

#### Requirements

- a. The subdivision design, road and active transport network, and open space should generally be consistent with the Indicative Structure Plan illustrated in Figure 2.
- b. The transport network is to provide efficient, effective, safe, and comfortable pedestrian and cycling access and connection to the surrounding network, both existing and planned.
- c. The transport network is to facilitate efficient bus routes and safe pedestrian access to bus stops.

### 2.2 Bushfire

#### Objectives

- To ensure that risks associated with bushfire are appropriately and effectively managed on the development site.
- To ensure that bushfire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.

#### Requirements

- a. Asset Protection Zones and other bushfire management must not encroach on areas zoned E2 Environmental Conservation.

### 2.3 Water quality management

#### Objectives

- To ensure ecologically valuable land and associated watercourses are protected;
- To ensure the stormwater drainage system is designed to maintain the natural watercourse and to minimise environmental impacts.

#### Requirements

- a. Stormwater management infrastructure and devices must not encroach on areas zoned E2 Environmental Conservation.

### 2.4 Contaminated land

#### Objectives

- To ensure that contaminated land is identified through appropriate investigations.

- To ensure that the contaminated site is appropriately and effectively remediated prior to occupation of the land for its intended use.
- To ensure that changes to land use will not increase the risks to public health or the environment as a result of contamination on site, or adjacent properties.

#### Requirements

- a. Where development is proposed on land identified as being potentially contaminated, a Preliminary Site Investigation Report must be prepared and submitted with the application for development.
- b. Where contaminants are found within the site, a Detailed Site Investigation Report must be prepared and lodged with the development application.
- c. Where a Detailed Site Investigation Report identifies the need for remediation, a Remedial Action Plan must be prepared and submitted with the application.
- d. The site must be validated as suitable for its intended use prior to the issue of an occupation certificate.