

APPENDIX Q: Proposed Draft DCP Provisions

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Proposed Draft DCP provisions

Part D9: Lake Cathie-Bonny Hills of the PMH DCP 2013 applies to the adjacent Rainbow Beach lands (D9.1) and to the adjacent Houston Mitchell Employment Lands (D9.2), as illustrated on Figure 218 of the DCP and reproduced below at Figure 1:

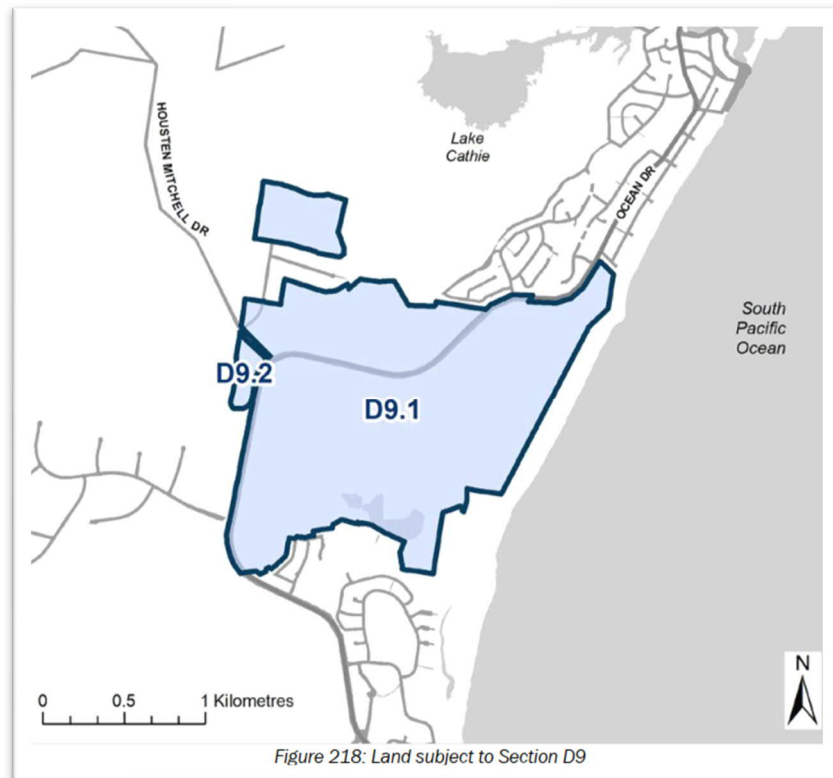


Figure 1: Land subject to Part D9 of the DCP (Figure 218)

Proposed DCP amendments:

The following amendments to Part D9 are proposed to support this Planning Proposal:

1. Amend Figure 218 to include the subject site with reference D9.3.
2. Introduce new site-specific Development Control Plan provisions for Section 9.3, as set out below:

Draft Amendment to Port Macquarie-Hastings Development Control Plan
2013

Section 9.3 Ocean Drive Education Lands

Section 9.3 applies to the land shown below in Figure 240:



Figure 240: Land subject to Section D9.3

Strategic Context

The site is recognised at Action 17 in Councils Urban Growth Management Strategy 2017-2036 as being a suitable investigation area for a school.

The site adjoins existing residential areas within the Lake Cathie Bonny Hills URA, which is predicted to grow to a population of approximately 10,000 people by 2036, making it the second largest urban centre to Port Macquarie.

A school will provide an opportunity to reduce travel requirements for high school students in the Lake Cathie, Bonny Hills and Camden Haven localities, where these students would ordinarily travel to Port Macquarie or the Camden Haven regions.

The site is large enough to ensure that efficiencies in infrastructure and services can be maximised. The site is located to benefit from and contribute to the extensive pedestrian/bike network currently under construction within the Lake Cathie Bonny Hills locality.

The site is not ecologically sensitive, with areas of high environmental value zoned E2 Environmental Conservation and existing fauna movement infrastructure can be extended to ensure Koalas are discouraged from crossing Ocean Drive.

The following development controls are designed to supplement the existing pedestrian/bike network, ensuring the safe and efficient movement of students and teachers within the locality and to ensure potential adverse impacts on the existing adjoining residential areas are minimised and mitigated.

Purpose

The purpose of these provisions is to minimise potential visual impacts for the existing and future residential population of the locality, support fauna movement measures to protect the local Koala population and to supplement the existing pedestrian/bike network.

These provisions supplement the relevant provisions in Parts 2 and 3 of the Port Macquarie Development Control Plan. Where there is inconsistency between these Area Based Provisions and the provision of Parts 2 and 3, for the extent of the inconsistency these Area Based Provisions prevail.

Development Guide

Visual amenity
<p>3.6.2. Objective</p> <ul style="list-style-type: none"> To ensure an attractive site boundary is achieved that retains the existing mature vegetation at the intersection of Ocean Drive with Bonny View Drive. To provide for filtered views of the new school campus when viewed by the travelling public along Ocean Drive. To provide gateway fencing/signage at the intersection of Ocean Drive with Bonny View Drive
<p>Development Provisions</p> <p>a) Maximise retention of existing mature vegetation adjacent the Ocean Drive and Bonny View Drive intersection.</p>

- b) Maximise retention and regeneration of existing native vegetation in the north-east corner of the site (C2 zoned lands).
- c) Supplementary ground plane planting to be undertaken to provide for filtered views of the high school campus.
- d) Signage and fencing is to be integrated with the retained vegetation.

Koala Protection

3.6.3. Objective

- To extend the fauna fencing on the northern property boundary and ensure integration with the natural landscape
- To discourage Koalas from crossing Ocean Drive.
- To prevent fauna moving from the Queens Lake State Conservation Area through the school campus

Development Provisions

- a) Extend the fauna fence provided by the adjoining industrial development to the north, to integrate the E2 zoned lands. The indicative location for this fence is provided in Figure 241.
- b) The fence should not be visually intrusive and mould into the vegetated landscape.



Figure 241: Indicative location of fauna exclusion fence

Roads, access and transport

3.6.3. Objective

- To ensure safe and appropriate access to the site for all transport forms
- To provide safe and efficient access for students between the school campus and the Rainbow Beach Sporting Field Precinct
- To encourage alternate means of travel to and from the school campus that is not reliant on private car usage
- The indicative access and transport measures are illustrated in Figure 242

Development Provisions

- Provision of a pedestrian overpass that provides access from the eastern side of Ocean Drive to the school campus
- Extend the existing pedestrian/bicycle share-way network to link the pedestrian overpass with the Rainbow Beach Sporting Field Precinct.
- All vehicular access to the school campus (with the exception of buses) is to be provided from Bonny View Drive via a roundabout at Ocean Drive.
- Provision of a one-way bus set down and pick up bay within the site, adjacent Ocean Drive.

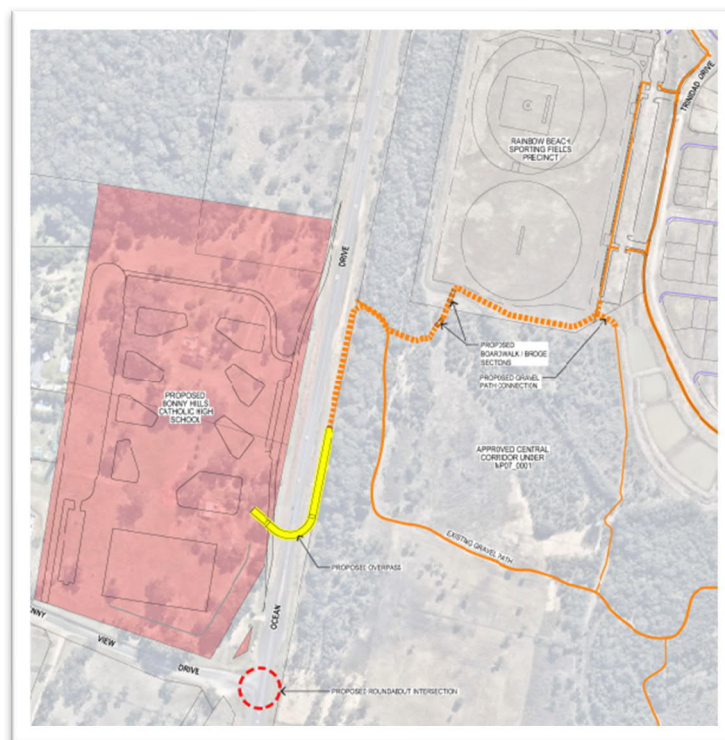


Figure 242: Indicative access and transport measures