

Contents

1	INTRODUCTION	1
2	LAND TO WHICH THIS PLAN APPLIES	1
3	AIMS AND OBJECTIVES	2
4	DEVELOPMENT CONTROLS	2
4.1	Public Access to Mullet Creek and Lake Illawarra	2
4.2	Reticulated Water and Sewerage Infrastructure Servicing of the Site	2
4.3	Water Quality Control	3
4.4	Floodplain Management	3
4.5	Traffic and Pedestrian Access	4
4.6	Building Form, Views and Landscaping	5

Figures

Figure 1: Land to which this Precinct Plan applies	1
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1 INTRODUCTION

1. The Kanahooka Precinct Plan is included in Part D of the DCP. Part A of the DCP contains the Introduction. Part B in the DCP provides land use based controls including controls for residential subdivision, residential development and industrial development. Part C of the DCP provides city wide controls for specific land uses. Part E of the DCP contains city wide planning / environmental assessment control chapters which may apply to certain lands in this precinct.
2. In the event that the provisions contained in the Kanahooka Precinct Plan In Part D of the DCP are inconsistent with the provisions of any other part of the DCP, the provisions of the Kanahooka Precinct Plan shall prevail to the extent of the inconsistency.

2 LAND TO WHICH THIS PLAN APPLIES

1. This precinct plan applies to certain lands on the northern side of Kanahooka Road, Kanahooka as shown in Figure 1 below.

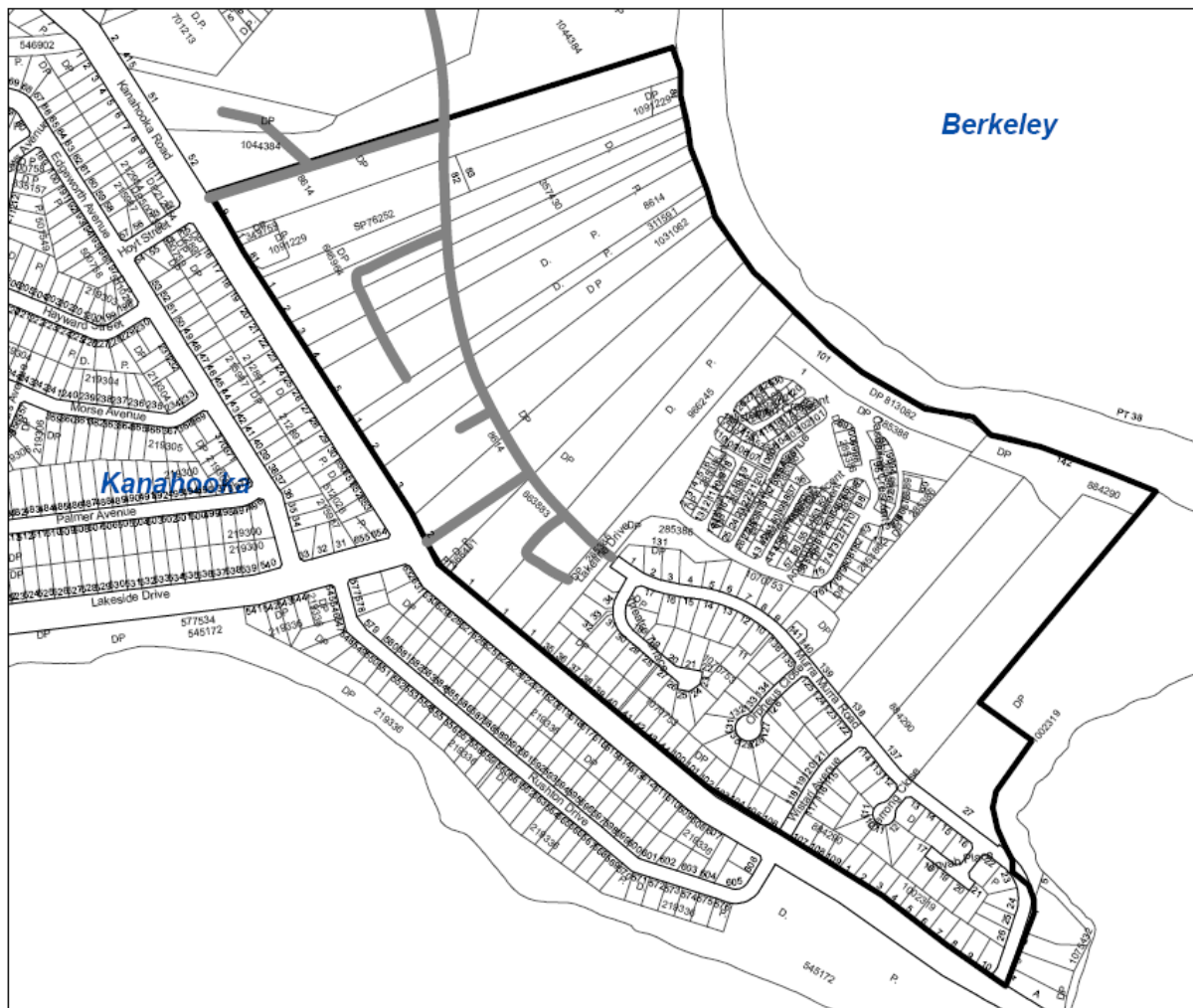


Figure 1: Land to which this Precinct Plan applies

3 AIMS AND OBJECTIVES

1. The aim of these controls are to provide a framework for individual development proposals so that the land will be developed in an integrated way, providing a residential environment that is good to live in and an attractive rehabilitated waterfront open space for the enjoyment of the general public.
2. The objectives are:
 - (a) To ensure that the Mullet Creek and Lake Illawarra foreshores are rehabilitated and that public access is provided to them.
 - (b) To ensure that sewerage capacity is allocated equitably having regard to development potential.
 - (c) To ensure that water control measures to protect and/or improve the water quality of Mullet Creek and Lake Illawarra are incorporated into development proposals.
 - (d) To ensure that the floodplain remains free of buildings, that introduced fill, is removed and that the land is revegetated.
 - (e) To provide for efficient and safe road, pedestrian and cycle access throughout the development.
 - (f) To preserve the views of the Lake over the eastern section of the land as seen from Kanahooka Road and to provide a pleasant and harmonious building and landscaping character throughout the development.

4 DEVELOPMENT CONTROLS

1. In order to achieve these objectives, developments must comply with the following procedures and controls:

4.1 Public Access to Mullet Creek and Lake Illawarra

1. Public access to the foreshores of Mullet Creek and Lake Illawarra is to be achieved by:
 - (a) The dedication / transfer of the portion of each parcel of land zoned RE1 (Public Recreation) to Council, to enable public access along the Mullet Creek frontage – Any subdivision of the subject lands will be contingent upon the appropriate rehabilitation of the lands (ie weed removal, banks stabilisation and appropriate tree planting, where relevant), prior to the Subdivision Certificate being issued; and
 - (b) Classifying the land zoned RE1 (Public Recreation) under Wollongong Local Environmental Plan 2009 as “community land” (ie following the completion of the land transfer of all affected portions of land to Council) and preparing a Management Plan to ensure that its environmental attributes are enhanced and that suitable public access and amenities are provided.

4.2 Reticulated Water and Sewerage Infrastructure Servicing of the Site

1. Any Development Application lodged for the subdivision of land will require appropriate written evidence from Sydney Water which confirms that the proposed lots can be satisfactorily serviced by reticulated water and sewerage supply infrastructure. In this respect, the installation of holding

tanks and pumping stations to provide for a maximum flow of 1 litre per second per 60 lots may be required.

2. The design and operating protocol of any sewerage system must be in accordance with the requirements of Sydney Water, in order for Sydney Water to then agree to accept ownership of the tanks and pumping stations. Private ownership and maintenance responsibilities under Strata Title or Community Title are unlikely to be accepted by Sydney Water or DECC.
3. The applicant / developer must specifically consult with Sydney Water, the NSW Department of Environment and Climate Change (DECC) and the NSW Department of Water and Energy, prior to the lodgement of any Development Application. The written advice from these government departments / agencies must be included in the Statement of Environmental Effects (SEE) with appropriate written response as to how the proposal has responded to the comments made by these government departments / agencies.

4.3 Water Quality Control

1. Any subdivision which proposes the incorporation of water quality retention ponds and / or artificial wetlands must be designed in accordance with the Water Sensitive Urban Design chapter in Part E of this DCP, especially in relation to the achieving the water quality targets contained in this chapter. Any such water quality retention ponds or artificial wetlands must be positioned away / upslope from the existing salt marsh communities.

4.4 Floodplain Management

1. Any proposed development within the subject lands will be subject to compliance with the requirements of the Floodplain Management chapter in Part E of this DCP.
2. Additionally, a designated flood free building envelope will be required for any development on land which is below the 1% Annual Exceedance Probability (AEP) flood level. The flood free building envelope must be situated above the 1%AEP flood level but must not involve the introduction of any land fill material. The flood free building platform must be within 25 metres from the central spine road referred to below.
3. The planting of at least 50% of the area with indigenous species characteristic to the area as contained in Table 1 will be required prior to any Subdivision Certificate being issued. This planting must not impinge on the existing salt marsh communities.

Table 1: List of Indigenous Tree and Shrub Species

Scientific Name	Common Name
<i>Trees</i>	
<i>Allocasuarina littoralis</i>	"Black Sheoak"
<i>Allocasuarina verticillata</i> syn. <i>Casuarina stricta</i>	"Dropping Sheoak"
<i>Angophora floribunda</i>	"Rough Barked Apple"
<i>Banksia integrifolia</i>	"Coast Banksia"
<i>Casuarina glauca</i>	"Swamp Oak"
<i>Commersonia fraseri</i>	"Brown Kurrajong"

Scientific Name	Common Name
<i>Eucalyptus amplifolia</i>	“Cabbage Gum”
<i>Eucalyptus botryoides</i>	“Bangalay Gum”
<i>Eucalyptus robusta</i>	“Swamp Mahogany”
<i>Eucalyptus tereticornis</i>	“Forest Red Gum”
<i>Ficus macrocarpa hillii</i>	“Hill’s Weeping Fig”
<i>Ficus rubiginosa</i>	“Port Jackson Fig”
<i>Hibiscus heterophyllus</i>	“Native Hibiscus”
<i>Melaleuca decora</i>	“White Cloud Tree”
<i>Melaleuca styphelioides</i>	“Prickly Paperbark”
<i>Myoporum acuminatum</i>	“Boobialla”
<i>Pittosporum unadulatum</i>	“Sweet Pittosporum”
Shrubs	
<i>Callistemon citrinus</i>	“Lemon-scented Bottlebrush”
<i>Hakea salicifolia</i>	“William Hakea”
<i>Melaleuca armillaris</i>	“Bracelet Honey-Myrtle”
<i>Melaleuca bracteata</i>	
<i>Melaleuca ericifolia</i>	“Swamp Paperbark”
<i>Melaleuca linariifolia</i>	“Snow in Summer”

4.5 Traffic and Pedestrian Access

1. The construction of a link road will be required as part of any subdivision or development for each parcel of land contained in this precinct plan. The design and construction of the road must follow the alignment of the road as depicted in Figure 1, in order that:
 - (a) Views to the Mullet Creek flood plain area can be enjoyed from the road and by residential development on its southern site;
 - (b) Access to the major recreation area at Lake Illawarra is facilitated for residents within the development; and
 - (c) Staged development may occur within an overall access plan.
2. The road shall be designed and constructed with a seven (7) metre wide road carriageway.

3. In order to facilitate public access to the foreshore and reasonably direct access to the bus service in Kanahooka Road for residents within the development, any plan of subdivision or development must provide for pedestrian access from the central spine road to:
 - (a) The Mullet Creek foreshore area; and
 - (b) Kanahooka Road.

4.6 Building Form, Views and Landscaping

1. In order to retain views to Mullet Creek and the Lake from the central spine road and from the eastern end of Kanahooka Road dwellings shall be either single storey or have a second storey which is no more than 50% of the first storey;
2. Dwellings should be constructed of materials that are of subdued natural colours such as beige, green, brown or cream and have roofs that are brown, grey or green; and
3. A minimum 6 metre front building line setback is required for any dwelling within this precinct. For dual frontage lots, a minimum 6 metre building line setback will apply to both street frontages.
4. Any approved subdivision or development will be subject to the planting of suitable street trees at 8 metre intervals along the central link road. Table 2 provides a list of suitable street trees:

Table 2 : Suitable Street Tree Species

Scientific Name	Common Name
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Brachychiton populneum</i>	Kurrajong
<i>Eucalyptus saligna</i>	Sydney Blue Gum
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Lophostemon confertus</i>	Brush Box
<i>Melaleuca decora</i>	White Feather Honey Myrtle
<i>Melaleuca quinquenervia</i>	Swamp or Broadleaf Paperbark