

F.5 – Rosehill, Millfield Urban Release Area

Description

The Rosehill Urban Release Area is located in the locality of Millfield and contains approximately 56 ha.

Situated 12 kilometres from Cessnock Central Business District, the Rosehill site encompasses approximately 56 hectares of land bounded by Millfield Road to the north-west, large lot residential development to the north, a natural lagoon to the south-west, and rural lands to the east, west and south.

The subject site is irregular in shape with a frontage of approximately 650 metres to Millfield Road and 20 metres to Eleventh Avenue. The land is predominately cleared with a small cluster of trees towards the centre of the site and a strip of trees along the Millfield Road Boundary.

Through the implementation of the Rosehill Urban Release Area, Cessnock City Council wishes to establish controls and guidelines to facilitate successful large lot residential development that is of a high quality and considers the constraints of the area. It is envisaged that development on site will complement the existing village structure and have minimal adverse impacts on the natural environment.

Specific development controls are included to ensure that the development has regard for sustainable environmental management principals.

Development Requirements

All development applications shall demonstrate consistency with the following requirements.

1 Staging Plan

All development applications for subdivisions shall include a staging plan, where the development is intended to be released sequentially.

Subdivision must be in accordance with Figure 1: Indicative Layout Plan.

2 Transport Movement Hierarchy

Road and Intersection Design

The road layout must be consistent with the Indicative Layout Plan illustrated in Figure 1 above. Development applications for subdivisions must ensure that road networks connect to other development areas in a logical hierarchy of street function.

A 2m wide off-road footpath/cycleway must be constructed from the site access off Millfield Road to Crawfordville Park, as shown in Figure 1.

A 1.2m wide off-road footpath/cycleway must be constructed within the site as shown in Figure 1 and Figure 2.

A pedestrian crossing and refuge either side of Millfield Road must be provided.

Millfield Road must be widened along the length of the development fronting Millfield Road to accommodate an 11m pavement width in accordance with Council's Engineering Standards.

All road, footpath/cycleway works must be completed in accordance with Council's standards.

The internal road design shall be in accordance with Figure 2 below.

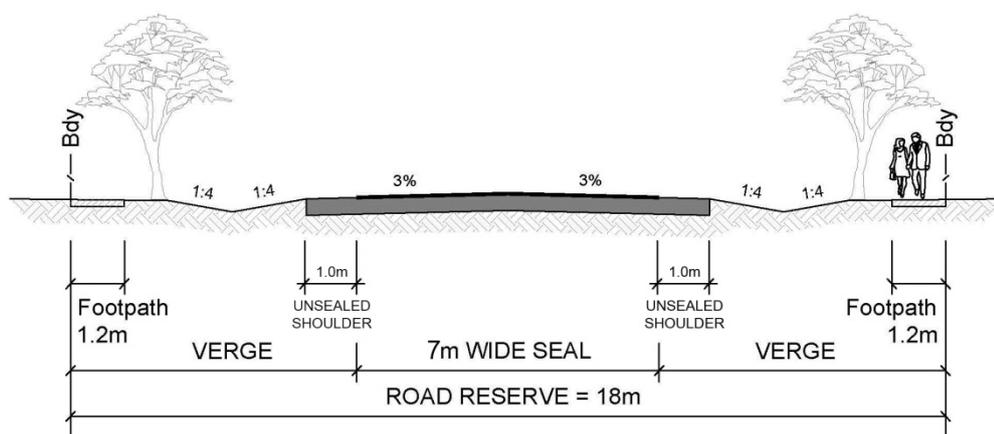


FIGURE 2
LOCAL ROAD CROSS SECTION
 NOT TO SCALE

Figure 2: Local Road Cross Section

Movement Hierarchy

The transport movement hierarchy shall generally be in accordance with the circulation route shown on the Indicative Layout Plan.

Suitable transport access and connectivity within the site and to adjoining areas shall be maintained at all times for motor vehicles, pedestrians and cyclists.

3 Overall Landscaping Strategy

A landscape plan shall be submitted with development applications for subdivision.

Landscaping should enhance the retained vegetation. Any future landscaping should aim to utilise locally occurring species.

The subdivision design is to provide for lot frontages addressing streets, and drainage reserves.

Boundary fencing within the precinct must be of a rural character (post and wire or post and rail fence).

4 Passive and Active Recreational Areas

There are no specific requirements in this regard. The Cessnock DCP 2010 applies.

5 Stormwater and Water Quality Management Controls

There are no specific requirements in this regard. The Cessnock DCP 2010 applies.

6 Amelioration of Natural and Environmental Hazards

Natural Hazards

Bushfire

Future development must be assessed in accordance with the NSW Rural Fire Service's 'Planning for Bushfire Protection Guidelines' 2006 and provide Asset Protection Zones (APZs) configured in accordance with the Guidelines.

Flooding

The land is affected by the 1:100 year flood levels.

Future development must comply with the controls for subdivision in flood affected areas outlined in Part D: Specific Development Chapter 1: Subdivision Guidelines of the Cessnock DCP 2010.

Flora & Fauna

Any proposed tree removal shall be in accordance with Part C: General Guidelines Chapter 7 Trees & Vegetation Management of the Cessnock DCP 2010.

As many of the mature Eucalypt trees located centrally within the site are to be retained to maintain nesting opportunities for species dependant on hollows and as a general habitat resource for a number of fauna species in the area and maintain the character of the village and surrounding area.

Should any of these mature trees be required to be removed in the future, removal must be done so in a manner that, any fauna extant therein can be recovered by a suitably qualified ecologist or wildlife carer.

Riparian Corridors

A Vegetation Management Plan (VMP) must be submitted with the first development application to subdivide the land.

The VMP shall identify a strategy to appropriately manage the natural watercourse and riparian vegetation that extends from Millfield Road to the west of the site.

Appropriate measures shall include:

- The implementation of a core riparian zone and vegetated buffer combined into a single vegetated riparian zone (VRZ) in accordance with the Department of Primary Industries – Office of Water Guidelines for riparian corridors on waterfront land;
- A restriction on vegetation removal within the VRZ; and
- No buildings, other than post and rail fencing permitted within the VRZ.

Environmental Hazards

Wastewater Treatment Zone

A 400m buffer zone to the Paxton Wastewater Treatment Works affects the south-eastern portion of the site.

As shown on the Indicative Layout Plan, no habitable dwellings are permitted in the affected area (refer Figure 1).

Aboriginal Heritage

An Aboriginal scar tree is located on the subject site and a restriction as to user is registered on title protecting the tree (refer Figure 1 for scar tree location).

Any future development shall ensure the Aboriginal scar tree is protected.

To manage the scar trees stability and decline, the crown of the scar tree is to be reduced in accordance with a qualified Arborist's recommendations prior to the issue of a subdivision certificate.

A fence with a self-closing gate is to be erected at a minimum height of 1.2 metres located at a minimum distance of 12 metres from the centre of the scar tree trunk. The objective of the fence is to:

1. protect the scar and fauna observed living in the scar trees trunk;
2. provide an exclusion zone for public safety due to the tree's fragility; and
3. allow for future pruning or other maintenance of the tree as required.

Development within 12 metres from the centre of the scar trees trunk is restricted.

7 Significant Development Sites

There are no specific requirements in this regard.

8 Residential Densities

There are no specific requirements in this regard.

9 Neighbourhood Commercial and Retail Uses

There are no requirements for this Precinct.

10 Provision of Public Facilities and Services

There are no specific requirements for this Precinct.

11 Sewer and Water Reticulation

All lots within the Rosehill Urban Release Area must be connected to reticulated sewer and water.

Up to 100 lots can be serviced by an Alternate Sewer System in accordance with the 'Hunter Water Corporation - Water and Sewer Design Manual, Section 6: Alternative Sewer Systems'.

12 Voluntary Planning Agreement

Any future development must have regard for the Planning Agreement applying to the land:

Local Infrastructure - Planning Agreement adopted by Council 1 October 2014.