

## The NSW Coastal Policy

The NSW Coastal Policy aims to guide the future management and planning of the coastal zone. The coastal zone is identified under the Coastal Protection Act 1979 and includes the land subject to the proposed Concept Plan. The relevant considerations of the Policy are addressed below. These considerations relate to the range of objectives which underpin the long term goals of the Policy.

Table 1 – NSW Coastal Policy

Objectives	Comment
<ul style="list-style-type: none"> <li>Identification of coastal lands and aquatic environments with conservation values. Implementation of acquisition policies, management strategies and controls to protect land of high conservation value.</li> </ul>	<ul style="list-style-type: none"> <li>The modified concept plan deletes Area C and D, which were the developable areas closest to the foreshore.</li> <li>The remaining developable areas A and B are situated in discreet hamlets away from foreshore areas and west of lands that have already been modified for development.</li> <li>Areas A and B of the Concept Plan are derived from the MoU and represents an agreement between State Government and the proponent to protect land of high conservation value that forms an integral ecological corridor of a wider network of regional conservation lands.</li> </ul>
<ul style="list-style-type: none"> <li>Conservation, protection and recovery of native threatened and endangered flora and fauna.</li> </ul>	<ul style="list-style-type: none"> <li>As identified above, the Concept Plan represents an agreement between State Government and the proponent to protect land of high conservation value that forms an integral ecological corridor of a wider network of regional conservation lands. Area C and part Area D will be included as land to be transferred to the NSW Government as Conservation lands, thereby increasing the extent of conservation lands proposed in the initial Concept Plan; and</li> <li>The ecological studies confirm that the development is largely confined to disturbed areas of lesser ecological quality and that proposed conservation offset lands provide excellent outcomes for the vast majority of species and communities.</li> <li>The quantum of the offset lands, when viewed holistically with existing and proposed conservation reserves is assessed to provide a robust long-term outcome for all species and communities.</li> </ul>
<ul style="list-style-type: none"> <li>Water quality protection and improvement.</li> </ul>	<ul style="list-style-type: none"> <li>A Water Sensitive Urban Design (WSUD) Strategy Plan is proposed to manage stormwater and minimise hydrological impacts of the development on the surrounding environment.</li> <li>A number of initiatives are proposed to ensure that future development will meet the target requirements of Lake Macquarie City Council plus an additional net benefit of achieving a reduction of the existing pollutant loads. The reduced developable areas by the deletion of Areas C &amp; D and the by pass road will result in a reduction of hard paved surfaces and stormwater runoff in comparison to the initial Concept Plan.</li> </ul>
<ul style="list-style-type: none"> <li>Minimisation of impacts to environmentally sensitive areas and cultural heritage.</li> </ul>	<ul style="list-style-type: none"> <li>The deletion of Areas C &amp; D is consistent with the "CHB Cultural Precinct" identified by IHAP in which</li> </ul>

Objectives	Comment
	<p>all significant development is proposed outside of the culturally heritage and environmentally sensitive locations.</p> <ul style="list-style-type: none"> <li>▪ Cultural heritage items are to be retained.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Protection of areas of high natural or built aesthetic quality.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The visual setting of the CHB coastline and foreshore will be maintained. Areas C &amp; D have been deleted, whilst Areas A and B are appropriately sited away from the foreshore. In conjunction with adopting low rise building heights, the visual setting of the coastal foreshore will be preserved.</li> <li>▪ The approach from the north into the township along Flowers Drive will similarly maintain a predominantly natural landscaped approach through the implementation of landscaped buffers.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Design and siting of development to complement surrounding environments and promote good aesthetic qualities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Design guidelines by AJC are proposed to ensure that precinct development is responsive to the existing natural and built aesthetic character.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Encourage towns to reinforce or establish their particular identities in a form which enhances the natural beauty of the Coastal Zone.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The natural beauty of the Coastal Zone and the unique historic character of this coastal hamlet have been key considerations in approaching the structure of the Concept Plan.</li> <li>▪ The modified Concept Plan which entails deleting the developable areas C &amp; D have addressed the concerns raised by IHAP and the general public concerns in respect to impacts to the amenity of the coastal zone. Areas A and B will be discreetly set in a manner that will retain the existing historic identity of the township.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Management and conservation of cultural heritage places, items and landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The deletion of Areas C &amp; D is consistent with the "CHB Cultural Precinct" identified by IHAP in which all significant development is proposed outside of the culturally heritage and environmentally sensitive locations.</li> <li>▪ Cultural heritage items are to be retained.</li> <li>▪ The setting of Flowers Drive will also be retained through sensitive siting and buffers to Areas A and B.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Recognise the rights and needs of indigenous people.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Aboriginal community consultation was carried out in accordance with the Department of Environment and Climate Change "Interim Community Consultation Requirements Guideline" (2004) and included targeted stakeholder meetings with Local Aboriginal Lands Council which identified requests for involvement to investigations to Aboriginal heritage.</li> <li>▪ Studies into Aboriginal heritage were therefore carried out in consultation with relevant Aboriginal stakeholders.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Implementation of "best practice" approaches to achieving sustainable development and resource management.</li> </ul>	<p>Sustainable development and resource management were key considerations in the development of the Concept Plan through:</p> <ul style="list-style-type: none"> <li>▪ The dedication of natural resources: 94.1% of the CHB land holdings and 88.9% for the overall C&amp;A Southern sites for conservation.</li> <li>▪ The provision of Environmental protection:</li> </ul>

Objectives	Comment
	<p>securing key regional green corridors which will conserve significant biodiversity resources and heritage attributes; contribute to air and water quality; provision of appropriate waste water treatment systems; and</p> <ul style="list-style-type: none"> <li>Environmental Stewardship: 88.9% C&amp;A Southern lands dedicated for conservation purposes is well in excess of traditional conservation outcomes from development offset processes; provision of appropriate waste water treatment systems; incorporation of environmental design elements to maximise integration of built and natural environments.</li> </ul> <p>The SoC identifies a range of sustainability initiatives as follows:</p> <ul style="list-style-type: none"> <li>Residential development will meet or exceed BASIX water consumption and benchmark.</li> <li>Prior to any works commencing on site, the Owner will prepare and implement WSUD to manage stormwater in accordance with relevant council/DECC policies.</li> <li>Stormwater management controls are to ensure that the percentage level of pollutant export loads (achieved through WSUD) is within the limits specified in relevant Council/DECC policies.</li> <li>The proposed WSUD strategy entails on-lot systems to manage on-lot impervious area increases and smaller precinct co-located bio-retention/detention facilities to manage increased runoff such as from roads,</li> </ul>
<ul style="list-style-type: none"> <li>Ensure future expansion or redevelopment of urban and residential areas, including the provision of infrastructure, avoids or minimises impacts on environmentally sensitive areas and cultural heritage.</li> </ul>	<ul style="list-style-type: none"> <li>Development to be focussed on cleared, degraded areas of lesser environmental quality. The deletion of Areas C &amp; D is consistent with IHAP recommendations.</li> </ul>
<ul style="list-style-type: none"> <li>Promote compact and contained planned urban development.</li> </ul>	<ul style="list-style-type: none"> <li>Development to be contained within two separate precincts in proximity to established urban areas.</li> </ul>
<ul style="list-style-type: none"> <li>Provide choice in both housing and lifestyle.</li> </ul>	<ul style="list-style-type: none"> <li>A range of lot sizes will provide for a range of dwellings from detached to integrated housing.</li> </ul>

## Coastal Design Guidelines for NSW

The Coastal Design Guidelines for NSW (CDG) provides for urban design practices and principles to achieve the sensitive development of unique natural and urban settings of coastal places in NSW. The Guidelines identify seven coastal settlement types and provide “desired future character” guidelines for each type of coastal settlement type. In reference to the IHAP principles, an assessment under Section 1.6: New Coastal Settlements “*Villages and Hamlets*” is provided below.

Table 2 – Coastal Design Guidelines for NSW - New Coastal Settlements “*Villages and Hamlets*”

Desired Future Character	Comment
<p><i>New settlements are located according to a regional and local strategy, that avoids creating ribbon development along the coast and considers ecological qualities, settlement types, separation between settlements, transportation, employment opportunities and population capacity. New settlements:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Respect the ecological limits of the site and its context</i></li> <li>▪ <i>Are developed with careful consideration for landform and views from public areas</i></li> <li>▪ <i>Provide alternative transport option from private car use</i></li> <li>▪ <i>Have a public domain.</i></li> </ul> <p><i>Part of the key to the success of new settlements is the way the public domain relates to the geographic location and topography. The components of the public domain include:</i></p> <ul style="list-style-type: none"> <li>▪ <i>A pattern of development based on unique natural, urban, historic, visual and environmental features of the location</i></li> <li>▪ <i>Reserves for nature conservation and flood processes</i></li> <li>▪ <i>Open space and public spaces for the recreation and social needs of residents and visitors</i></li> <li>▪ <i>An interconnected street pattern providing long-term access and social and economic opportunities for the settlement</i></li> <li>▪ <i>Areas for total water cycle management.</i></li> </ul>	
<p><b>Relationship to the environment</b></p> <ul style="list-style-type: none"> <li>▪ New development avoids areas of ecological value and respects setbacks between natural areas.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Developable areas A and B will be contained within areas predominantly cleared or disturbed.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Wildlife corridors, mature trees, waterways and natural features are to be incorporated into green space networks, reserves and riverine and foreshore corridors.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Surrounding ecological areas are maintained by proposed 94.1% land dedicated for conservation by the Concept Plan for CHB to the NSW Government to inclusion as part of the Wallarah Peninsula and foreshore areas.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Aboriginal and European places, relics and items are protected.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Future development has been planned and designed to avoid and minimise impacts on historic heritage buildings and areas of archaeological potential, including retention of significant items.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Foreshore and estuarine vegetation is protected.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Developable areas A and B are located well beyond the CHB foreshore area. A Water Sensitive Urban Design (WSUD) Strategy Plan is proposed to manage stormwater and minimise hydrological impacts of the development on the surrounding environment.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The potential disturbance to acid sulphate soils is managed.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Acid sulphate soil assessment has been carried out by Douglas &amp; Partners, which indicate the presence of potential acid sulfate soils. A general acid sulfate soil management procedure is proposed and a detailed acid sulfate soil management plan will be prepared as part of a</li> </ul>

Desired Future Character	Comment
	future Stage 1 Project Application, if required.
<ul style="list-style-type: none"> <li>Original native landscape is maintained and reinstated.</li> </ul>	<ul style="list-style-type: none"> <li>Developable areas A and B will be contained within areas predominantly cleared or disturbed. Surrounding ecological areas are maintained by proposed 94.1% land dedicated for conservation by the Concept Plan for CHB to the NSW Government to inclusion as part of the Wallarah Peninsula.</li> </ul>
<ul style="list-style-type: none"> <li>Waterways and coastal lakes are protected through water sensitive urban design and total cycle water management.</li> </ul>	<ul style="list-style-type: none"> <li>A Water Sensitive Urban Design (WSUD) Strategy Plan is proposed to manage stormwater and minimise hydrological impacts of the development on the surrounding environment.</li> <li>Improved water and waste services infrastructure to be provided to meet forecasted demands.</li> </ul>
<ul style="list-style-type: none"> <li>Degraded natural areas are rehabilitated</li> </ul>	<ul style="list-style-type: none"> <li>Park and reserve areas within developable areas are proposed to be landscaped and rehabilitated with vegetation endemic to the locality and reinstate indigenous vegetation in subject development areas.</li> </ul>
<ul style="list-style-type: none"> <li>Vegetation is maintained whilst managing asset protection areas for bushfire protection.</li> </ul>	<ul style="list-style-type: none"> <li>Asset protection areas for bushfire protection will be managed and include maintaining vegetation where possible in accordance with the Planning for Bushfire Protection Guidelines.</li> </ul>
<ul style="list-style-type: none"> <li>Land swaps, community stewardship programs, transferable development rights and voluntary conservation agreements provide opportunities to sensitively locate development and protect ecosystems and views.</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable development and resource management were key considerations in the development of the Concept Plan through the dedication of natural resources: 94.1% of the CHB land holdings and 88.9% for the C&amp;A Southern lands sites for securing key regional green corridors which will conserve significant biodiversity resources and heritage attributes; contribute to air and water quality; provision of appropriate waste water treatment systems.</li> <li>Environmental Stewardship: 88.9% C&amp;A Southern lands dedicated for conservation purposes is well in excess of traditional conservation outcomes from development offset processes; provision of appropriate waste water treatment systems; incorporation of environmental design elements to maximise integration of built and natural environments.</li> </ul>
<ul style="list-style-type: none"> <li>Native vegetation is preferred on public and private land.</li> </ul>	<ul style="list-style-type: none"> <li>Native species are proposed.</li> </ul>
<ul style="list-style-type: none"> <li>Land is revegetated with species native to the local area.</li> </ul>	<ul style="list-style-type: none"> <li>Park and reserve areas within developable areas are proposed to be landscaped and rehabilitated with vegetation endemic to the locality and reinstate indigenous vegetation in subject development areas.</li> </ul>
<b>Visual Sensitivity.</b> <ul style="list-style-type: none"> <li>Views to and along the foreshore align with</li> </ul>	<ul style="list-style-type: none"> <li>Development Areas A and B are well sited from the foreshore area such that the visual setting of the beach and dune areas are preserved.</li> </ul>

Desired Future Character	Comment
<p>streets; and</p> <ul style="list-style-type: none"> <li>Views and vistas of the foreshore and natural features in or surrounding the site are aligned with public streets.</li> </ul>	
<p><b>Edges to the water and natural areas</b></p> <ul style="list-style-type: none"> <li>The centre and surrounding residential areas are to be separated from the foreshore by open space or roadway;</li> <li>Setbacks from coastal edge and other surrounding natural areas respect environmental constraints and protect properties from coastal hazards.</li> <li>Public access along the foreshore is located on boundary between public and private land and along streets.</li> <li>Restricted pathways through foreshore vegetation to maintain ecological integrity.</li> <li>Foreshore vegetation is not removed to create views and land is not to be filled to promote views.</li> </ul>	<ul style="list-style-type: none"> <li>Development Areas A and B are well sited from the foreshore area and will be separated from the foreshore by other established development and the land to be transferred to NSW Government for conservation.</li> <li>Setbacks from coastal areas and creeks ensure future properties are protected from coastal processes.</li> <li>No changes to existing public access to the foreshore.</li> <li>The proposed Coastal Heritage Walk will provide access from the developable areas to the northern boundary of land to be dedicated to Council.</li> <li>Foreshore vegetation will not be required to be removed. Filling is not proposed for view gain.</li> </ul>
<p><b>Streets</b></p> <ul style="list-style-type: none"> <li>Provide a street pattern similar to coastal hamlets or coastal villages by responding to the landform, views and permitting a high level of visual, pedestrian, cycle and vehicular permeability.</li> <li>The street pattern also: <ul style="list-style-type: none"> <li>Creates public neighbourhood centres and a main street</li> <li>Avoids privatised enclaves by providing direct access to the foreshore</li> <li>Provides an interconnected and permeable street pattern</li> <li>Responds to pedestrian and cycle distances and connects to a local and regional network.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Location of roads are planned to minimise changes to the natural topography.</li> <li>Network of proposed local perimeter roads, local roads and minor roads will cater for pedestrian and bicycle connections.</li> <li>Proposed roads will coordinate with the proposed network of open space areas to provide for central focus areas within Area B.</li> <li>No direct access is proposed to the foreshore from either Precinct except for part of the Coastal Heritage Walk which will extend to the land to be dedicated to Council.</li> <li>The road connections will connect to northern end of Flowers Drive as part of the regional network to Pacific Highway.</li> </ul>
<p><b>Buildings</b></p> <ul style="list-style-type: none"> <li>Pattern of land development is designed to provide amenity;</li> <li>Design for a compact footprint to reduce land take;</li> <li>Blocks and streets are walkable and safe;</li> <li>Buildings address the street;</li> <li>Lot size and configuration to support a range of housing types and integrate with street pattern and functions of settlement;</li> <li>Residential areas to consist of costal cottages, detached and semi-detached houses,</li> </ul>	<ul style="list-style-type: none"> <li>Area A and B provide for two distinct, compact and discrete precincts.</li> <li>Urban design guidelines identify housing typology, site cover, height, streetscape, setbacks and open space.</li> <li>A range of house types are proposed from traditional lots, hamlet lots, village courtyard lots, small house courtyard lots and townhouse lots (Integrated housing).</li> <li>ESD principles to be incorporated.</li> </ul>

Desired Future Character	Comment
<p>townhouses and terraces;</p> <ul style="list-style-type: none"> <li>Design to suit the climate and ESD design and materials;</li> <li>House types optimise visual and acoustic privacy, integrate passive solar design principles, minimise water use and seek architectural distinction and excellence.</li> </ul>	
<p><b>Heights</b></p> <ul style="list-style-type: none"> <li>Residential buildings, neighbourhood centre or the main street are to be one to two storeys;</li> <li>Three storeys may be achieved where visual prominence is not apparent;</li> <li>Heights are to be subject to place-specific urban design studies. New development is appropriate to the predominant form and scale of surrounding development, surrounding landforms and the visual setting; and</li> <li>Avoid overshadowing of public open spaces, the foreshore and beaches in centres before 3pm midwinter and 6.30pm summer. Elsewhere avoid overshadowing of the above open space areas before 4.00pm midwinter and 7.00pm summer.</li> </ul>	<ul style="list-style-type: none"> <li>Indicative dwelling heights are proposed to be: <ul style="list-style-type: none"> <li>2 storeys in Area A and most of Area B where removed from the existing Middle Camp settlement; and</li> <li>Single storey height is also proposed in Area B where there is sensitivity that new built form should not dominate existing built form or natural ridgelines.</li> </ul> </li> <li>No overshadowing impacts to existing public open space areas as precincts are well sited from the foreshore areas and facilities such as the bowling club.</li> </ul>

Table 3 – Summary of Design Principles

Design Principles	Comment
<p><b>Defining the settlement footprint</b></p> <ul style="list-style-type: none"> <li>To control coastal sprawl, the guidelines recommend four ways in which coastal settlement can accommodate development: <ul style="list-style-type: none"> <li>No or limited development;</li> <li>Maintaining a compact settlement footprint;</li> <li>Expanding the boundary of a settlement; or</li> <li>Creating a new settlement.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>CHB is identified under the LHRS as an area to accommodate population growth. In respect to the significant heritage value of CHB, the most appropriate manner in accommodating future development within two separate, discreet precincts from the main township. The modified Concept Plan entails the deletion of Areas C and D from the sensitive areas identified by IHAP such that development is now proposed in two compact precincts.</li> </ul>
<p><b>Connecting open spaces</b></p> <ul style="list-style-type: none"> <li>Connect new and existing open spaces to maintain environmental protection areas, the scenic values of the visual catchment and remnant vegetation;</li> <li>Establish continuous ecological corridors;</li> <li>Provide appropriate setbacks for protection from hazards such as bushfire;</li> <li>Locate open spaces to enhance special attributes of an area for long term public amenity and identity of the place;</li> <li>Preserve settings for places of cultural heritage within the open-space network;</li> <li>Provide areas within open space network to detain and cleanse stormwater runoff;</li> <li>Establish edge open spaces with streets and pedestrian pathways;</li> <li>Appropriately locate pedestrian and cycle access in</li> </ul>	<ul style="list-style-type: none"> <li>The proposal will contribute significantly to the successful implementation of the LHRS and the Draft Lower Hunter Regional Conservation Plan. With the deletion of Areas C and D, additional land will be transferred to the NSW Government for conservation land. This will further contribute to habitat corridors and significant ecological links through the Region. These are extensive corridors of land with high environmental value which will be managed for conservation purposes;</li> <li>Appropriate bushfire management measures including APZ will be implemented. Revised APZ provision to the southern boundary Area B is included to improve APZ measures.</li> <li>Open space areas are sited in consideration of preserving heritage elements and allow for new heritage interpretation of the township.</li> <li>WSUD practice will include stormwater runoff</li> </ul>

Design Principles	Comment
<p>respect to minimising impacts to highly valued conservation areas and connectivity throughout the settlement;</p> <ul style="list-style-type: none"> <li>▪ Design for a variety of open spaces in respect to size and recreational roles; and</li> <li>▪ Co-locate recreational facilities with shops, schools and community facilities.</li> </ul>	<p>strategies incorporated within proposed open space areas.</p> <ul style="list-style-type: none"> <li>▪ A potential network of parks and linkages along the alignment of the historic railway line and around existing remnants of cultural heritage is proposed to extend up to the northern boundary of the land to be dedicated to Lake Macquarie Council. These facilities will be located and designed in a manner to preserve the integrity of sensitive areas.</li> <li>▪ A range of open space areas are proposed to meet the needs of passive and more active recreational needs of future residents.</li> </ul>
<p><b>Protecting the natural edges</b></p> <ul style="list-style-type: none"> <li>▪ Define key characteristics and functions of public spaces along the foreshore;</li> <li>▪ Maintain foreshore areas and setbacks in public ownership;</li> <li>▪ Protect existing and remnant native vegetation by generous setbacks and defined points of access;</li> <li>▪ Avoid remodelling foreshore areas to ameliorate coastal process;</li> <li>▪ Define clear pedestrian and vehicular entry points and access routes through foreshore reserves;</li> <li>▪ Manage land use impacts to maintain ecological integrity of vegetation on foreshores; coastal habitats; visual amenity and improvement of water quality; and</li> <li>▪ Setbacks should address coastal erosion hazards, protect ecosystems and reserves, with foreshore setbacks at a minimum 50m to 100m. Protect visual amenity by adopting appropriate setbacks.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Developable areas A and B are sited to the northern and western areas of the Middle Camp township, well beyond the foreshore such that these design principles will be met.</li> <li>▪ Area C &amp; D were the closest precincts to the foreshore and have been deleted from the Concept Plan.</li> <li>▪ Enhanced pedestrian access to the coastline is proposed by the Coastal Heritage Walk from Areas A and B up to the land to be dedicated to Council.</li> </ul>
<p><b>Reinforcing the Street Pattern</b></p> <ul style="list-style-type: none"> <li>▪ Build on the established street and block patterns in terms of circulation and access;</li> <li>▪ Design navigable and logical layout of settlements;</li> <li>▪ Design for high accessibility and permeability by optimising connections within the street hierarchy;</li> <li>▪ Street patterns should be designed in response to the topography and natural features;</li> <li>▪ Protect streets that provide access to significant natural features;</li> <li>▪ Reinforce main streets as commercial and social focus;</li> <li>▪ Establish pedestrian pathway systems throughout the settlement and between settlements; and</li> <li>▪ Reinforce streets with street planting.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The deletion of Areas C &amp; D includes the deletion of the bypass road. Access to Areas A and B will be from the northern end of Flowers Drive, north of the Middle Camp township.</li> <li>▪ Road widths are designed to meet Council requirements in general.</li> <li>▪ Select road reserves are designed narrower than the Council requirements to contribute to the character of the area and or precinct; allowance for maximum space for tree retention in verges; to function as traffic management measures and for surveillance reasons.</li> <li>▪ Street layout in discrete pockets is designed to incorporate landscaping and safe cycling and walking routes.</li> <li>▪ Street hierarchy is made legible by the loose grids of local streets and a permeable street pattern of through roads.</li> <li>▪ Footpaths are proposed on all streets, either on one or both verges.</li> <li>▪ Cycleways are proposed on street, in recognition of flow traffic volumes.</li> </ul>
<p><b>Appropriate buildings in a coastal context</b></p> <ul style="list-style-type: none"> <li>▪ Locate and design buildings to respond to respond to the local context; the desired future character and the streetscape;</li> <li>▪ Provide buildings appropriate in terms of location,</li> </ul>	<ul style="list-style-type: none"> <li>▪ Urban design guidelines accompany the EA which will guide the future development in a manner that integrates the existing character and the natural surrounds.</li> </ul>

Design Principles	Comment
<p>uses, scale, height, site configuration and street setbacks;</p> <ul style="list-style-type: none"> <li>▪ Rationalise car related uses on site eg driveways, widths and lengths;</li> <li>▪ Protect views by appropriate siting and heights of buildings;</li> <li>▪ Ensure developments and neighbouring properties have access to daylight, natural ventilation, privacy (visual and acoustic), private open space, pleasant microclimate conditions;</li> <li>▪ Achieve high levels of amenity for individual buildings by appropriate building design, lot size, access and landscaping; and</li> <li>▪ Along settlement edges: <ul style="list-style-type: none"> <li>– Prevent privatisation of public open space by ensuring development adjacent to the edge maintains public access;</li> <li>– Provide adequate setbacks for bushfire asset protection zones; and</li> <li>– Buildings to address open spaces and edge.</li> </ul> </li> <li>▪ Heritage/significant elements: <ul style="list-style-type: none"> <li>– Respond to heritage protection controls for development adjacent to heritage items.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ The preservation of key views will be maintained from appropriate siting of Areas A and B.</li> <li>▪ Proposed settlement edges will be designed to be publicly accessible by incorporating roads or landscaped areas.</li> <li>▪ Bushfire protection areas will be provided by way of asset protection zones, which will include road reservations.</li> <li>▪ To maximise surveillance and pleasant outlooks, the indicative lot layout illustrates lots designed to orientate towards open spaces and roads.</li> <li>▪ Developable areas are appropriately sited away from the CHB Cultural Precinct identified by IHAP. Archaeological items will be incorporated as part of the network of open space areas to allow for heritage interpretation.</li> </ul>