

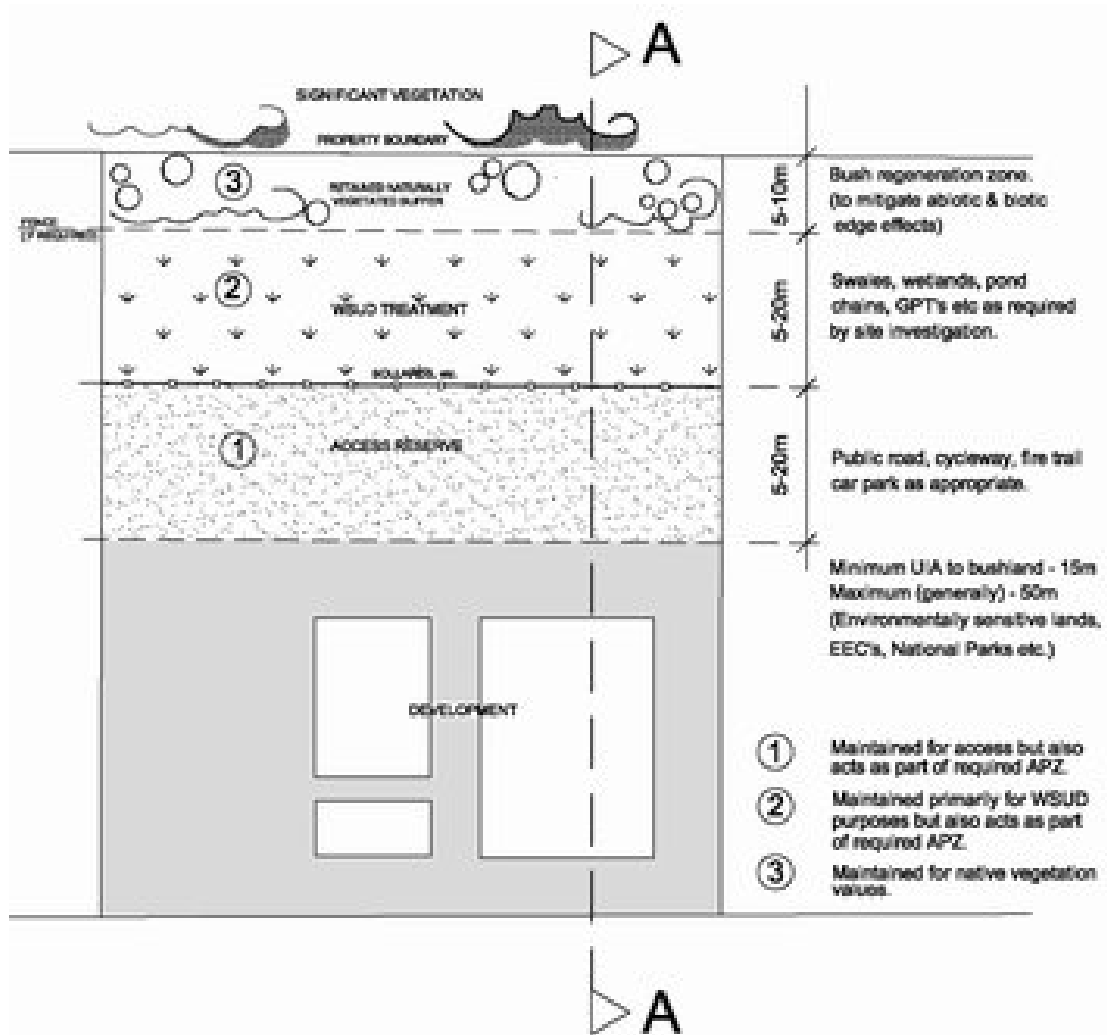
### 3.9.3 Urban Interface Area (UIA) requirements

- a An Urban Interface Area (UIA) will be required for each subdivision on land that contains and/or adjoins significant vegetation.
- b The UIA is a generic model which shall be applied site specifically to all development across Wyong Shire where future urban development interfaces with significant vegetation. The UIA concept objectives are to provide a multi-purpose corridor to:
  - i. manage edge effects on retained vegetation;
  - ii. suitably locate bushfire protection and WSUD infrastructure;
  - iii. provide appropriate access to public lands;
  - iv. provide suitable buffers to retained natural watercourses;
  - v. streamline the requirements of diverse regulatory regimes and expedite State government approvals;
  - vi. provide assistance to developers in estimating lot yield and purchase of land for subdivision; and
  - vii. improve and simplify ongoing management of retained native vegetation and related maintenance costs.
- c The UIA model is only applicable where development is proposed that directly contains and/or adjoins significant vegetation. In many cases this will be National Parks, State Forests and Council reserves but in some cases will include private land with particular elements of environmental value such as Endangered Ecological Communities, natural watercourses or native vegetation that is of landscape significance.
- d The UIA model shall be applied with particular reference to the specific characteristics of the site, type of development proposed, type of adjoining vegetation and the ultimate tenure and purpose of retained vegetation (e.g. National Park, Community Land . Bushland, Operational Land . Drainage, or private land).
- e The UIA model is primarily designed to be applied on greenfield site land subdivisions for residential, industrial and commercial purposes, but may also provide a solution for the redevelopment of larger sites.
- f The detailed application of the UIA model is not generally suitable for small scale infill subdivision or boundary adjustments, unless that land forms part of a wider bushland corridor strategy. The objectives detailed above however, shall be applied as appropriate.
- g The UIA model is designed to synchronise the various requirements of the following legislative and regulatory instruments:
  - i. Environmental Planning and Assessment Act (1979);
  - ii. Local Government Act (1993);
  - iii. Native Vegetation Act (2003);
  - iv. Protection of the Environment Operations Act (1997);
  - v. Rivers and Foreshores Improvement Act (1948);
  - vi. Rural Fires Act (1997) & Planning for Bushfire Protection (2006);

- vii. Threatened Species Conservation Act (1995);
- viii. Wyong LEP 1991; and
- ix. Wyong DCP 2005.

Correct application of the UIA model will generally satisfy all relevant legislative and regulatory requirements, and will streamline obtaining the various approvals required by State government departments.

Figure 5 Plan view of UIA Model for subdivision abutting significant vegetation



h The UIA consists of three components:

i. **Access:**

**5-20 metres width** - from the proposed lot boundary to be cleared and utilised for access for a range of purposes (public access, maintenance, bushfire protection etc). This area generally consists of a formed road or trail and permanently cleared verges, and forms part of the Asset Protection Zone (APZ) required for most development.

Note: Where the Access does not form part of a dedicated road, suitable connections will be required to the public road system. Where community title or other arrangements are used to manage the UIA the Access may be utilised for car parking. This is generally defined by a suitable kerb and/or bollards.

**ii. WSUD infrastructure:**

**5-20 metres width** - from the Access to the retained bushland used for WSUD treatment including swales, wetlands, pond chains, gross pollutant traps, etc., as required by onsite investigation. This forms part of any required APZ.

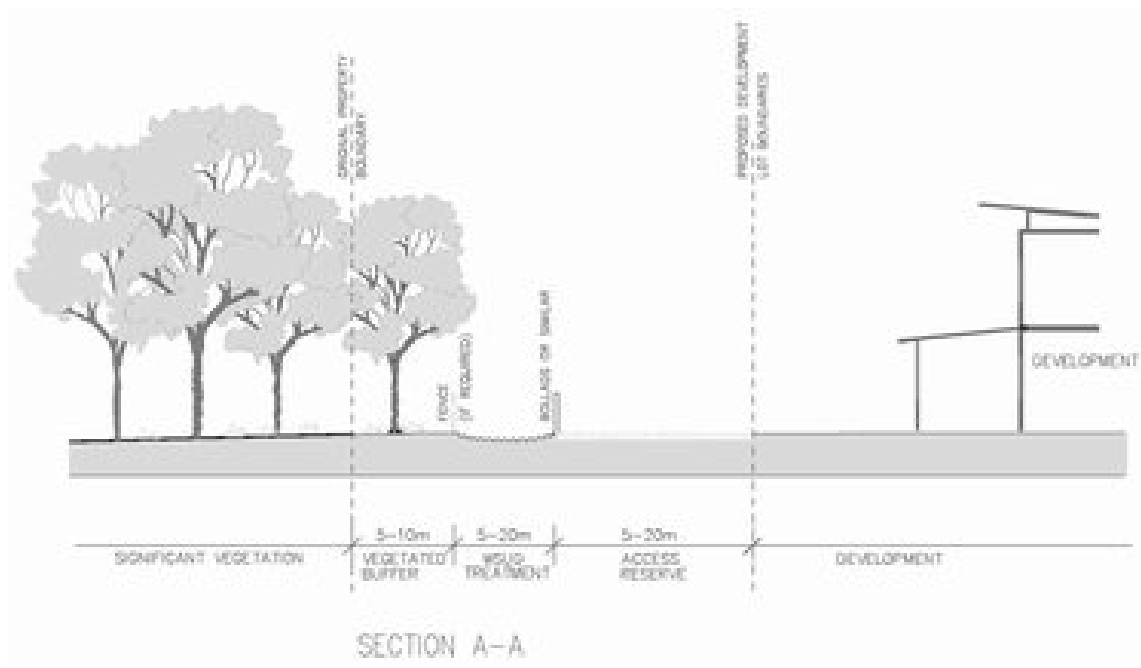
Note: Where WSUD is not required a minimum width of 5m will be required, forming part of any required APZ and acting as an additional buffer to the retained significant vegetation to reduce edge effects. This is generally defined by a fence or bollards to delineate the APZ maintenance area if WSUD measures are not required.

**iii. Retained Naturally Vegetated Buffer:**

**5-10 metres minimum width** - from the WSUD infrastructure to the boundary of the lot containing significant vegetation to be retained (or the natural watercourse) is to be retained as a naturally vegetated buffer zone. No vegetation removal or modification apart from bush regeneration will be permitted within this area.

Note: This buffer exists to minimise both biotic (impacts of drainage infrastructure, weed invasion, nutrient increase etc) and abiotic (noise, wind, dust, light, litter etc) edge effects on land adjoining the proposed development site, thereby mitigating environmental impacts.

Figure 6 Section view of UIA Model for residential subdivision abutting significant vegetation



- i The application of the UIA model will be determined by the specific characteristics of each individual site, and will be assessed on a case by case basis for each subdivision type:

*i.* **Residential subdivision:**

In the majority of cases for residential Torrens title subdivision the key elements of the UIA (retained vegetation, WSUD treatments and access) will be suitably constructed and deeded to Council as road reserve and/or reserve, as appropriate. Council will assume the maintenance burden for these assets in accordance with standard practice.

In some cases Community Title subdivision may be the developer's preference, and in this case the elements of the UIA may be retained within the property as a "Community Lot" with management undertaken by the Community Association in accordance with the relevant management plan.

*ii.* **Rural residential subdivision:**

The model may be applied on larger rural lots as a permanent buffer to retained native vegetation on the property. This permanently delineates the cleared area containing the building envelope, waste water management area and associated infrastructure. In this case, all ongoing management will be the responsibility of the individual owner with suitable ongoing management via suitable title covenants, Property Vegetation Plans or similar.

*iii.* **Industrial / commercial subdivision:**

Industrial / commercial development does not necessarily have to provide perimeter roads and therefore all elements of the UIA may be contained within the final development lot(s). In this situation, the ongoing management of UIA elements will be controlled via suitable title covenants and rights of access, with the overall property owner or strata body vested with maintenance responsibilities.