



examining ways to resolve these issues and once these are resolved there would be sufficient capacity to meet anticipated demand.

### **Avoca Specific Development Objectives**

These objectives should be read in conjunction Part 1 of this Volume - 'Introduction to Level 6 Settlement Plans':

1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to allow for the development of youth-related developments, including an equipped play space.
2. To particularly facilitate and promote tourist developments that are associated with the following tourism products or themes: (i) the area's mining heritage, (ii) The Meeting of the Waters / Thomas Moore, (iii) outdoor recreational activities e.g. walking / Red Kite Walk Loop, activities associated with River Avoca etc. (iv) 'the arts' including painting, hand weaving etc,
3. In the **Primary Zone**
  - (a) To encourage and facilitate the redevelopment of derelict and underused structures at Nagle's property for a mixed use development. Any proposed development shall be of an exceptionally high quality design and shall include uses that reflect its landmark location within the settlement. Any proposed development shall include proposals for improving pedestrian and traffic safety at the intersection.
  - (b) To promote the safe movement of traffic and pedestrians in and around this area, with particular emphasis on (i) improving the safety of turning movements between the bridge and main street, (ii) improving pedestrian safety and (iii) facilitating the development of additional car parking facilities by extending the existing Church car park or by providing facilities at an alternative appropriate location,
  - (c) To protect and preserve the public open space area located within the town centre, north of Hendley's shop.
  - (d) To protect and improve the traditional character and natural setting/backdrop of the town centre.
  - (e) To allow for the development of a public toilet at a suitable location.
  - (f) To facilitate the appropriate development of the railway station.
4. In the **Secondary Zone**
  - (a) Preserve the use of Rooster Park (identified at AV1) for recreational and open space use.
  - (b) Any proposal for development on lands identified AV2 located at Kilmagig Upper shall include proposals for the upgrade of access from the public road and shall include proposals for the provision of adequate sightlines, in accordance with the relevant standards. In the interests of protecting the visual amenity of the area, any future development proposal shall include proposals for (i) the landscaping of any retaining works that are required for sightlines, and (ii) the retention of a line of existing trees along the southern perimeter of the site adjoining the existing public road and existing access laneway.
  - (c) Any proposal for development on lands identified AV3 at Knockanree Lower shall include proposals for the appropriate upgrade and widening of the existing access way that adjoins the northern boundary of the Community Centre. In the interests of protecting the visual amenity of the area, any future development proposal shall ensure the design, materials, layout, landscaping and screening proposals integrate the development, as far as is possible, with the natural features and landscape of the site. In this regard, particular attention shall be paid to ensuring that the amenity of views of the site from L-9167-19 at Knockanree are protected, as far as possible.





