

MAITLAND CITY WIDE DEVELOPMENT CONTROL PLAN 2011

PART B ENVIRONMENTAL GUIDELINES

B.2 DOMESTIC STORMWATER

Performance Criteria

See Part C Design Guidelines – C.10 Subdivision

Complies?

N/A

B.3 HUNTER RIVER FLOODPLAIN

1. Introduction

This chapter applies to the area of the City of Maitland that has the potential to be inundated by floodwaters of the Hunter River up to the 1% AEP flood event.

Complies?

N/A
The site is not flood affected.

B.4 ON-SITE SEWAGE MANAGEMENT SYSTEMS

N/A

The site will be serviced by connection to Hunter Water's sewer system.

B.5 TREE AND VEGETATION MANAGEMENT

1. Introduction

This section applies to all land in the Maitland Local Government Area to which Chapter 2 of the State Environmental Planning Policy (Biodiversity Conservation) 2021 applies. Council manages approval for clearing of vegetation on all land other than land in RU1 Primary Production or RU2 Rural Landscape zones. Clearing of vegetation in these rural land use zones is administered through Local Land Services: Hunter.

Complies?

✓
A BDAR has been prepared by Anderson Environmental and Planning (AEP). No clearing across rural zoned land is proposed.

B.6 WASTE NOT – SITE WASTE MINIMISATION & MANAGEMENT

This chapter applies to the following types of development that may only be carried out with development consent within the Maitland LGA:

- *Single dwellings; residential additions/alterations and ancillary structures*
- *Dual occupancies*
- *Multi dwelling housing*
- *Residential flat buildings*
- *Commercial development and change of use*
- *Industrial development*

N/A

Subdivisions are not listed as being required to address Section B.6

B.7 ENVIRONMENTALLY SENSITIVE LAND RIPARIAN LAND AND WATERWAYS	
1. Introduction	Complies?
<i>This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that rural and urban land use and development can have significant direct impacts on environmentally sensitive land such as riparian land and waterways, wetlands, wildlife corridors, threatened ecological communities and habitat of threatened and listed migratory species.</i>	<p style="text-align: center;">✓</p> <p>The proposed development has considered the impacts to environmentally sensitive lands such as the riparian lands and waterways.</p>
PART C DESIGN GUIDELINES	
C.1 ACCESSIBLE LIVING	
1. Introduction	Complies?
<i>This chapter applies primarily to new buildings. However, where Council considers practicable and reasonable to do so, access to existing buildings will be required in connection with proposals for changes of use or alteration which will result in an increased level of public usage.</i>	<p style="text-align: center;">N/A</p> <p>No buildings proposed as part of this application.</p>
C.2 CHILD CARE CENTRES	
N/A	
C.3 EXHIBITION HOMES & VILLAGES	
1. Introduction	Complies?
<i>This chapter applies to all land within the Maitland Local Government Area where exhibition homes and exhibition villages are permissible with development consent under the provisions of the Maitland Local Environmental Plan 2011.</i>	<p style="text-align: center;">N/A</p> <p>No exhibition homes proposed as part of this application.</p>
C.4 HERITAGE CONSERVATION	
1. Introduction	Complies?
<p><i>This chapter applies to all heritage items, including heritage conservation areas, to which clause 5.10 in the Maitland LEP 2011 applies.</i></p> <p><i>Matters relating to Aboriginal heritage significance are addressed in clause 5.10(8) in the Maitland LEP 2011, but are not specifically addressed in this chapter.</i></p>	<p style="text-align: center;">N/A</p> <p>The site contains no items of heritage significance, is not located adjacent to any such items and is not located within a heritage conservation area as depicted under Clause 5.10 of the LEP.</p>
C.5 INDUSTRIAL LAND	
N/A	
C.6 SIGNAGE	
1. Introduction	Complies?
<i>To provide detailed guidelines for signage.</i>	N/A

C.7 OUTDOOR DINING	
N/A	
C.8 RESIDENTIAL DESIGN	
1. Introduction	Complies?
<p><i>This chapter applies to the whole of the Maitland Local Government Area where residential development is permitted. The chapter provides guidelines for the development of the following forms of housing:</i></p> <ul style="list-style-type: none"> • <i>Single detached dwelling house</i> • <i>Dual occupancy housing (attached or detached)</i> • <i>Multi dwelling housing (attached or detached)</i> • <i>Residential Flat Building (other than buildings to which State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development applies)</i> • <i>Senior Living Accommodation (to the extent of providing guidelines which supplement the standards prescribed under State Environmental Planning Policy 2004 – Housing for Seniors or People with a Disability)</i> 	<p>N/A</p> <p>No residential buildings proposed as part of this application.</p>
C.9 SEX SERVICES PREMISES & RESTRICTED PREMISES	
N/A	
C.10 SUBDIVISION	
Introduction	Complies?
<p><i>This chapter applies principally to the design and construction of new subdivisions on all land to which the Maitland Local Environmental Plan 2011 applies.</i></p> <p><i>Design requirements for Geometric Road design, Road widths and detailed drainage requirements are found in council's Manual of Engineering Standards. Detailed Subdivision Works Certificate and Engineering Plan requirements, construction standards and Subdivision Certificate requirements are also contained in the Manual of Engineering Standards.</i></p> <p><i>There are other chapters within this DCP that also contain controls over subdivision design and development, such as Urban Release Areas and Heritage Conservation. These chapters should be reviewed in conjunction with these general guidelines. Where no site-specific Chapter or Locality Plan exists, Council may require that one is prepared prior to approving subdivisions, especially where the land is subject to environmental constraints and/or more than one land parcel or ownership is involved.</i></p>	<p>✓</p> <p>This Chapter contains generic provisions that apply to all areas of the Council not covered by a Site Specific Area Plan (which this site is). As such, the majority of the standards and criteria contained in this Chapter are not relevant to the proposed development and so are addressed only where required.</p>

1. Title Systems for Subdivision	Complies?
<p><i>1.2 Conventional or Torrens Title Subdivision</i> This is the traditional or "single lot" form of subdivision, common in many residential estates. It applies to both "Old System" and "Torrens Title" on freehold land. Any buildings and structures erected on the land effectively become part of the land by definition.</p>	<p style="text-align: center;">✓</p> <p>The allotments proposed within this application are for Torrens Title lots.</p>
2. Subdivision Design Process	Complies?
<p><i>All applications for subdivision must be accompanied by evidence of a thorough Site Assessment, addressing the physical characteristics of the subject land and that land surrounding it which is likely to affect, or be affected by, its development. The site assessment should form the basis of the Statement of Environmental Effects (SEE) which must be submitted with every application, as required by the Environmental Planning and Assessment Regulation 2000.</i></p> <p><i>The information collected through site assessment is often best presented on a plan, accompanied where necessary by written information. However, written information alone, as part of the SEE, may be sufficient in some circumstances. The level of investigation required for a site assessment will vary depending upon the nature and size of the subdivision proposal and its location in the local government area. Pre-consultation with Development Assessment staff is essential.</i></p> <p><i>Following the Site Assessment, the design of the subdivision can be undertaken to suit particular site needs. For detailed Construction Certificate and Engineering Plan requirements, construction standards and Subdivision Certificate requirements applicants must refer to Council's Manual of Engineering Standards.</i></p>	<p style="text-align: center;">✓</p> <p>The proposed subdivision has been designed around the various site constraints and opportunities including the topography of the site as well as the Site Specific Area Plan. The project has also been afforded significant input from numerous expert consultants to ensure the lot layout, road design and other supporting aspects of the subdivision provide an ecologically sustainable development.</p>

3. Design Elements	Complies?
<p>EC.1 Flora and Fauna</p> <p><u>General – Requirements</u></p> <ul style="list-style-type: none"> ○ EC.1.1 Areas of significant habitat must be protected. ○ EC.1.2 Design subdivision layout to avoid significant stands of vegetation. Where the subdivision proposal affects significant stands of vegetation, lot layout and lot size must take into account the need to retain the vegetation and the impact of likely future development on the lots, including building envelopes, parking, access and other development requirements such as Asset Protection Zones. ○ EC.1.3 Retain existing natural drainage lines and watercourses where practicable, revegetate where necessary and incorporate into open space areas (including pedestrian and/or cycleway corridors) or include in common property. ○ EC.1.4 Provide link to existing vegetation corridors through open space provision and appropriate planting. ○ EC.1.5 Lot boundaries should be located to incorporate the whole of any significant stand of vegetation that is not included in common areas. ○ EC.1.6 Land title choices should reflect the need to protect and enhance vegetation. For example, Community Title may be appropriate where degraded areas need to be rehabilitated and maintained as part of the consent. ○ EC.1.7 The location of all natural drainage lines, wetland areas and significant stands of vegetation are to be mapped. Any vegetation to be removed must be identified and quantified. The subdivision application is required to address appropriate mechanisms for retention and protection of native vegetation. ○ EC.1.8 Where a subdivision proposal is likely to result in the loss of vegetation, or is likely to impact upon any environmentally sensitive area (such as a watercourse, wetland etc), it is to be accompanied by a flora and fauna assessment report prepared by a suitably qualified person. This report is to primarily address the 7 Part Test referred to in clause 1.7 of the Environmental Planning and Assessment Act, 1979, and the requirements of SEPP (Biodiversity and Conservation) 2021. As a result of this report a subsequent Species Impact Statement may be required. ○ EC.1.9 Where environmental enhancement is required, a planting and vegetation management scheme is to be prepared and implemented, indicating the re- instatement or enhancement of vegetation in riparian areas adjoining water courses, major drainage lines, significant areas of native vegetation, habitat, or proposed vegetation corridors and land use buffer areas. 	<p style="text-align: center;">✓</p> <p>The subject site comprises generally cleared land that has been used for grazing. It is not mapped as containing Biodiversity Values. The vegetation is dominated by pasture grasses, exotics and weeds with remnant native vegetation dominated by scattered paddock trees.</p> <p>A full assessment in this regard is provided within the BDAR. Details surrounding the retained riparian corridor will be provided within a Vegetation Management (VMP) as part of the Subdivision Works Certificate (SWC).</p>

<ul style="list-style-type: none"> o EC.1.10 Planting should consist of species indigenous to the locality, and those which will enhance bio-diversity and provide wildlife habitat. Suitable species can be sourced from local nurseries, or seed collected from plants already growing in the area. Species and planting guidelines are available from Council and/or Greening Australia. 	
<p><u>Rural and environmental zones (including land zoned R5 Large Lot Residential)</u></p> <ul style="list-style-type: none"> o EC.1.11 New development is not to result in the removal of remnant vegetation. Subdivision design should incorporate native vegetation into the character of the development. o EC.1.12 Significant areas of vegetation, existing or proposed vegetation/wildlife corridors, riparian areas, habitat, major drainage lines and land use buffers should desirably be contained in separate environmental buffer allotments with satisfactory provision made for their ongoing maintenance and management. o EC.1.13 Environmental enhancement may be required in areas that have previously become degraded, or are near areas of special conservation value or significant areas of native vegetation. 	<p style="text-align: center;">N/A</p> <p>The proposed residential lots are located within the R1 zone.</p>
<p>EC.2 Heritage and Archaeology</p> <p><u>General Requirements:</u></p> <ul style="list-style-type: none"> o EC.2.1 Clause 5.10 in the Maitland LEP 2011 and Parts C.4: Heritage Conservation and E.3: Heritage Conservation Areas in this DCP contain provisions which require investigation and protection of heritage items in certain circumstances. These provisions apply in some cases to subdivision and must be complied with. o EC.2.2 Where a subdivision proposal affects any listed heritage item, the impact on the curtilage or immediate context of a heritage item must be evaluated in the Statement of Environmental Effects. Part C.4: Heritage Conservation should be considered to determine whether the preparation of a Character Statement or Statement of Heritage Impact is required. 	<p style="text-align: center;">✓</p> <p>As discussed above, the site is not impacted by any matters of European heritage.</p>
<ul style="list-style-type: none"> o EC.2.3 Preparation of an Archaeological Assessment may be required where there is no previous investigative study, or where such study was so broad that Council is unable to reasonably predict the likelihood of European or Aboriginal sites of significance (such as a site that is the location of an Aboriginal place or relic, within the meaning of the National Parks and Wildlife Act 1974). If in doubt, applicants should consult with the NSW National Parks and Wildlife Service or Council. Part C.4: Heritage Conservation provides information and requirements for Initial Assessments (to determine the need for an Archaeological Assessment) and Archaeological Assessments. Applicants should refer to this information, and must consult with Council staff prior to undertaking 	<p style="text-align: center;">✓</p> <p>A Draft Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared and concludes an Aboriginal Heritage Impact Permit (AHIP) is not required.</p>

<p>such work should an assessment be required.</p> <p>It is an offence to destroy an Aboriginal Archaeological site without the consent of the Director of National Parks and Wildlife. Even where studies have been undertaken, if a place or relic is discovered during construction of a subdivision, all work in that area must cease until such consent is obtained. Similarly, the consent of the Heritage Office is required for destruction of significant non- aboriginal sites.</p>	
<p>EC.3 Hazards <u>General Requirements</u> All new subdivisions are to be designed to provide adequate, safe access for future users.</p>	<p style="text-align: center;">✓</p> <p>The subject subdivision has been designed to provide for safe access for future users.</p>
<p>Each new lot created must have adequate site area/building envelope which is free from hazard and can accommodate future development on the site without costly site works on individual lots and without the necessity for loss of significant areas of vegetation.</p>	<p style="text-align: center;">✓</p> <p>All proposed residential allotments are over the minimum lot size of 450m² and able to accommodate a future dwelling. The site is also only gently undulating, such that future dwelling benching/retaining will be able to comply with Council standards.</p>
<p>Buffer zones, exclusion zones and/or remediation works may be required by Council to ameliorate any or all of the below mentioned or identified hazards.</p>	<p style="text-align: center;">Noted.</p>
<p>Subdivisions must take account of any hazards identified in the Maitland LEP 2011 (such as acid sulfate soils), this DCP, or otherwise identified by Council or by Government gazette (e.g. unhealthy building land).</p>	<p style="text-align: center;">✓</p> <p>This has been outlined within the SEE.</p>
<p>EC.3 Hazards <u>Flooding</u></p> <ul style="list-style-type: none"> • EC.3.1 All lots within new residential subdivisions shall have safe access made available to satisfy Clauses 5.21 and 5.22 of Maitland Local Environmental Plan. • EC.3.2 All new residential lots are to be wholly above Council's adopted flood standard (the 1% AEP or 1 in 100 flood event). Parts of the lot may be permitted below the adopted flood standard, where lot sizes have been increased to provide sufficient flood free area for erection of a dwelling and associated structures. • EC.3.3 Rural subdivision in floodways is not permitted. Where part of the land may be affected by flood waters (such as back-water), all lots must have a suitable building envelope, above the 1% AEP flood standard, of sufficient size to allow development of improvements, with any required effluent disposal area, and must have safe flood-access to a public road. Specific provisions in the Maitland LEP 2011 and the requirements of Chapter B.1: Hunter River Floodplain Management must be considered. • EC.3.4 New industrial/commercial lots will generally be required to be flood free and free from other hazards. 	<p style="text-align: center;">N/A</p> <p>The site is not flood affected.</p>

Bushfire Prone Land

- EC.3.5 The development must comply with the NSW Planning for Bushfire Protection Guidelines.
- EC.3.6 A bushfire threat assessment must form part of all development applications for subdivision where the land is identified as 'bush fire prone land' on Council's map. The threat assessment is an integral part of the subdivision design, and affects lot shape, size, orientation and road layout. Bushfire protection measures have the potential to affect vegetation, fauna, views, watercourses, soil erosion, amenity and access.
- EC.3.7 Assessment of threat from bushfire must examine impacts of the proposal both within and external to the site, including the capacity of the existing road network serving the site to accommodate traffic in emergency situations.
Preparation of an assessment of threat from bushfire should include reference to:
 - NSW Rural Fire Service (RFS) – Planning for Bushfire Protection – a guide for land use planners, fire authorities, developers and home owners.
 - Consultation with Council and RFS staff.
- EC.3.8 Fire protection measure must be capable of being maintained by owners and users.
- EC.3.9 Bushfire protection measures and Asset Protection Zones must be:
 - i. contained wholly within the site of the subdivision unless the most extraordinary circumstances apply;
 - ii. capable of being maintained by owners and users;
 - iii. located outside areas of ecological value and the buffers necessary to protect them.

Note: Asset Protection Zones may incorporate fire trails, perimeter roads, cleared road verges and fixed building lines.
- EC.3.10 The proposed measures to reduce risk of bushfire to an acceptable level should be achieved (for both the subdivision works and the resultant development) without significant loss of vegetation.
- EC.3.11 In instances where the balance between bushfire protection and environmental and social impact cannot be achieved, the proposal may not be supported.
- EC.3.12 To ensure effectiveness of the fire protections measures, restrictions may be placed upon the titles of the affected lots. These restrictions may relate to:
 - i. Habitable storage structures being excluded from within the Fire Protection Zone.
 - ii. Level at which the fuel loading is to be maintained within the Fire Protection Zone.
 - iii. Responsibility for and nature

✓
A Bushfire Assessment Report (BAR) has been prepared which provides various recommendations to reduce the bushfire risk to the subdivision and future dwellings in accordance with Planning for Bushfire Protection 2019.

<p><u>Landslip</u></p> <ul style="list-style-type: none"> EC.3.13 Where a subdivision proposal is on land identified as being subject to landslip, the applicant shall engage a geo-technical consultant to prepare a report on the viability of subdividing the land and, if viable, provide recommendations as to the siting and the type of buildings which could be permitted on the land. 	<p style="text-align: center;">✓</p> <p>A Preliminary Geotechnical Investigation (PGI) has been undertaken and has not identified any significant slope instability issues.</p>
<p><u>Land Contamination</u></p> <ul style="list-style-type: none"> EC.3.14 All development applications for subdivision shall provide documentation to satisfy the requirements of the following policies. The provisions in these policy documents will be used by Council to determine if and how land must be remediated. Comments will be sought from the Environment Protection Authority, where required. <ul style="list-style-type: none"> i. The relevant State Environmental Planning Policies ii. Maitland Council's Contaminated Land Policy, iii. Managing Land Contamination Planning Guidelines (1998), iv. The relevant NSW environment Protection Authority Guidelines - Guidelines for Consultants Reporting on Contaminated Sites. v. National Environment Protection (Assessment of Site Contamination) Measures. 	<p style="text-align: center;">✓</p> <p>A Preliminary Site Investigation (PSI) has been undertaken by EP Risk which confirms the site is suitable for residential development with only standard safeguard required.</p>
<p><u>Geotechnical</u></p> <ul style="list-style-type: none"> EC.3.15 Development applications for subdivision must include relevant assessment and geotechnical investigation regarding the potential for the presence of salinity and acid sulfate soils to determine if any specific measures are required. (Note: The Maitland LEP 2011 includes specific requirements with regard to acid sulfate soils). 	<p style="text-align: center;">✓</p> <p>Contamination, geotechnical considerations and acid sulfate soils have been considered as part of the CA and PGI.</p>
<p>DC.1 Lot Size and Dimension</p> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> Part 4 in the Maitland LEP 2011 includes development standards for the subdivision of certain land. The standards are presented as minimum lot sizes and are depicted on the associated Lot Size Map. The minimum lot sizes vary between locations and land use zones. 	<p style="text-align: center;">✓</p> <p>All proposed lots achieve the minimum 450m² LEP lot standard with the exception of Lot 507 which has been addressed under Clause 4.6 within the SEE.</p>
<ul style="list-style-type: none"> Council requires that all new lots are of a size and shape suitable for their future use. Matters for consideration, in addition to any minimum lot sizes that may apply, are the need to allow for solar access, on-site effluent disposal (if permitted), access and parking, location of ancillary buildings such as garages and sheds, vegetation retention and soil conditions. 	<p style="text-align: center;">✓</p> <p>The proposed subdivision provides regular shaped lots of a compliant size to suit a wide range of dwelling styles.</p>
<ul style="list-style-type: none"> Where Part 4 in the Maitland LEP 2011 also regulates the development outcome on certain land by fixing maximum Floor Space Ratios and overall Building Heights, these provisions should also be considered in the design of the subdivision. 	<p style="text-align: center;">N/A</p>

<ul style="list-style-type: none"> Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimise the potential for soil erosion. 	✓ The proposed development has followed the natural feature of the site and retained the vegetation along the watercourse that traverses the site.
<ul style="list-style-type: none"> Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses. 	✓ The proposed lots adjoining RTR have been made larger to account for a proposed landscaped buffer.
<ul style="list-style-type: none"> Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent. 	✓ The proposed lot sizes and dimension of the residential developments are suitable for the future use.
<ul style="list-style-type: none"> Lots should be rectangular in shape. Where irregular shall accommodate the minimum building envelope and setback requirements. 	✓ All lots are rectangular in shape.
<ul style="list-style-type: none"> Minimum lot frontage of 12.5m at the road frontage for rectangular lots. 	✓ All regular shaped lots have a minimum frontage over 12.5m.
<ul style="list-style-type: none"> Minimum lot frontage of 10.0m chord length around sharp bends and cul-de-sacs to provide for access, service and garbage collection in accordance with Figure 2. 	✓ Lots 211 and 212 have a chord length of 10m.
<ul style="list-style-type: none"> Lot access adjoining roundabouts and center refuges/splitter island shall not provide access within 10m of the splitters/facilities. 88b restrictions should be provided. 	N/A No roundabouts or center refuges/splitter island within the proposed development.
<ul style="list-style-type: none"> In assessing the re-subdivision of an existing lot, Council will have regard to the circumstances and planning rationale that formed the basis for the creation of the parent lot the subject of the application. This includes the consideration of any existing dwellings or structures on the land being assessed against relevant plans and policies. 	N/A
<ul style="list-style-type: none"> Subdivision proposals must not conflict with the requirements of any existing approvals. 	✓ The design of the subdivision has been undertaking accounting for approved and lodged subdivisions surrounding.
<u>Rural and environmental protection zones (including land zoned R5 Large Lot Residential)</u> <ul style="list-style-type: none"> Subdivisions are to be designed to maintain and enhance the rural character and scenic attraction of the Maitland local government area, particularly in low lying areas and valleys which may be viewed from above. Lots are to be designed to conserve prime agricultural land and/or agriculturally productive lands. 	N/A
<u>Residential lot design</u> DC.1.1 Provide a subdivision structure plan which reflects the site's opportunities and constraints.	✓ The subdivision has been undertaken to address the sites constraints with the detailed within the SEE.

DC.1.2 Provide a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes.	✓ The subdivision includes a clear road hierarchy with footpaths and shared paths provided to encourage walking and cycling and in particular to connect to the collector road (potential bus route) with proposed open spaces.
DC.1.3 Ensure the design of any proposed residential subdivision considers natural landform features including outlook and proximity to public and community facilities, parks and public transport.	
DC.1.4 Residential lots shall be able to accommodate a suitable building envelope with minimum dimensions of approximately 15m by 10m behind the building line.	✓ All lots can accommodate a 15m by 10m building envelope.
<u>Rural and environmental protection zones (including land zoned R5 Large Lot Residential)</u> <ul style="list-style-type: none"> DC.1.5 Each new lot shall contain a building envelope with a minimum area of 2000 square metres and a minimum dimension of 20 metres, to be flood free in a 1% AEP event, and free of significant vegetation, significant topographical /natural features, and more than 40 metres from a watercourse. The building envelope is to contain any dwelling, outbuildings, landscaping and on-site effluent treatment and disposal areas. DC.1.6 When calculating lot size area where battle-axe or hatchet shaped allotments are permitted, the area of the access handle is to be excluded from the area calculation. 	N/A
<u>Industrial and Commercial</u> <ul style="list-style-type: none"> DC.1.7 Subdivisions of existing commercial developments must maintain compliance with any minimum floor space ratio contained in Maitland LEP 2011. 	N/A
<u>Access handles</u> <ul style="list-style-type: none"> DC.1.8 Access handles and carriageways over them shall be in accordance with the table and associated notes below (Table 1 and Figure 1). 	✓ Access handles for Lot 211 and 212 have been designed in line with Table 1 and Figure 1.
<ul style="list-style-type: none"> DC.1.9 No more than 2 lots may be serviced by a reciprocal right-of-carriageway (ROC) which shall be centrally located within both access handles. 	✓ Complies
<ul style="list-style-type: none"> DC.1.10 Battle-axe lots without public frontage (i.e., road, park, reserve) are discouraged unless part of an integrated approval. 	N/A None proposed
<ul style="list-style-type: none"> DC.1.11 When calculating lot size area where battle-axe or hatchet shaped allotments are permitted, the area of the access handle is to be excluded from the area calculation. 	✓ All battle-axe lots are significantly over 450m ² .
<ul style="list-style-type: none"> DC.1.12 Shared use handles are to be incorporated into the 10.0m chord frontage around sharp bends and cul-de-sacs to facilitate access width, parking and garbage collection. See Figure 2 and Table 1 below. 	✓ Lots 211 and 212 have a chord length of 10m.
<ul style="list-style-type: none"> DC.1.13 Access ways to hatchet shaped or battle axe lots will serve a maximum of 2 lots, have a maximum grade of 25% (4H:1V) at any point. 	✓ No access ways service more than two (2) lots.

<p>DC.2 Solar Access and Energy Efficiency</p> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> • DC.2.1 80% of new lots are to have 5-star solar access, and the remainder either 4 or 3 star. • DC.2.2 Lot sizes are to reflect reasonable consideration of the impact of topography, aspect and other constraints so as to maximize solar access. • DC.2.3 Where possible lots should be oriented to provide one axis within 30 degrees east and 20 degrees west of true solar north. • DC.2.4 Where a northern orientation of the long axis is not possible, lots should be wider to allow private open space on the northern side of the dwelling. • DC.2.5 Proposals for street planting or open space planting are to take account of the potential for shading, provision of adequate solar access to dwellings, and if necessary, protection from winter winds. 	<p style="text-align: center;">✓</p> <p>Council confirmed that the layout of the site is appropriate in an urban design sense. It is also noted that orientation of lots has generally been dictated by the surrounding lead-in roads.</p>
<p>DC.3 Drainage, Water Quality & Soil Erosion</p> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> • DC.3.1 Existing topography and natural drainage lines should be incorporated into drainage designs for larger proposals, and enhanced through provision of additional landscaping, detention areas, artificial wetlands and the like. • DC.3.2 Drainage from proposed lots should be consistent with the pre-development stormwater patterns. An analysis of the downstream drainage system, to the receiving area or waters, may be required. • DC.3.3 Best management practices should be implemented to control runoff and soil erosion and to trap sediment on the subject land to ensure there is no net impact on down stream water quality. The quality of runoff water from the subject land should be the same or better than the quality of water prior to the subdivision taking place. • DC.3.4 Where possible, design multiple use drainage and treatment systems incorporating gross pollutant traps, constructed wetlands and detention basins. • DC.3.5 The subdivision should be designed so as to minimise disturbance of the subject land especially in circumstances where there are topographical constraints. • DC.3.6 Adequate provision should be made for implementation of measures during subdivision construction to ensure that the landform is stabilised and erosion controlled. • DC.3.7 All trunk drainage is to be located in publicly owned land, (reserves), in open space land or in an appropriate easement. 	<p style="text-align: center;">✓</p> <p>Addressed with the stormwater management plan (SWMP) which accompanies the DA.</p>

<ul style="list-style-type: none"> • DC.3.8 Where the drainage impacts of the subdivision proposal cannot be limited to predevelopment stormwater levels by retention or other approved methods, drainage easements will be required over all necessary properties and watercourses. In such circumstances, the easement must be the subject of a signed agreement prior to issue of development consent. Such easements shall be created with, or prior to issue of the Subdivision Certificate. • DC.3.9 Where site topography in new residential subdivisions prevents discharge of storm water directly to the street gutter or a Council controlled pipe system, inter allotment drainage should be provided to accept run off from all existing or future parcels of land. The design and construction of the inter allotment drainage system should be in accordance with the requirements of Council's Manual of Engineering Standards. • DC.3.10 Where inter-allotment drainage is required, easements having a general minimum width of 1.5m are to be identified on plans submitted. • DC.3.11 A soil and water management plan (SWMP) should be prepared by a properly qualified practitioner with the aim of minimising erosion and maximising the quality of any water leaving the site. Applicants should refer to Council's Manual of Engineering Standards. 	
<p>DC.4 Landscape, Streetscape & Visual Impact <u>General Requirements:</u></p> <ul style="list-style-type: none"> • DC.4.1 Existing landscape and streetscape character should be maintained and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items including surface treatments and street furniture. • DC.4.2 The visual impact of rural residential subdivisions must be considered especially in areas where they can be viewed from a distance or from above. Landscaped buffers may be required. • DC.4.3 Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping. • DC.4.4 The developer will also be required to submit a detailed landscape plan for all reserve areas incorporating fencing detail and will be required to construct all fencing for residential and rural residential lots where the lots share a common boundary with a proposed public reserve. Fencing shall be carried out as an integral part of the subdivision works and will be required to be completed prior to Council releasing the relevant Subdivision Certificate. Council may require that the fencing be of open style/pool type depending on the topography and landscape character of the adjoining reserve. 	<p style="text-align: center;">✓</p> <p style="text-align: center;">The specific landscaping elements proposed as part of this development include street tree planting along all proposed roads; basin appropriate planting; riparian corridor enhancement; buffer landscaping and fencing along RTR. Full details in this regard are provided within the Landscape Report and plans.</p>

<p>Where open style fencing is provided, the landscape design will need to demonstrate that the location of plantings is adequate to ensure a suitable level of privacy for the adjoining residential lots, reduce the visual impact of the fencing and improve the landscape quality of the reserve. Fencing shall comprise materials of darker colour/tones which blend more effectively with the landscape.</p>	
<p>DC.5 Effluent Disposal <u>Residential Lots</u></p> <ul style="list-style-type: none"> • DC.5.1 All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier, unless there are unavoidable constraints. • DC.5.2 Lot size and layout must be adequate to allow appropriate effluent disposal systems to be provided for likely subsequent development. • DC.5.3 Effluent and wastewater should be disposed of in a manner which is consistent with the land capability of the property and in a manner that will not cause unhealthy or unsanitary conditions. There are to be no net cumulative effects on the environment. • DC.5.4 Where sewer is not available in rural areas (including Large Lot Residential areas or environmental zones) lots must be of sufficient size and containing suitable and to ensure that all effluent can be retained and disposed of on-site. Comprehensive site investigation will be required prior to any approval being granted for on-site disposal. 	<p style="text-align: center;">✓</p> <p>All residential allotments will be connected to a sewer reticulation system.</p>
<p><u>Rural and environmental zones (including land zoned R5 Large Lot Residential)</u></p> <ul style="list-style-type: none"> • DC.5.5 The preferred method of effluent disposal for all new lots is by way of reticulated sewerage system. This can include the use of a community package treatment plant if Hunter Water Corporation reticulation is not available. • DC.5.6 Where a reticulated sewerage system is not envisaged in the long term, on-site disposal may be considered by Council. Detailed modelling will be required to assess the ability of land to accept the wastewater and consequently determine minimum lot sizes. • DC.5.7 All subdivision applications in unsewered areas must include an analysis of the feasibility of utilising innovative or centralised sewerage schemes that reuse waste water wherever possible as an alternative to single on-site sewage management facilities. • DC.5.8 Where areas of the site are unsuitable for on-site disposal, clustering of lots and provision of a common effluent system on a suitable area under a group title must be considered. On-site disposal where site characteristics are unsuitable will not be approved. • DC.5.9 No pump out systems will be permitted. 	<p style="text-align: center;">N/A</p>

<ul style="list-style-type: none"> DC.5.10 All studies must be undertaken by persons with demonstrable expertise in on-site effluent management and the capacity to incorporate catchment modelling techniques which are acceptable to Council. 	
<p>DC.6 Roads & Access, Pedestrian & Cycleways <u>General Requirements</u> DC.6.1 Road design should take account of the location of existing vegetation and other natural features and minimise loss of vegetation and soil disturbance through excessive cut and fill.</p>	<p style="text-align: center;">✓</p> <p>The road design has taken into account the natural features such as the riparian corridor.</p>
DC.6.2 All of the components of residential streets (including kerbing, pavement type, and width, street tree planting, footpath paving, lighting, seating and the like) should be considered in an integrated approach to ensure that attractive, safe living environments are created.	<p style="text-align: center;">✓</p> <p>The components within the control have been considered during design phase.</p>
DC.6.3 Traffic control devices such as refuges, parking blisters, roundabouts, and on grade thresholds are encouraged to reduce traffic speeds in residential streets, but require separate approval from Council's Traffic Committee.	<p style="text-align: center;">✓</p> <p>To be assessed as part of the SWC.</p>
DC.6.4 Road widths and geometry in all subdivisions must accommodate necessary service and emergency vehicles.	<p style="text-align: center;">✓</p> <p>The roads have been designed to allow for emergency vehicles to manoeuvre around the subdivision.</p>
DC.6.5 Roads and access to public roads shall be designed and constructed in accordance with Council's Manual of Engineering Standards (MOES).	<p style="text-align: center;">✓</p> <p>The roads have been designed in accordance with Council's Manual of Engineering Standards (MOES).</p>
DC.6.6 Direct vehicular access to classified roads such as the State highway, or main roads may be prohibited in favour of an alternative access arrangement subject to consultation with Council, and Transport for NSW (TfNSW).	<p style="text-align: center;">✓</p> <p>No direct access to RTR.</p>
DC.6.7 Roads and intersections serving new rural and large lot residential subdivisions may require upgrading in accordance with the provisions of Council's MOES.	<p style="text-align: center;">N/A</p> <p>The proposed does not involve any rural or large lot residential.</p>
DC.6.8 Public transport infrastructure shall comply with 'Guidelines for Public Transport Capable Infrastructure in Greenfield Sites', including but not limited to: Bus stops shall be designed so that: <ul style="list-style-type: none"> • Opposing bus stops shall be spaced and located generally at 400m and accompanied with centre refuge and concrete parking lane blisters. • Placed on departure side of refuge/crossings, and from intersections • preference against parks/public land where possible. • Vehicle access to lots shall be demonstrated, driveway construction and 88b restrictions may be warranted • proposed stops shall be marked on sales plan to notify buyers • Provide public stops with centre refuge and concrete blisters in parking lanes. Locate on lot boundaries but preference is against parks/public land where possible. 	<p style="text-align: center;">✓</p> <p>A bus route will be provided along the Collector Road. An existing bus route exists on RTR. Accordingly, all future allotments will be located within 400m of a bus route. Final bus stop locations will be subject to the requirements of TfNSW and local bus operator, which is typically determined as part of the detailed design phase.</p>

DC.6.9 Public Road access is required to all new lots in Torrens Title subdivision.	✓ Provided.
DC.6.10 Subdivisions must be designed having regard to network/hierarchy requirements and be designed and constructed to an appropriate standard for their intended use.	✓ The subdivision has been designed consistent with the TNURA. This is discussed in greater detail below.
DC.6.11 Detailed requirements for design, construction and sealing of roads shall be in accordance with Council's MOES.	✓ Provided within concept engineering plans and discussed within the Bushfire Assessment Report.
DC.6.12 On-street parking is provided on all streets for convenience and to contribute to surveillance and street life.	
DC.6.13 Road widths in Council's MOES are minimum design standards. Additional design requirements, above and beyond these minimum requirements would have to be accommodated within the subdivision design (I.e., road widening to comply with Planning for Bushfire Protection).	
DC.6.14 Create a permeable layout based on modified grid layout.	✓ The layout has been largely based on a permeable grid layout.
DC.6.15 Cul-de-sacs and pedestrian laneways shall be avoided, where unavoidable cul-desac should be less than 200m in length and able to see the end bulb from the intersection. Greater lengths will require increased road widths and bulb radius.	N/A
DC.6.16 Maximise connectivity to bus stops, community facilities, open space and attractors through orientation of street blocks and public land.	✓ All proposed lots will be within 400m of a bus route, pedestrian network and local park.
DC.6.17 Orientation of street blocks is preferable east-west, then north-south where exception requires. Exceptions are considered where slope exceeds 6%, trunk drainage, or where existing boundaries or roads prevent achievement. Refer to Figure 3.	✓ Discussed above.
DC.6.18 Alternative block orientation may consider direct emergency/trunk routes and other amenity views to bushland, floodplain, community spaces and areas of interest nominated by council.	
DC.6.19 Land slopes of 6% or greater shall generally run downhill unless demonstrated that earthworks will be minimized for the development.	
DC.6.20 Roads shall provide surveillance and safety to items such as along drainage corridors, bushfire and flood plains, around public areas like parks and community lands (see DC.7).	✓ The proposed riparian corridor is surrounded by two roads.
DC.6.21 Public parks shall be located on trunk roads for easy wayfinding and be surrounded by roads on 3 to 4 sides.	

<p>DC.6.22 Intersection spacing shall follow best practice including:</p> <ul style="list-style-type: none"> • minimum 40m stagger of intersections on opposing sides, 60m on same side • minimum 100m stagger on opposing sides, 120m on same side for trunk roads on trunk road, • four-way intersections on trunk roads shall be roundabouts, T-intersections, or lights 	<p style="text-align: center;">✓</p> <p>All intersections have a 40m stagger on opposing sides from the centreline of the road on local roads.</p> <p>All intersections on the same side of the road are 60m or more from the centreline of the cross road.</p> <p>No four-way intersections are proposed on the Collector road.</p> <p>The Collector road does not have opposing intersections, noting it borders the riparian corridor.</p>
<p><u>Residential Subdivisions</u></p> <ul style="list-style-type: none"> • DC. 6.23 Street block lengths shall be a maximum length of: <ul style="list-style-type: none"> ○ 180m desirable, 250m maximum for local streets ○ 180m for residential streets running parallel against trunk roads ○ Generally 70m deep for residential 	<p style="text-align: center;">✓</p> <p>All streets blocks meet these criteria.</p>
<ul style="list-style-type: none"> • DC. 6.24 A network of constructed (i.e. not grass) footpaths and cycleways will be required in all residential subdivisions, located, designed and constructed in accordance with Council's Manual of Engineering Standards, and in view of streets wherever possible to allow surveillance. 	<p style="text-align: center;">✓</p> <p>The footpaths and cycleways have been designed in accordance with Council's Manual of Engineering Standards.</p>
<ul style="list-style-type: none"> • DC.6.25 Particular attention should be paid to pedestrian links to schools, with regard to their width, lighting (to Australian Standard) and the appropriateness of landscaping and related safety issues. 	<p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> • DC.6.26 The road, footpath and cycleway network should facilitate walking and cycling throughout neighbourhoods and provide links to schools, community facilities and other activity centres. 	<p style="text-align: center;">✓</p> <p>A comprehensive footpath and shared pathway network has been provided to connect future bus routes.</p>
<p>DC.7 Crime Prevention – Safer By Design</p> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> • DC.7.1 Clear sightlines between public and private places. 	<p style="text-align: center;">✓</p> <p>Clear sightlines are available between public and private places. Lots are oriented so that future dwellings will face the riparian corridor for natural surveillance opportunities.</p>
<ul style="list-style-type: none"> • DC.7.2 Landscaping that makes places attractive, but does not provide offenders with places to hide or entrap victims. 	<p style="text-align: center;">✓</p> <p>Street trees proposed will all mature to have a clear trunk at eye level. Riparian corridor planting will include lower shrubbery for rehabilitation purposes. This aside clear viewing across the corridor is possible. Further details in this regard will be provided at SWC stage.</p>
<ul style="list-style-type: none"> • DC.7.3 Dense vegetation or structures should not be located beside bicycle routes or pedestrian walking paths. A safety convention is to have 3-5 metres of cleared space on either side of pathways and bicycle routes. Pedestrians feel more comfortable sharing wide paths than narrow paths. 	<p>Conditions of consent are able to be applied in this regard to be incorporated into the SWC landscape plans.</p>

<ul style="list-style-type: none"> • DC.7.4 Natural surveillance should focus on orientation of buildings and strategic use of windows, balconies, entrances, permeable fencing and street design. Tactical location of living areas, workstations, offices and recreation areas help surveillance opportunities. 	
<ul style="list-style-type: none"> • DC.7.5 Lots created should be designed so buildings face outwards towards public and semi-public areas to provide natural surveillance opportunities. 	
<ul style="list-style-type: none"> • DC.7.6 Lighting of public places such as public streets, car parks and pedestrian areas should meet the relevant Australian Standards. Effective lighting reduces fear and can increase community activity. The types of lighting should also be considered (different lights are used in different situations). 	✓
<ul style="list-style-type: none"> • DC.7.7 Council may require a report from a suitably qualified lighting engineer for lighting of public areas within subdivisions. 	
<ul style="list-style-type: none"> • DC.7.8 Design subdivision layouts with clear transitions and boundaries between public and private space. This can be achieved through landscaping, natural barriers such as waterways or topographic features and by the use of gates, bollards and fencing. 	
<ul style="list-style-type: none"> • DC.7.9 In some cases public areas may need to have restricted access, particularly at night, to prevent vandalism and anti-social behaviour. 	
<p>DC.8 Site Filling</p> <ul style="list-style-type: none"> • DC.8.1 Earthworks require development consent of Council under the provisions of the Maitland LEP 2011, unless either exempt or complying development. • DC.8.2 Where site filling is necessary or proposed, the materials used and extent and depth of fill must be detailed in the development application for the approval of Council prior to issue of a Construction Certificate. Council will take into account the provisions of AS 3798-1990, which provides guidelines on the specifying, execution and control testing of earthworks and associated preparation works within commercial and residential developments. 	✓
<ul style="list-style-type: none"> • DC.8.3 An absolute maximum fill depth of 2m will be considered by Council. 	✓ Fill depths of 2m or less are proposed
<p>DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)</p> <p><u>Water and Sewer</u></p> <ul style="list-style-type: none"> • DC.9.1 Reticulated water and sewer supply is required for all new urban lots (residential, commercial, industrial) in accordance with the requirements of the Hunter Water Corporation. • DC.9.2 Council's preference is for all new large residential lots (including land zoned C4 Environmental Living) to be connected to reticulated sewer. This can include the use of a community package treatment plant if Hunter Water Corporation reticulation is not available. 	✓

Lot orientation and casual surveillance from the street network has been addressed above. Further specific controls with regards to landscaping, fencing and lighting can be added as conditions of consent if deemed necessary.

Details in this regard are provided within the Concept Engineering plans.

An internal reticulated service system is proposed as part of the DA. Any sewer upgrades required will be assessed by Hunter Water as a separate process to the DA.

<p>If no reticulated sewer, effluent disposal to be undertaken in accordance with requirements contained in "Effluent Disposal" Design Element below. Submission to Council of a Section 50 Certificate from the Corporation prior to issue of Subdivision Certificate (Endorsed "linen" plan).</p>	
<p><u>Electricity</u></p> <ul style="list-style-type: none"> • DC.9.3 Underground low voltage electricity supply to all new residential lots (including land zoned C4 Environmental Living) to the requirements of Energy Australia or other approved electricity provider, unless Council and provider determine that overhead supply is permitted due to flood liability of land or the land fronts a road supplied by existing overhead electricity reticulation. • DC.9.4 For industrial and commercial lots, underground electricity supply shall be provided to all new lots, to the requirements of Energy Australia or other approved electricity provider, unless Council and the provider determine otherwise. • DC.9.5 Low voltage electricity supply must be available to the boundary of all new rural lots in accordance with requirements of Energy Australia or other approved provider. • DC.9.6 Pad mounted substations, if and where required, should be placed within pedestrian walkways, behind landscaped screens or otherwise sympathetically treated to reduce visual impact. • DC.9.7 Written evidence from the provider that installation of all services is complete and meets requirements must be submitted to Council prior to issue of the Subdivision Certificate; 	<p style="text-align: center;">✓</p> <p>Underground electricity facilities will be provided within the footpath reservation throughout the subdivision. Full details of these facilities will be provided with the engineering design as part of the SWC.</p>
<p><u>Street Lighting</u></p> <ul style="list-style-type: none"> • DC.9.8 Street lighting shall not be provided for low-density residential subdivisions, unless special circumstances (consistent with AS1158) warrant installation. • DC.9.9 Street or road lighting shall not be provided for rural subdivisions. 	<p style="text-align: center;">✓</p> <p>Full details with regards to street lighting will be provided with the engineering design as part of the SWC.</p>
<p><u>Telecommunications</u></p> <ul style="list-style-type: none"> • DC.9.10 Telephone connection to be available to all new lots in accordance with the requirements of Telstra or other approved provider. 	<p style="text-align: center;">✓</p> <p>Underground telephone facilities will be provided within the footpath reservation throughout the subdivision. Full details of these facilities will be provided with the engineering design as part of the SWC.</p>
<p><u>Low density residential lots</u></p> <ul style="list-style-type: none"> • DC.9.11 All new low-density residential lots (including land zoned C4 Environmental Living) to be capable of draining to the street frontage or to an inter- allotment drainage easement (see also "Drainage and Water Quality" Design Element below). 	<p style="text-align: center;">✓</p> <p>Where stormwater cannot be captured by rainwater tanks, it will be collected either by the road drainage system or the inter-allotment drainage network and disposed of through outlets into the riparian corridor and downstream basin, or to the basin in the SE corner.</p>
<p>IC.1 Entry Features</p> <ul style="list-style-type: none"> • IC.1.1 Entry features will only be considered and approved with the development application for subdivision and all details should be included with the detailed landscaping plans. 	<p style="text-align: center;">N/A</p>

<ul style="list-style-type: none"> • IC.1.2 Entry features will only be permitted in conjunction with residential subdivisions of 50 lots or more. Entry features for industrial and commercial subdivisions will be considered on merit. 	
<ul style="list-style-type: none"> • IC.1.3 Entry features shall be limited to one pair at the primary entrance to a new subdivision. 	
<ul style="list-style-type: none"> • IC.1.4 Entry features can only display the name of the estate NOT street names. 	
<ul style="list-style-type: none"> • IC.1.5 Entry features shall only be located on privately owned land. 	
<ul style="list-style-type: none"> • IC.1.6 Entry features for residential subdivisions shall be limited to a size of 20m² with a maximum height of 2m. The size of entry features for industrial and commercial estates will be considered on merit. 	
<ul style="list-style-type: none"> • IC.1.7 In certain circumstances the erection of entry features may be considered at a later stage but must comply with the guidelines. 	
<p>IC.2 Street names Proposed street names must be submitted to Council for approval in accordance with Council's policy at the time of lodgement of the development application. Street name signs will be required at the junction of any roads in the subdivision in accordance with Council's Manual of Engineering Standards.</p>	<p>✓ Can be added as condition of consent.</p>
<p>IC.3 house/Lot Numbering Council supplies a number for all new urban and rural lots created, and has an adopted policy in this regard. A fee applies for this service.</p>	<p>✓ Noted</p>
C.11 VEHICLE ACCESS & CAR PARKING	
1. General Requirements	Complies?
<p><u>1.2 Calculation of Parking Requirements</u> The minimum number of parking spaces to be provided for a particular development is to be calculated in accordance with Appendix A of this policy.</p>	<p>N/A No parking facilities are proposed or required as part of this subdivision.</p>
2. Guidelines for the Design, Layout and Construction of Access and Parking Areas	Complies?
N/A	
3. Loading/Unloading Requirements	Complies?
N/A	
4. Car Parking for Persons with a Disability	Complies?
N/A	
5. Bicycle Parking	Complies?
N/A	

6. Major Traffic Generating Development	Complies?
<p>Where it is considered that a traffic generating development may have a major impact on the traffic movement within a given locality, Council may require the applicant to arrange for the preparation and submission of a Traffic and Parking Study, by a qualified professional. In this regard, the Roads and Traffic Authority's publication "Guide to Traffic Generating Developments" provides relevant information.</p>	N/A
7. State Environmental Planning Policy (Infrastructure) 2007	Complies?
<p>Council is required to consult with Transport for New South Wales to obtain advice on traffic and safety aspects for certain traffic-generating developments.</p>	Noted
C.12 – CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	
<p>The following developments shall include a detailed Crime Prevention through Environmental Design assessment that is prepared by an accredited person.</p> <ul style="list-style-type: none"> • New centres • Mixed use residential/commercial development • Medium and high-density residential development • Subdivisions involving newly developing areas • Parks and open space or publicly accessible areas • Community uses • Sport, recreation and entertainment areas • Other high use areas or developments where crime may be an issue. 	<p style="text-align: center;">✓</p> <p style="text-align: center;">A CPTED assessment has been included within the SEE.</p>
PART D LOCALITY PLANS	
<p>N/A</p> <p>The site is not located within the locality of Ashtonfield South, Bolwarra Heights, Greta (Orient Street), Lochinvar (St Helena Village), Louth Park (Waterford Estate), Tenambit, Thornton (Woodlands Estate), West Bolwarra Heights or West Rutherford.</p>	
PART E SPECIAL PRECINCTS	
<p>N/A</p> <p>The subject site is not within any of the special precincts within Part E.</p>	

PART F URBAN RELEASE AREAS

F.2 RESIDENTIAL URBAN RELEASE AREAS

1. Desired Future Outcomes	Complies?
<p>All development should demonstrate consistency and consideration of the following principal desired future outcomes for Residential Urban Release Areas...</p>	<p align="center">✓</p> <p>The subdivision has been designed in accordance with the TNURA and Central Precinct Plan which was adopted by Council and is recognised as providing for desired future outcomes in terms of walkability, sense of place, street amenity, public transport, allotment variety, environmental sensitivity and affordability.</p>
2. Design Considerations	Complies?
<p>The preparation of Area Plans and Precinct Plans (where required) for land within an Urban Release Area shall demonstrate compliance with the following general Objectives and Design Criteria. Precinct Plans may include additional objectives and design criteria for site-specific issues.</p>	<p align="center">✓</p> <p>The subject site is located within an urban release area which is subject to the Central Precinct Plan.</p>
<p>2.1 Traffic & Connectivity Submission Requirements: Independent Traffic and Transport Studies are required with Development Applications for subdivision to determine the extent of road works, intersection upgrades and ancillary vehicular and pedestrian/cycleway infrastructure requirements generated by the development.</p>	<p align="center">✓</p> <p>The TIA has been prepared for the subject DA addressing these requirements.</p>
<p>2.2 Subdivision Design Submission Requirements: Development applications for subdivision must include Staging Plans, an analysis and statement as to the intentions and philosophy of proposed layouts, lot sizes, shapes and likely development densities, so that residents have a clear understanding of the likely future neighbourhood character.</p>	<p align="center">✓</p> <p>Staging Plans have been provided within Subdivision plans. Discussion on site analysis, the intentions and philosophy of the proposed layout, lot sizes, shapes and densities are provided within the SEE.</p>
<p>2.3 Building Form Submission Requirements: Fencing details for all fencing that fronts rural or environmental land, a public space or road are required to be submitted to Council for approval with Development Applications for subdivision. Fencing adjacent to classified roads must be installed at the subdivision development stage to the satisfaction of Council.</p>	<p align="center">✓</p> <p>Acoustic fencing is proposed along RTR which is documented in the Landscape Plans.</p>
<p>2.4 Visual & Scenic Amenity Submission Requirements: Council may require that a Visual Impact Assessment be prepared to accompany Development Applications for subdivisions and other development that are likely to have a visual impact on the area, and to include proposed ameliorative measures.</p>	<p align="center">✓</p> <p>The comprehensive landscape design and significant setback to RTR will ensure that the development has minimal impact on the visual amenity of the area taking into consideration, the sites location within an urban growth area.</p>

<p>2.5 Water Cycle Management & Sediment & Erosion Control Submission Requirements: S.1 Developers will be required to produce a "Sediment and Erosion Control Plan" in accordance with the NSW Department of Housing guidelines Managing Urban Stormwater: Soils and Construction – the "Blue Book" as part of any development application for subdivision. The plan will also include practical measures for mitigating erosion and controlling sediment during construction. Other detailed plans may be required as a condition of any subdivision approval. S.2 A Stormwater Drainage Analysis, addressing the water quality and quantity (having regard to all contributing catchments and downstream water bodies), the 1% AEP Hunter River Flood Level (where relevant) and the 1% AEP storm event, is to be submitted with Development Applications for subdivision.</p>	<p style="text-align: center;">✓</p> <p>A SWMP has been prepared which includes proposed erosion and sedimentation control measures as well as an assessment of water quality and quantity, and flooding.</p>
<p>2.6 Landscaping, Streetscape & Open Space Areas Submission Requirements: S.1 Landscaping Plans are required to be submitted with Development Applications for subdivision for approval by Council. Landscape plans must include details for all streets and public spaces, identifying appropriate street tree species, fencing requirements, landscape elements, water bodies and street furniture. S.2 The Landscape Plans are to be accompanied by a Landscape Strategy that demonstrates how the proposed landscaping achieves the identified outcomes for the development.</p>	<p style="text-align: center;">✓</p> <p>Landscape plans including this detail have been provided.</p>
<p>2.7 Noise & Vibration Submission Requirements Council will require independent acoustic and vibration assessments to be submitted with relevant Precinct Plans and Development Applications that adjoin incompatible land uses.</p>	<p style="text-align: center;">✓</p> <p>A road traffic noise assessment has been undertaken with respect to RTR.</p>
<p>2.8 Key Development Sites Precinct Plans are to include concept designs and site plans for any Key Development Sites identified in the Area Plan.</p>	<p style="text-align: center;">N/A</p> <p>There are no key development sites identified across the site.</p>

F.7 THORNTON NORTH URBAN RELEASE AREA	
1.1 Development Controls	Complies?
<p>Staging Plan</p> <ol style="list-style-type: none"> 1. The Area Plan comprises of Precinct Plans. The Precinct Plans correspond with the sequencing of land identified in the Thornton North Area Staging Plan. 2. Precinct Plans are to be prepared for each development area. Development consent shall not be issued for any development on land within the Thornton North Urban Release Area until a Precinct Plan has been prepared for the land. 3. Each Precinct Plan must address the specific requirements outlined in Section A.2: Precinct Plan Requirements to the satisfaction of Council. 	<p>✓</p> <p>The site is located within the Central Precinct Plan which has been created in accordance with the requirements of Part F7 "Development requirements".</p>
<p>Transport and Movement (All controls addressed under Chisholm Central Precinct Plan)</p>	<p>N/A</p>
<p>Overall Landscape Strategy (All controls addressed under Chisholm Central Precinct Plan)</p>	<p>N/A</p>
<p>Passive and Active Recreational Areas (All controls addressed under Chisholm Central Precinct Plan)</p>	<p>N/A</p>
<p>Stormwater and Water Quality Management</p> <ol style="list-style-type: none"> 1. The stormwater and water quality management controls shall be consistent with the Thornton North Structure Plan in the use of Water Sensitive Urban Design (WSUD). 2. The number and location of WSUD elements should be determined by modelling to develop the WSUD strategy for the site, and be integrated with the overall design. 3. Parking areas can be located adjacent to WSUD elements where they are designed to prevent damage by vehicles. 4. Bollards or castellated kerbs are required to allow distributed flow to WSUD elements. 5. Parking areas may be interspersed between WSUD elements. 6. Long-term maintenance costs are to be identified in the design of the WSUD elements and are to be submitted to Council for consideration prior to acceptance of the WSUD strategy. 7. Swales may be acceptable where it can be demonstrated that they will meet Council's performance and maintenance objectives and facilitate safe and effective movement of pedestrians and vehicles. 8. No change to the minimum width of roads on account of WSUD is permissible. 9. Flow control measures shall be used where grades in swales exceed 4% 10. Where practical, WSUD elements may be incorporated in a centre depressed median of dual carriage roads. 	<p>✓</p> <p>Addressed within the SWMP.</p>

<p>11. Wherever possible, existing natural drainage gullies should form part of a stormwater and runoff drainage management system incorporating detention basins and/ or wetlands to alleviate stormwater peaks and retain pollutants.</p> <p>12. Wetlands should be well-designed creating an attractive and safe amenity, and be highly visible for both the adjoining residents and passers-by.</p> <p>13. Walking paths should have frequent contact adjacent to the wetland edge.</p> <p>14. Vegetation should be designed such that generous unobstructed view of the wetland is available.</p> <p>15. Emergent macrophytes should be minimal and manageable.</p> <p>16. Slopes surrounding wetlands should be gentle and offer convenient tractor-mowing access.</p> <p>17. Flat grassed areas that potentially may be water-logged should be avoided.</p> <p>18. Gullies intended to be left in their natural state should be assessed, and if necessary enhanced to offset the need for maintenance.</p> <p>19. In general, grassed areas must be kept to a minimum for maintenance purposes, and wetland and gullies should offer a sense of ownership to the public.</p>	
<p>Chisholm Central Precinct Plan</p>	<p>Complies?</p>
<p>1.1 Staging Plan</p> <p>1. All development applications for subdivisions shall include a staged construction plan, where the development is intended to be constructed in stages.</p>	<p style="text-align: center;">✓</p> <p>The subject subdivision is proposed to be completed in three (3) stages.</p>
<p>1.2 Transport Movement Hierarchy</p> <p>1. The layout, hierarchy and design of major streets within the precinct should be generally consistent with Figure 1.</p> <p>2. Adjustments to the location of local roads will be considered as part of the relevant development application where it can be demonstrated they result in improved lot layout and orientation, better integration with adjoining subdivisions, improved pedestrian movements and greater regard for the natural environment.</p>	<p style="text-align: center;">✓</p> <p>The layout, hierarchy and design of major streets within the precinct are consistent with Figure 1 with the exception of the western northern connection, with this not being provided on the adjoining development to the north.</p>
<p>3. Pedestrian paths, cycleways and off-road shared pathways are to be provided within the Precinct to link the residential areas to proposed playground and passive open space and to link to adjoining precincts generally as shown on Figure 1.</p>	<p style="text-align: center;">✓</p> <p>Pedestrian and shared pathways have been provided in line with the Central Precinct Plan.</p>

<p>4. A distributor road including on road cycleway and off-road shared pathway shall be provided through the site from Tigerhawk Drive through to the approved developments to the east within the Thornton North – Raymond Terrace Road – Eastern Precinct generally in the location identified on Figure 1 (“East/West Distributor Road”).</p>	<p style="text-align: center;">N/A</p>
<p>5. A distributor road including on road cycleway and off-road shared pathway, but excluding a dedicated on-road parking lane opposite E3 zoned land, shall be provided from the East/West Distributor Road through to the approved development to the north within the Waterford County North Precinct in the location identified on Figure 1 (“North/South Distributor Road”).</p>	<p style="text-align: center;">N/A</p>
<p>6. A collector road shall be provided through the site from the approved developments to the east within the Thornton North – Raymond Terrace Road – Eastern Precinct through to the distributor road in the location identified on Figure 1.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">A collector road has been provided in line with the Central Precinct Plan.</p>
<p>7. Roundabouts, including concrete islands, are to be provided at the intersections of distributor and/or collector roads as shown on Figure 1. These shall be contained wholly within one development site.</p>	<p style="text-align: center;">N/A</p>
<p>8. Subdivision design is to provide for lot frontages addressing streets, reserves, open space and drainage areas. Allotments backing onto reserves, open space, environmental land and drainage areas are discouraged. Where this is unavoidable, boundary fencing shall be of an open style and of consistent materials and colour. Fencing shall not form a prominent element in the landscape of this area.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">Lots have been designed to face the riparian corridor.</p>
<p>9. The Distributor and Collector Roads represent the proposed bus route. Bus stops are to be provided to ensure that each allotment is generally within a 400m walking radius.</p>	<p style="text-align: center;">Yes</p> <p style="text-align: center;">Can be conditioned</p>
<p>10. Local streets shall be orientated towards trunk/bus routes to assist walking distances to bus stops and assist wayfinding.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">Local streets generally run north/south assisting wayfinding to the Collector road.</p>
<p>1.3 Overall Landscaping Strategy</p> <p>1. Landscaping shall be provided in locations generally in accordance with Figure 1.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">A landscape buffer is provided along RTR.</p>
<p>2. A detailed landscape strategy is to be provided to address acoustic buffer areas; riparian/drainage corridors; and open space areas generally in accordance with Figure 1.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">Included within the landscape plans.</p>

<p>3. A vegetation management plan is to be developed prior to the issue of a Subdivision Works Certificate for the riparian/drainage corridors detailing management and enhancement of vegetation communities and habitat.</p>	<p style="text-align: center;">✓ Can be conditioned.</p>
<p>4. The vegetation management plan is to specifically address feed tree species associated with the squirrel glider habitat and include a "nest box" program.</p>	<p style="text-align: center;">✓ Can be conditioned.</p>
<p>1.4 Passive & Active Recreational Areas 1. The network of passive and active recreational areas should be provided.</p>	<p style="text-align: center;">Yes</p>
<p>2. 4.2 hectares of passive open space shall be provided in accordance with the Thornton North Contributions Plan item TN28 within the E3 Management zoned area. Any development application lodged over this land shall be accompanied by information detailing proposed management/improvement measures for this land including (but not limited to); weeding; re-vegetation, treatment of the first order watercourse, walking tracks and passive recreation nodes (i.e. viewing platform/signage).</p>	<p style="text-align: center;">N/A</p>
<p>3. A passive open space linkage in accordance with the Thornton North Contributions Plan item TN30 shall be provided in the form of a 2.5 metre wide off-road shared pathway meandering along the riparian drainage corridor adjacent to the East/West Collector Road as shown on Figure 1.</p>	<p style="text-align: center;">✓ A 2.5m shared pathway has been provided on the northern side of the Collector Road. This is able to be provided within the riparian corridor and detailed as part of the SWC, WIK and VMP.</p>
<p>4. A 2.5m wide off-road shared pathway shall be provided adjacent to the E3 Zone connecting the Distributor Road to Raymond Terrace Road.</p>	<p style="text-align: center;">N/A</p>
<p>5. Additional linkages, including crossing of the drainage/riparian corridor may also be provided in consultation with Council.</p>	<p style="text-align: center;">N/A</p>
<p>6. A 2.5m wide off-road shared pathway shall be provided along the Distributor Road.</p>	<p style="text-align: center;">N/A</p>
<p>7. Neighbourhood playgrounds are to be provided in accordance with the Thornton North Contributions Plan items TN7 & TN8, generally in the locations identified within Figure 1.</p>	<p>It is understood that this will be provided as part of a combined local park over development lands to the north.</p>
<p>1.5 Stormwater & Water Quality Management Controls 1. Development applications for subdivisions are to be accompanied by a stormwater management strategy identifying both quality and quantity controls in accordance with Council's MOES and to address timing of construction.</p>	<p style="text-align: center;">✓ Provided within the SWMP.</p>
<p>2. Stormwater management facilities are to be provided as necessary within areas designated as drainage land on Figure 1.</p>	<p style="text-align: center;">✓ The riparian corridor has been provided to convey stormwater to the downstream basin.</p>

3. All stormwater facilities are to be dedicated to Council as part of the subdivision process.	<p style="text-align: center;">✓</p> <p style="text-align: center;">The riparian corridor will be dedicated to Council.</p>
4. Stormwater treatment for Lot 4 DP1145348 shall be provided within this land unless it can be accommodate by other approved/proposed basins in accordance with Council's MOES.	<p style="text-align: center;">N/A</p>
5. The three detention basins are to be designed together to demonstrate the solution achieves discharge requirements for the stormwater catchment at the precinct discharge point on the eastern edge of Lot 100 DP847510.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Addressed within the SWMP.</p>
6. A coordinated approach to sequencing, design and construction of those basins that relocate the natural watercourse will be required to demonstrate practical and legal implementation of the stormwater management strategies.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Addressed within the SWMP.</p>
<p>1.6 Amelioration of Natural & Environmental Hazards</p>	
1. Development Applications are to include a detailed assessment of the flora and fauna characteristics of the site prepared by a suitably qualified ecologist.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Provided within the BDAR.</p>
2. Riparian buffers shall be maintained around identified watercourses, in accordance with relevant NSW Natural Resources Access Regulator guidelines pertaining to minimum vegetated riparian zone widths.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Riparian buffers are maintained.</p>
3. Residential subdivision and associated development is to be designed so as to comply with the relevant standards and criteria for noise and vibration.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Addressed within the Noise Impact Assessment.</p>
4. Development on bushfire prone land shall be assessed and designed in accordance with the NSW RFS Planning for Bushfire Protection (2019) guidelines.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Addressed within the Bushfire Assessment Report.</p>
5. To minimise clearing within the E3 Environmental Management Zone, the Distributor Road may be reduced in width to remove on-street parking within the E3 zone portion of the site.	<p style="text-align: center;">N/A</p>
6. Land within the flood planning area shall address clause 7.3 of the Maitland Local Environmental Plan 2011.	<p style="text-align: center;">N/A</p>
7. All development applications shall demonstrate compliance with the requirements of SEPP 55 - Remediation of Land.	<p style="text-align: center;">✓</p> <p style="text-align: center;">Addressed within the SEE.</p>

<p>1.7 Key Development Sites <u>Raymond Terrace Road</u></p> <p>1. A 10m wide landscape buffer is to be provided within the rear of properties adjoining Raymond Terrace Road and can include a combination of earth mounding, acoustic fencing and vegetation in accordance with Figure 5 & 6. Details are to be submitted with any DA for subdivision of the land. Covenants are to be placed on affected land ensuring ongoing maintenance of the required landscaping and associated structures.</p>	<p style="text-align: center;">✓</p> <p>A landscape buffer is provided along RTR. Conditions of consent can be applied with regards to any necessary covenants.</p>
<p>2. Individual developments adjacent to Raymond Terrace Road will require an acoustic report for the development of the land that identifies detailed requirements for noise attenuation.</p>	<p style="text-align: center;">✓</p> <p>Addressed within the Noise Impact Assessment.</p>
<p><u>E3 Environmental Management an Rural Landscape Zone Land</u></p> <p>1. A perimeter road (with development on one side only) shall be provided around the edge of the precinct where it adjoins E3 or RU2 zoned land.</p> <p>2. Batters for perimeter roads adjoining the E3 zoned land will be contained entirely within the residential zoned portion of the land. Additional verge width may be required to accommodate grades in such circumstances.</p> <p>3. Retaining walls are not permitted within road reserve.</p> <p>4. A vegetation management plan is to be developed and approved for the E3 zone detailing maintenance and enhancement of the existing vegetation community on site prior to Subdivision Works Certificate.</p> <p>5. Such a plan shall incorporate mechanisms to support and improve the squirrel glider population of the area in association with any use of the land.</p> <p>6. Subdivision design shall ensure that Asset Protection Zones (APZs) are contained wholly within the boundaries of residential allotments (and perimeter roads), and do not extent the E3 zone where clearing would be required.</p>	<p style="text-align: center;">N/A</p>
<p>8. Residential Densities</p> <p>1. Any dual occupancy, medium density or integrated housing developments within the precinct are to be encouraged to be located and designed around areas of high amenity, being sites adjacent to open space, water bodies and bus routes.</p>	<p style="text-align: center;">✓</p> <p>Provision for future dual occupancy development is provided adjoining the riparian corridor.</p>