

## 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

None of the proposed residential lots would be within the 1% AEP flood level.

#### B.4 ON-SITE SEWAGE MANAGEMENT SYSTEMS

N/A

The site will be serviced by connection to Hunter Water's sewer system. The aspects of this connection which are external to the site will be assessed separately by Hunter Water.

#### B.5 TREE AND VEGETATION MANAGEMENT

##### 1. Introduction

N/A

As the site contains EEC, it has been assessed under the Biodiversity Assessment Method (BAM) offset scheme and as such, is not required to address Council's DCP.

##### Complies?

#### 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 RIPARIAN LAND AND WATERWAYS

##### 2. Introduction

*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.*

##### Complies?

N/A

The site is not identified within the Watercourse Map under the LEP, and is not within 40m of any watercourse.

**PART C DESIGN GUIDELINES**

**C.1 ACCESSIBLE LIVING**

**1. Introduction**

*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.*

**Complies?**

**N/A**  
No buildings proposed as part of this application.

**C.2 CHILD CARE CENTRES**

**N/A**

**C.3 EXHIBITION HOMES & VILLAGES**

**1. Introduction**

*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.*

**Complies?**

**N/A**  
No exhibition homes proposed as part of this application.

**C.4 HERITAGE CONSERVATION**

**1. Introduction**

*This chapter applies to all heritage items, including heritage conservation areas, to which clause 5.10 in the Maitland LEP 2011 applies.*

*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.*

**Complies?**

**N/A**  
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.

**C.5 INDUSTRIAL LAND**

**1. Introduction**

*All land that is zoned Industrial or B5 Business Development under the provisions of the Maitland LEP 2011.*

*Section 2 applies to all industrial development irrespective of zoning.*

**Complies?**

**N/A**  
The site is not located within an industrial zone and does not propose industrial development.

**C.6 SIGNAGE**

**1. Introduction**

*To provide detailed guidelines for signage.*

**Complies?**

**N/A**  
No signage is proposed as part of the application.

**C.7 OUTDOOR DINING**

**N/A**

<b>C.8 RESIDENTIAL DESIGN</b>	
<b>1. Introduction</b>	<b>Complies?</b>
<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"> <li>• <i>Single detached dwelling house</i></li> <li>• <i>Dual occupancy housing (attached or detached)</i></li> <li>• <i>Multi dwelling housing (attached or detached)</i></li> <li>• <i>Residential Flat Building (other than buildings to which State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development applies)</i></li> <li>• <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></li> </ul>	<p style="text-align: center;"><b>N/A</b></p> <p>No residential buildings proposed as part of this application.</p>
<b>C.9 SEX SERVICES PREMISES &amp; RESTRICTED PREMISES</b>	
<b>N/A</b>	
<b>C.10 SUBDIVISION</b>	
<b>Introduction</b>	<b>Complies?</b>
<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.</i></p> <p><i>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 style="text-align: center;">✓</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>

<b>1. Title Systems for Subdivision</b>	<b>Complies?</b>
<p>1.2 Conventional or Torrens Title Subdivision  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>
<b>2. Subdivision Design Process</b>	<b>Complies?</b>
<p>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. 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.</p> <p>Pre-consultation with Development Assessment staff is essential. 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.</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>
<b>3. Design Elements</b>	<b>Complies?</b>
<p><b>EC.1 Flora and Fauna</b>  <u>General – Requirements</u></p> <ul style="list-style-type: none"> <li>o EC.1.1 Areas of significant habitat must be protected.</li> <li>o 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.</li> <li>o 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.</li> <li>o EC.1.4 Provide link to existing vegetation corridors through open space provision and appropriate planting.</li> </ul>	<p style="text-align: center;">✓</p> <p>Due to the site residential zoning, the majority of vegetation on site will require removal. 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. Several small to medium sized trees are located in the southern portion of the site.</p> <p>As part of the rezoning process however, large environmental zoned areas were set aside to retain important drainage lines and watercourses, important vegetation tracts as well as linking ecological corridors.</p>

<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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.</li> </ul>	
<p><u>Rural and environmental zones (including land zoned R5 Large Lot Residential)</u></p> <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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.</li> </ul>	<p style="text-align: center;"><b>N/A</b></p> <p>The proposed residential lots are located within the R1 zone.</p>

<p><b>EC.2 Heritage and Archaeology</b>  <u>General Requirements:</u></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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 such work should an assessment be required.  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.</li> </ul>	<p style="text-align: center;">✓</p> <p>As discussed above, the site is not impacted by any matters of European heritage; however, part of the site contained under an existing AHIP in relation to various Aboriginal sites. As part of obtaining the AHIP, consultation with Registered Aboriginal Parties occurred.</p> <p>An Aboriginal Due Diligence Report has also been conducted on 24 Duckenfield Road in which discovered two (2) potential archaeological deposit (PAD) areas and recommended that further investigation including an Aboriginal Cultural Heritage Assessment (ACHA) and test excavations to occur prior to works within those areas.</p> <p>The overall Waterford AHIP has been provided as <b>Appendix 6A</b> and Aboriginal Due Diligence Report has been provided as <b>Appendix 6B</b></p>
<p><b>EC.3 Hazards</b>  <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 allotments are over the minimum lot size of 450m<sup>2</sup>. The subject development also involves lot benching which would remove costly works for the future residents.</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;">✓ This has been outlined within the SEE.</p>
<p><u>Flooding</u> 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.</p>	<p style="text-align: center;">✓ All proposed lots comply with the controls within the Maitland LEP 2011 with all lots above the 1% AEP.</p>
<p>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.</p>	
<p>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.</p>	
<p>EC.3.4 New industrial/commercial lots will generally be required to be flood free and free from other hazards.</p>	<p style="text-align: center;"><b>N/A</b></p>
<p><u>Bushfire prone land</u> EC.3.5 The development must comply with the NSW Planning for Bushfire Protection Guidelines.</p>	<p style="text-align: center;">✓ A Bushfire Assessment Report has been provided within Appendix 8.</p>
<p>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.</p>	
<p>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:</p> <ul style="list-style-type: none"> <li>• NSW Rural Fire Service (RFS) – Planning for Bushfire Protection – a guide for land use planners, fire authorities, developers and homeowners.</li> <li>• Consultation with Council and RFS staff.</li> </ul>	
<p>EC.3.8 Fire protection measure must be capable of being maintained by owners and users.</p>	

<p>EC.3.9 Bushfire protection measures and Asset Protection Zones must be:</p> <ol style="list-style-type: none"> <li>i. contained wholly within the site of the subdivision unless the most extraordinary circumstances apply;</li> <li>ii. capable of being maintained by owners and users;</li> <li>iii. located outside areas of ecological value and the buffers necessary to protect them.</li> </ol> <p>Note: Asset Protection Zones may incorporate fire trails, perimeter roads, cleared road verges and fixed building lines.</p>	
<p>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.</p>	
<p>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.</p>	
<p>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:</p> <ol style="list-style-type: none"> <li>i. Habitable storage structures being excluded from within the Fire Protection Zone.</li> <li>ii. Level at which the fuel loading is to be maintained within the Fire Protection Zone.</li> <li>iii. Responsibility for and nature of maintenance of fire trail, hazard reduction and Fire Protection Zone.</li> </ol>	
<p><u>Landslip</u></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p style="text-align: center;"><b>N/A</b></p> <p>The geotechnical assessment has not identified any evidence of slope instability and the site has not been identified as being subject to landslip. The geotechnical assessment has been provided in <b>Appendix 12.</b></p>
<p><u>Land Contamination</u></p> <ul style="list-style-type: none"> <li>• 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. <ol style="list-style-type: none"> <li>i. The relevant State Environmental Planning Policies</li> <li>ii. Maitland Council's Contaminated Land Policy,</li> <li>iii. Managing Land Contamination Planning Guidelines (1998),</li> <li>iv. The relevant NSW environment Protection Authority Guidelines - Guidelines for Consultants Reporting on Contaminated Sites.</li> <li>v. National Environment Protection (Assessment of Site Contamination) Measures.</li> </ol> </li> </ul>	<p style="text-align: center;">✓</p> <p>A Preliminary Site Investigation was completed by EP Risk which concluded that the subject site has a low risk of contamination.</p> <p style="text-align: center;">The assessment has been provided within <b>Appendix 14.</b></p>



<p><u>Geotechnical</u></p> <ul style="list-style-type: none"> <li>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).</li> </ul>	<p style="text-align: center;">✓</p> <p>Contamination, geotechnical considerations and acid sulfate soils have been considered as part of the Preliminary Geotechnical Assessment and Preliminary Site Investigations provided within <b>Appendices 12 and 14.</b></p>
<p><b>DC.1 Lot Size and Dimension</b></p> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p style="text-align: center;">✓</p> <p>All proposed lots achieve the minimum 450m<sup>2</sup> LEP lot standard.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<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"> <li>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.</li> </ul>	<p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> <li>Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimise the potential for soil erosion.</li> </ul>	<p style="text-align: center;">✓</p> <p>The propose development has followed the natural feature of the site with the layout generally following the zone boundary which generally flows the flood planning level.</p>
<ul style="list-style-type: none"> <li>Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses.</li> </ul>	<p style="text-align: center;">✓</p> <p>The proposed development will connect onto existing or approved developments. Stillwater Parade will act as a buffer to the adjoining site.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p style="text-align: center;">✓</p> <p>The proposed lot sizes and dimension of the residential developments are suitable for the future use.</p>
<ul style="list-style-type: none"> <li>Lots should be rectangular in shape. Where irregular shall accommodate the minimum building envelope and setback requirements.</li> </ul>	<p style="text-align: center;">✓</p> <p>All lots are regular in shape.</p>
<ul style="list-style-type: none"> <li>Minimum lot frontage of 12.5m at the road frontage for rectangular lots.</li> </ul>	<p style="text-align: center;">✓</p> <p>All regular shaped lots have a minimum frontage over 12.5m.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> <li>Lot access adjoining roundabouts and center refuges/splitter island shall not provide access within 10m of the splitters/facilities. 88b restrictions should be provided.</li> </ul>	<p style="text-align: center;">N/A</p> <p>No roundabouts or center refuges/splitter island within the proposed development.</p>

<ul style="list-style-type: none"> <li>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.</li> </ul>	<p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> <li>Subdivision proposals must not conflict with the requirements of any existing approvals.</li> </ul>	<p style="text-align: center;">N/A</p>
<p><u>Rural and environmental protection zones (including land zoned R5 Large Lot Residential)</u></p> <ul style="list-style-type: none"> <li>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.</li> <li>Lots are to be designed to conserve prime agricultural land and/or agriculturally productive lands.</li> </ul>	<p style="text-align: center;">N/A</p>
<p><u>Residential lot design</u></p> <p>DC.1.1 Provide a range of lot sizes to suit a variety of dwelling and household types. No more than 40% of the lot frontages within each street block may have the same lot width type. For the purpose of this control a lot width type is determined by any range of plus or minus 1.0m (for example, lots between 17m and 19m might be classed as one width type). Provide a lot width table for each street block including lot width groups, percentage and number. Other variables such as access and configuration can be considered as creating variation in the street.</p>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;">The lot width table has been provided with the SEE.</p>
<p>DC.1.2 Provide a subdivision structure plan which reflects the site's opportunities and constraints.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">The subdivision has been undertaken to address the sites constraints with the detailed within the SEE.</p>
<p>DC.1.3 Provide a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">The subdivision includes a clear road hierarchy with footpaths and shared paths provided to encourage walking and cycling and in particular to connect the perimeter road with the existing subdivision. A walkability plan has also been included within <b>Appendix 1</b> which depict the locations of the paths and the ability to walk or cycle to the nearest bus routes.</p>
<p>DC.1.4 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.</p>	
<p>DC.1.5 Residential lots shall be able to accommodate a suitable building envelope with minimum dimensions of approximately 15m by 10m behind the building line.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">All residential lots will be able to accommodate a suitable building envelope.</p>
<p><u>Rural and environmental protection zones (including land zoned R5 Large Lot Residential)</u></p> <ul style="list-style-type: none"> <li>DC.1.6 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.</li> </ul>	<p style="text-align: center;">N/A</p>

<p>The building envelope is to contain any dwelling, outbuildings, landscaping and on-site effluent treatment and disposal areas.</p> <ul style="list-style-type: none"> <li>• DC.1.7 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.</li> </ul>	
<p><u>Industrial and Commercial</u></p> <ul style="list-style-type: none"> <li>• DC.1.8 Subdivisions of existing commercial developments must maintain compliance with any minimum floor space ratio contained in Maitland LEP 2011.</li> </ul>	N/A
<p><u>Access handles</u></p> <ul style="list-style-type: none"> <li>• DC.1.9 Access handles and carriageways over them shall be in accordance with the table and associated notes below (Table 1 and Figure 1).</li> <li>• DC.1.10 No more than 2 lots may be serviced by a reciprocal right-of-carriageway (ROC) which shall be centrally located within both access handles.</li> <li>• DC.1.11 Battle-axe lots without public frontage (i.e., road, park, reserve) are discouraged unless part of an integrated approval.</li> <li>• DC.1.12 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.</li> <li>• DC.1.13 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.</li> <li>• DC.1.14 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.</li> </ul>	<p>N/A</p> <p>The subject proposal does not include any battle axe lots.</p>
<p><b>DC.2 Solar Access and Energy Efficiency</b></p> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> <li>• DC2.1 80% of new lots are to have 5-star solar access, and the remainder either 4 or 3 star.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>✓</p> <p>Over 80% of the new lots have 5-star solar access. The size, orientation, and shape of the lots is sufficient to ensure that future dwellings can get ample solar access to living and outdoor areas through the implementation of good design.</p>

### **DC.3 Drainage, Water Quality & Soil Erosion**

#### General Requirements

- 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.
- DC.3.8 Where the drainage impacts of the subdivision proposal cannot be limited to pre-development 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.



These requirements have been addressed within the Stormwater Management Plan provided as **Appendix 4**.

<ul style="list-style-type: none"> <li>• 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.</li> </ul>	
<p><b>DC.4 Landscape, Streetscape &amp; Visual Impact</b>  <u>General Requirements:</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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. 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.</li> </ul>	<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; and buffer landscaping.</p> <p>Street tree planting landscape plans are located within <b>Appendix 5</b>.</p>
<p><b>DC.5 Effluent Disposal</b>  <u>Residential Lots</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• DC.5.2 Lot size and layout must be adequate to allow appropriate effluent disposal systems to be provided for likely subsequent development.</li> <li>• 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.</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">All residential allotments will be connected to a sewer reticulation system.</p>

<ul style="list-style-type: none"> <li>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.</li> </ul>	
<p><u>Rural and environmental zones (including land zoned R5 Large Lot Residential)</u></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>DC.5.9 No pump out systems will be permitted.</li> <li>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.</li> </ul>	<p><b>N/A</b></p>
<p><b>DC.6 Roads &amp; Access, Pedestrian &amp; Cycleways</b></p> <p><u>General Requirements</u></p>	<p>✓</p>
<p>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>The road design has taken the natural topography of the site to reduce the amount of cut and fill through out the site.</p>
<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>	<p style="text-align: center;">✓</p> <p>The components within the control have been considered during design phase.</p>
<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>	<p style="text-align: center;">✓</p> <p>To be assessed as part of the SWC.</p>
<p>DC.6.4 Road widths and geometry in all subdivisions must accommodate necessary service and emergency vehicles.</p>	<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).	✓ The roads have been designed in accordance with Council's Manual of Engineering Standards (MOES).
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).	✓ No direct access to any classified roads.
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.	<b>N/A</b> The proposed does not involve any rural or large lot residential.
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"> <li>• Opposing bus stops shall be spaced and located generally at 400m and accompanied with centre refuge and concrete parking lane blisters.</li> <li>• Placed on departure side of refuge/crossings, and from intersections</li> <li>• preference against parks/public land where possible.</li> <li>• Vehicle access to lots shall be demonstrated, driveway construction and 88b restrictions may be warranted</li> <li>• proposed stops shall be marked on sales plan to notify buyers</li> <li>• 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.</li> </ul>	<b>Yes</b> A bus route will be provided along Settlers Boulevard. An existing bus route exists on Dragonfly Drive. Accordingly, all future allotments will generally be located within 400m of a bus route with the maximum distance being 450m. 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.
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 Waterford 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.	
DC.6.12 On-street parking is provided on all streets for convenience and to contribute to surveillance and street life.	✓ Provided within concept engineering plans and discussed within the Bushfire Assessment Report.
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.	✓ No cul-de-sacs proposed.

<p>DC.6.16 Maximise connectivity to bus stops, community facilities, open space and attractors through orientation of street blocks and public land.</p>	<p style="text-align: center;">✓</p> <p>All proposed lots will be within 400m of a bus route, pedestrian network and local park. A 3m shared path has also been provided along Stillwater Parade which also acts as passive open space for the future residents.</p>
<p>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.</p>	<p style="text-align: center;">✓</p> <p>Discussed above.</p>
<p>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.</p>	
<p>DC.6.19 Land slopes of 6% or greater shall generally run downhill unless demonstrated that earthworks will be minimized for the development.</p>	
<p>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).</p>	<p style="text-align: center;"><b>N/A</b></p> <p>There are no parks proposed within this development.</p>
<p>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>	
<p>DC.6.22 Intersection spacing shall follow best practice including:</p> <ul style="list-style-type: none"> <li>• minimum 40m stagger of intersections on opposing sides, 60m on same side</li> <li>• minimum 100m stagger on opposing sides, 120m on same side for trunk roads on trunk road,</li> <li>• four-way intersections on trunk roads shall be roundabouts, T-intersections, or lights</li> </ul>	<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 distributor road.</p>
<p><u>Residential Subdivisions</u></p> <ul style="list-style-type: none"> <li>• DC. 6.23 Street block lengths shall be a maximum length of: <ul style="list-style-type: none"> <li>○ 180m desirable, 250m maximum for local streets</li> <li>○ 180m for residential streets running parallel against trunk roads</li> <li>○ Generally 70m deep for residential</li> </ul> </li> </ul>	<p style="text-align: center;">✓</p> <p>All streets comply with the lengths with all the block depths also being approximately 70m.</p>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<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"> <li>• 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.</li> </ul>	<p style="text-align: center;">✓</p> <p>The street network has and pedestrian links will follow the existing network and extend into the proposed subdivision.</p>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p style="text-align: center;">✓</p> <p>A comprehensive footpath and shared pathway network has been provided to connect future bus routes and the proposed open spaces.</p>



	The plans submitted within <b>Appendix 1</b> detail the extent and type of pedestrian linkages proposed within the subdivision which have been placed in accordance with the Waterford County North Area Plan.
<b>DC.7 Crime Prevention – Safer By Design</b> <u>General Requirements</u> <ul style="list-style-type: none"> <li>DC.7.1 Clear sightlines between public and private places.</li> </ul>	✓ Clear sightlines are available between public and private places. Lots are oriented so that future dwellings will face the street allowing for natural surveillance opportunities.
<ul style="list-style-type: none"> <li>DC.7.2 Landscaping that makes places attractive, but does not provide offenders with places to hide or entrap victims.</li> </ul>	✓ Street trees proposed will all mature to have a clear trunk at eye level. The landscaping around the proposed basins would also not have the ability to hide or entrap victims.
<ul style="list-style-type: none"> <li>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.</li> </ul>	Conditions of consent are able to be applied in this regard to be incorporated into the VMP and SWC landscape plans.
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>DC.7.5 Lots created should be designed so buildings face outwards towards public and semi-public areas to provide natural surveillance opportunities.</li> </ul>	
<ul style="list-style-type: none"> <li>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).</li> </ul>	
<ul style="list-style-type: none"> <li>DC.7.7 Council may require a report from a suitably qualified lighting engineer for lighting of public areas within subdivisions.</li> </ul>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
<ul style="list-style-type: none"> <li>DC.7.9 In some cases public areas may need to have restricted access, particularly at night, to prevent vandalism and anti-social behaviour.</li> </ul>	✓ 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.

<p><b>DC.8 Site Filling</b></p> <ul style="list-style-type: none"> <li>DC.8.1 Earthworks require development consent of Council under the provisions of the Maitland LEP 2011, unless either exempt or complying development.</li> <li>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.</li> <li>DC.8.3 An absolute maximum fill depth of 2m will be considered by Council.</li> </ul>	<p style="text-align: center;">✓</p> <p>Details in this regard are provided within the Concept Engineering plans.</p>
<ul style="list-style-type: none"> <li>DC.8.3 An absolute maximum fill depth of 2m will be considered by Council.</li> </ul>	<p style="text-align: center;">✗</p> <p>Some areas of fill will exceed 2m. This is discussed within the SEE.</p>
<p><b>DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)</b></p> <p><u>Water and Sewer</u></p> <ul style="list-style-type: none"> <li>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.</li> <li>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. 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).</li> </ul>	<p style="text-align: center;">✓</p> <p>An internal reticulated service system is proposed as part of the DA. Any WWPSs required will be assessed by Hunter Water as a separate process to the DA.</p>
<p><u>Electricity</u></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	<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.</p>

<ul style="list-style-type: none"> <li>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.</li> <li>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;</li> </ul>	
<p><u>Street Lighting</u></p> <ul style="list-style-type: none"> <li>DC.9.8 Street lighting shall not be provided for low-density residential subdivisions, unless special circumstances (consistent with AS1158) warrant installation.</li> <li>DC.9.9 Street or road lighting shall not be provided for rural subdivisions.</li> </ul>	<p style="text-align: center;">✓</p> <p>Full details with regards to street lighting will be provided with the engineering design.</p>
<p><u>Telecommunications</u></p> <ul style="list-style-type: none"> <li>DC.9.10 Telephone connection to be available to all new lots in accordance with the requirements of Telstra or other approved provider.</li> </ul>	<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.</p>
<p><u>Low density residential lots</u></p> <ul style="list-style-type: none"> <li>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).</li> </ul>	<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 proposed basins.</p>
<p><b>IC.1 Entry Features</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>IC.1.3 Entry features shall be limited to one pair at the primary entrance to a new subdivision.</li> <li>IC.1.4 Entry features can only display the name of the estate NOT street names.</li> <li>IC.1.5 Entry features shall only be located on privately owned land.</li> <li>IC.1.6 Entry features for residential subdivisions shall be limited to a size of 20m<sup>2</sup> with a maximum height of 2m. The size of entry features for industrial and commercial estates will be considered on merit.</li> <li>IC.1.7 In certain circumstances the erection of entry features may be considered at a later stage but must comply with the guidelines.</li> </ul>	<p style="text-align: center;"><b>N/A</b> None proposed.</p>
<p><b>IC.2 Street names</b></p> <p>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 style="text-align: center;">✓</p> <p>Can be added as condition of consent.</p>

<p><b>IC.3 house/Lot Numbering</b> 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 style="text-align: center;">✓ Noted.</p>
<b>C.11 VEHICLE ACCESS &amp; CAR PARKING</b>	
<b>1. General Requirements</b>	<b>Complies?</b>
<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 <b>Appendix A</b> of this policy.</p>	<p style="text-align: center;"><b>N/A</b> No parking facilities are proposed or required as part of this subdivision.</p>
<b>2. Guidelines for the Design, Layout and Construction of Access and Parking Areas</b>	<b>Complies?</b>
<b>N/A</b>	
<b>3. Loading/Unloading Requirements</b>	<b>Complies?</b>
<b>N/A</b>	
<b>4. Car Parking for Persons with a Disability</b>	<b>Complies?</b>
<b>N/A</b>	
<b>5. Bicycle Parking</b>	<b>Complies?</b>
<b>N/A</b>	
<b>6. Major Traffic Generating Development</b>	<b>Complies?</b>
<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>	<p style="text-align: center;">✓ The subdivision proposes more than 200 allotments and is therefore considered to represent traffic generating development pursuant to Schedule 3 of SEPP (Transport and Infrastructure) 2021. A TIA has been prepared in this regard.</p>
<b>7. State Environmental Planning Policy (Infrastructure) 2007</b>	<b>Complies?</b>
<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>	<p style="text-align: center;">✓ Noted.</p>
<b>PART D LOCALITY PLANS</b>	
<b>N/A</b>	
<p style="text-align: center;">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>	
<b>PART E SPECIAL PRECINCTS</b>	
5. Morpeth Heritage Conservation Area	

**PART F URBAN RELEASE AREAS**

**F.2 RESIDENTIAL URBAN RELEASE AREAS**

1. Desired Future Outcomes	Complies?
<p><i>All development should demonstrate consistency and consideration of the following principal desired future outcomes for Residential Urban Release Areas...</i></p>	<p align="center">✓</p> <p>The subdivision has been designed in accordance with the Thornton North Area Plan (TNAP) 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><i>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.</i></p>	<p align="center">✓</p> <p>The subject site is located within an urban release area which is subject to the Waterford County North area plan.</p>
<p><b>2.1 Traffic &amp; Connectivity</b>  <i>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.</i></p>	<p align="center">✓</p> <p>The TIA has been prepared for the subject DA addressing these requirements.</p>
<p><b>2.2 Subdivision Design</b>  <i>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.</i></p>	<p align="center">✓</p> <p>Staging Plans have been provided within <b>Appendix 1</b>. Discussion on site analysis, the intentions and philosophy of the proposed layout, lot sizes, shapes and densities are provided within the SEE.</p>
<p><b>2.3 Building Form</b>  <i>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.</i></p>	<p align="center"><b>N/A</b> None proposed.</p>
<p><b>2.4 Visual &amp; Scenic Amenity</b>  <i>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.</i></p>	<p align="center">✓</p> <p>A Landscape Assessment is provided within <b>Appendix 5</b>.</p>

<p><b>2.5 Water Cycle Management &amp; Sediment &amp; Erosion Control</b>  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 "<b>Blue Book</b>" 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.</p>
<p><b>2.6 Landscaping, Streetscape &amp; Open Space Areas</b>  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 street tree detail have been included within <b>Appendix 5</b>.</p>
<p><b>2.7 Noise &amp; Vibration</b>  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;"><b>N/A</b></p> <p>The subject site is not located adjacent to any main roads, railway or within the quarry buffer area.</p>
<p><b>2.8 Key Development Sites</b>  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;">✓</p> <p>Key development sites have been included within the Waterford County North Precinct Plan discussed below.</p>
<p><b>F.7 THORNTON NORTH URBAN RELEASE AREA</b></p>	
<p><b>1.1 Development Controls</b></p>	<p style="text-align: center;"><b>Complies?</b></p>
<p>a) Precinct Plans are to be prepared for each development area. The Precinct Plans are to correspond with the sequencing of land identified in the Thornton North Area Staging Plan.  b) 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.  c) Each Precinct Plan must address the specific requirements outlined in Section A.2: Precinct Plan Requirements to the satisfaction of Council.</p>	<p style="text-align: center;">✓</p> <p>The site is located within the Waterford County North Precinct Plan which has been created in accordance with the requirements of Part F7.</p>

Waterford County North Precinct Plan	Complies?
<p><b>1.1 Staging Plan</b>  All development applications for subdivisions shall include a staging plan, where the development is intended to be released sequentially.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">The subdivision is proposed over three (3) stages.</p>
<p><b>1.2 Transport and Movement</b>  1. The layout, hierarchy and design of major streets within the precinct should be generally consistent with the precinct plan and Figure 43.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">The street layout has been designed in accordance with the precinct plan and Figure 2. This is discussed in detail within the SEE.</p>
<p>2. Pedestrian paths, cycle ways and off-road shared pathways are to be provided within the precinct generally as shown on the precinct plan. The pedestrian and cycle network should link the Chisholm local activity centre with open space and community facilities and link to adjoining precincts.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">The street layout includes 1.5m footpaths on one (1) side of local streets and 2.5m wide off-road shared paths on Fontana Street and Caldera Street. A 3m wide shared path has been proposed along Stillwater parade.</p>
<p>3. 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;">No lots are backing onto open space, environmental land or drainage areas.</p>
<p>4. Suitable transport access and connectivity within the site and to adjoining areas shall be maintained at all times for motor vehicles, pedestrians, cyclists and public transport providers.</p>	<p style="text-align: center;">✓</p>
<p>5. The transport movement hierarchy shall identify bus transport routes within the precinct.</p>	<p style="text-align: center;">Provided.</p>
<p>6. North Link Road to be 15m wide and constructed to the boundary.</p>	<p style="text-align: center;"><b>N/A</b></p>
<p><b>1.3 Overall Landscape Strategy</b>  1. The overall landscaping strategy within the precinct should be generally consistent with the precinct plan.  2. A 10m wide landscaped buffer is to be provided within the rear of properties adjoining McFarlanes Road (refer to Figure 44). Existing mature trees within the buffer to be retained, where possible.  3. The respective landscaped buffer adjoining the McFarlane Road is to wholly within the affected allotments, with the maintenance of the landscape buffer being the responsibility of the individual owners of the respective allotments. Covenants are to be placed on affected land ensuring ongoing preservation and maintenance of the approved landscaping and fencing treatments on all lots that adjoin McFarlanes Road.  4. Fencing of allotments along the boundary of McFarlanes Road shall use consistent materials and colour and be landscaped both forward and behind the fence (refer to Figure 45). Fencing not required where the boundary coincides with a proposed drainage reserve.</p>	<p style="text-align: center;"><b>N/A</b></p> <p style="text-align: center;">The landscaping strategy for the subject subdivision is consistent with the precinct plan. The development is not within the vicinity of McFarlanes Road.</p>

5. Side boundary fencing located within the landscaped buffer is to be similar to McFarlanes Road's boundary fencing treatment.	
6. Private maintenance gates are to be provided in the boundary fence within each of the proposed lots that adjoin McFarlanes Road.	
7. Development applications for subdivision will include detailed landscaping plans that: <ul style="list-style-type: none"> <li>• identify appropriate street tree species;</li> <li>• illustrate fencing treatments to adjoining rural properties;</li> <li>• illustrate landscape/threshold treatment of key intersections;</li> <li>• demonstrate how open space areas and trunk drainage are to be located and landscaped; and</li> <li>• demonstrate how existing mature trees are retained and protected in the landscape.</li> </ul>	<p style="text-align: center;">✓</p> <p>The landscape plans provided within <b>Appendix 5</b> identify street tree species appropriate for this purpose. Landscaping with regards to the basin will be provided as part of the Construction Certificate documentation.</p>
8. Existing significant mature trees should be retained, where possible.	Retention of large mature trees is not possible due to the size of the residential lots proposed.
<p><b>1.4 Passive &amp; Active Recreational Areas</b></p> <p>1. Development applications for subdivision that include areas of passive and active recreational space as identified in the precinct plan are to include detailed designs in the overall landscaping strategy.</p> <p>2. The "Eagle Nest" local park is to be developed for passive open space recreational purposes. A landscape plan is to be developed showing enhancement of the area with local tree species.</p>	<p style="text-align: center;"><b>N/A</b></p> <p>As confirmed by Maitland City Council during the Pre-Lodgement Meeting, the eagle nest park is no longer required in that position as the White Bellied Sea Eagle is no longer in that location. A White-bellied Sea-Eagle nest report has also been completed by Stephen Debus in which confirms the location of the nest is no longer within the mapped area.</p> <p style="text-align: center;">The full report has been provided within <b>Appendix 15</b>.</p>
<p><b>1.5 Stormwater &amp; Water Quality Management Controls</b></p> <p>1. Development applications for subdivision will be accompanied by a stormwater management plan identifying both quantity and quality controls.</p>	<p style="text-align: center;">✓</p> <p>Water quantity and quality has been addressed within the SWMP located within <b>Appendix 4</b>.</p>
<p><b>1.6 Amelioration of Natural &amp; Environmental Hazards</b></p> <p>1. Subdivision design and lot layout must ensure that any future dwelling will not be adversely affected by noise, dust or vibration from activities generated by the adjoining quarry operations. Development applications for dwellings are to address mitigating measures where appropriate.</p>	<p style="text-align: center;"><b>N/A</b></p> <p>All proposed lots are located outside of the 500m quarry buffer area.</p>
2. Development Applications shall include subdivision designs that consider the bushfire risk in the locality, in accordance with the NSW Rural Fire Service guidelines current at that time. Submission of a bushfire risk assessment will be a minimum requirement for any development application involving bushfire prone land within the plan.	<p style="text-align: center;">✓</p> <p>A Bushfire Threat Assessment is located within <b>Appendix 8</b>.</p>
3. Subdivision design shall ensure that Asset Protection Zones (APZs) are contained wholly within the boundaries of residential allotments (and perimeter roads where considered safe and practical), and do not extent into environmentally zoned where clearing would be required.	<p style="text-align: center;">✓</p> <p>All APZs are located outside of environmental zones.</p>



<p>4. Development adjoining the E3 Environmental Management zone must be designed and planned to ensure any Asset Protection Zones and the like are not required or needed in the E3 zone.</p>	<p style="text-align: center;"><b>N/A</b> The site does not adjoin the C3 zone.</p>
<p>5. Development Applications will need to investigate soil salinity levels, soil structure/ stability and Acid Sulphate Soils as part of geotechnical investigations associated with the site.</p>	<p style="text-align: center;">✓ Addressed within the SEE.</p>
<p><b>1.7 Key Development Sites</b> <b>Flood Fringe/Rural and Environmental Zoned Land Interface</b> 1. A perimeter road (with development on one side only) shall be provided around the edge of the precinct where it adjoins flood prone land or rural land.</p>	<p style="text-align: center;">✓ The development includes a perimeter road which adjoins the proposed basins.</p>
<p>2. A 3.0m wide off-road shared pedestrian/cycle path shall be provided on the lower side of the perimeter road to create a continuous pathway linking with existing and proposed networks and public open space.</p>	<p style="text-align: center;">✓ A 3m wide shared path has been proposed along Stillwater Parade.</p>
<p>3. Additional landscaping to the perimeter of development fronting the floodplain/rural land and to the proposed water management basins shall be provided to filter views of the new development across the floodplain. Details shall be provided in a landscape plan with any relevant development applications.</p>	<p style="text-align: center;">✓ Details of this have been provided within the Landscape Plans (Appendix 5).</p>
<p>4. Any fencing of allotments forward of the front building line shall be of an open style of consistent design, material and colour so as to not dominate the landscape and minimise visual impact.</p>	<p style="text-align: center;"><b>N/A</b> To be assessed under the dwelling applications.</p>
<p><b>Clay Quarry Site Interface</b> Only single story dwellings will be permitted on lots adjoining Timberlane Estate. Appropriate building restrictions are to be placed on the title of each lot. 1. An impact assessment shall be undertaken by a suitably qualified consultant to assess the impact of the quarry and associated activities on the precinct. Any mitigation measures necessary to address noise, vibration and dust impacts on the precinct must be incorporated in any development application and apply to affected development.</p>	<p style="text-align: center;"><b>N/A</b> All proposed lots are located outside of the 500m quarry buffer area.</p>
<p><b>1.8 Residential Densities</b> 1. Any dual occupancy, medium density or integrated housing developments within the precinct are 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;"><b>N/A</b> No dual occupancy, medium density or integrated housing development proposed.</p>

<p><b>1.9 Flora and Fauna</b></p> <p><i>1. Development Applications are to include a detailed assessment of the flora and fauna characteristics of the site prepared by a suitably qualified ecologist. Such an assessment shall consider retention of hollow bearing trees, where practicable.</i></p>	<p style="text-align: center;">✓</p> <p>A BDAR has been prepared in this regard within Appendix 10.</p>
<p><i>2. Riparian buffers shall be maintained around identified watercourses, in accordance with relevant NSW Office of Water guidelines pertaining to minimum buffer widths.</i></p>	<p style="text-align: center;"><b>N/A</b></p>