

DRAFT CHISHOLM CENTRAL PRECINCT PLAN

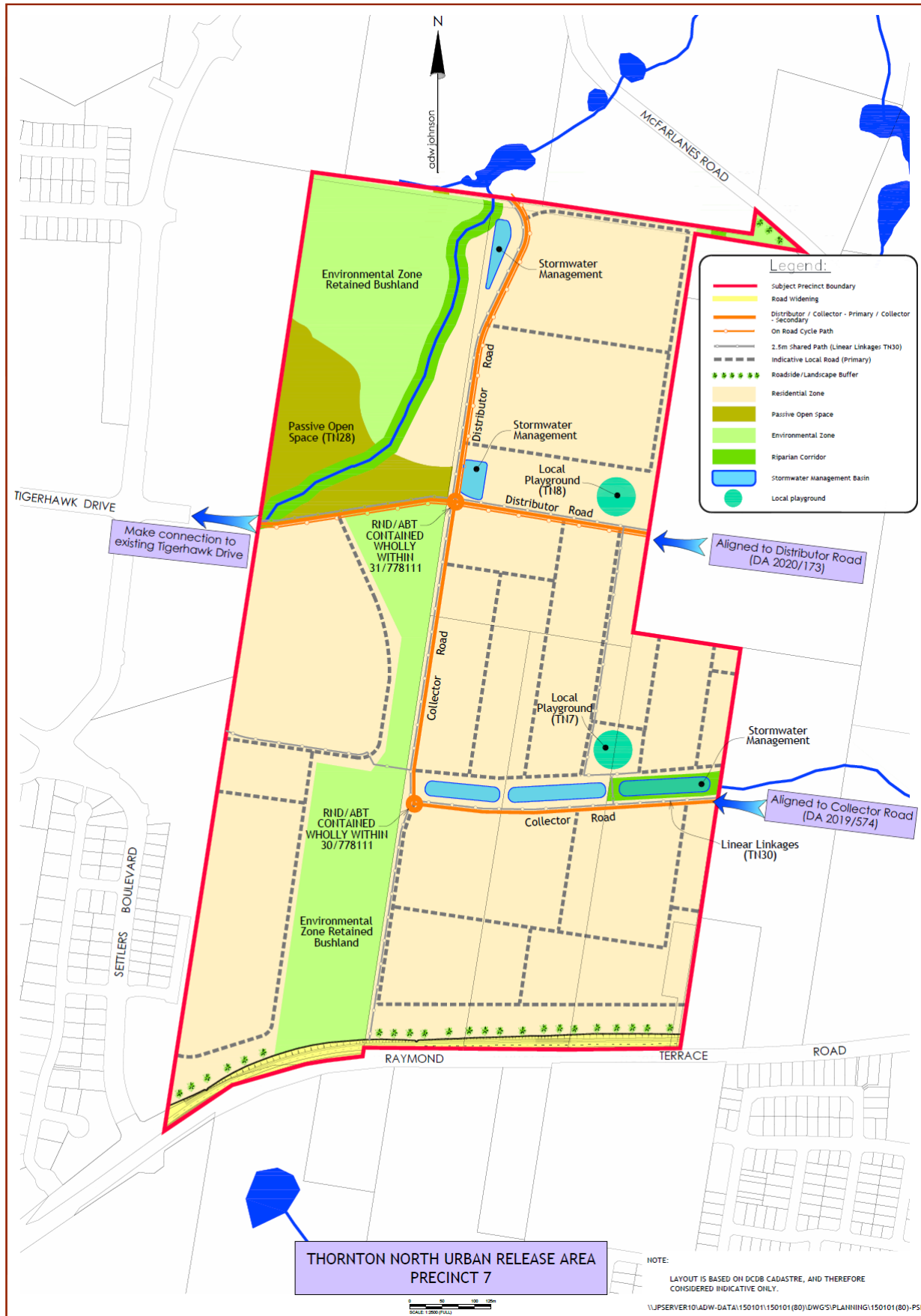


Figure 1: Draft Central Precinct Plan

1.1 Staging Plan

Objectives

1. To provide for the timely and efficient release of urban land making provision for necessary infrastructure and sequencing.

Development controls

1. All development applications for subdivisions shall include a staged construction plan, where the development is intended to be constructed in stages.

1.2 Transport and Movement

Objectives

1. To achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists.
2. To provide walkable neighbourhoods with convenient access to neighbourhood shops, community facilities and other services, with less dependence on cars for travel.
3. To provide for access generally by way of an interconnected network of streets and paths which facilitate safe, efficient and pleasant walking, cycling and driving.
4. To facilitate new development which supports the efficiency of public transport systems, and provides safe, direct access to the system for residents.
5. To facilitate an efficient, interconnected road network to enable orderly development, consistent with the staging of the precinct.

Development controls

1. The layout, hierarchy and design of major streets within the precinct should be generally consistent with **Figure 1**.
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.
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**.
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”).
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”).
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**.
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.
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.

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.
10. Local streets shall be orientated towards trunk/bus routes to assist walking distances to bus stops and assist wayfinding.

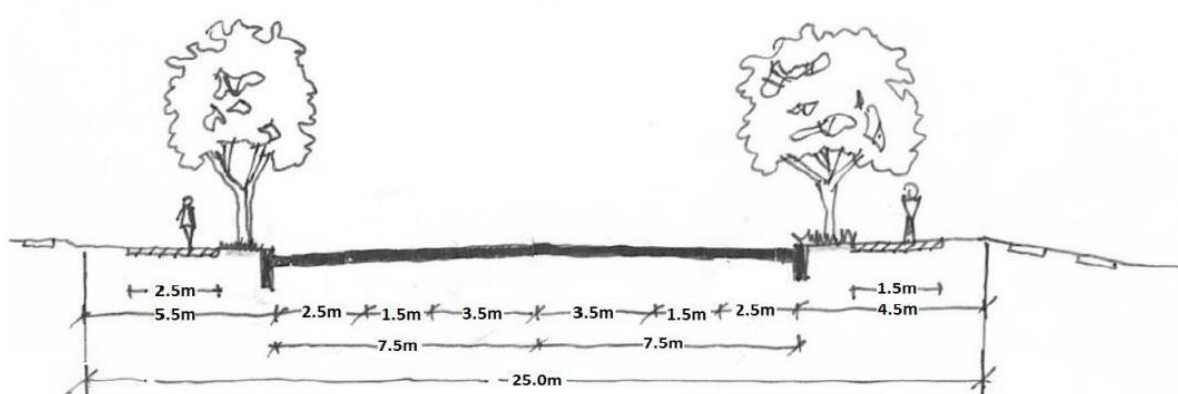


Figure 2: Distributor Road Section

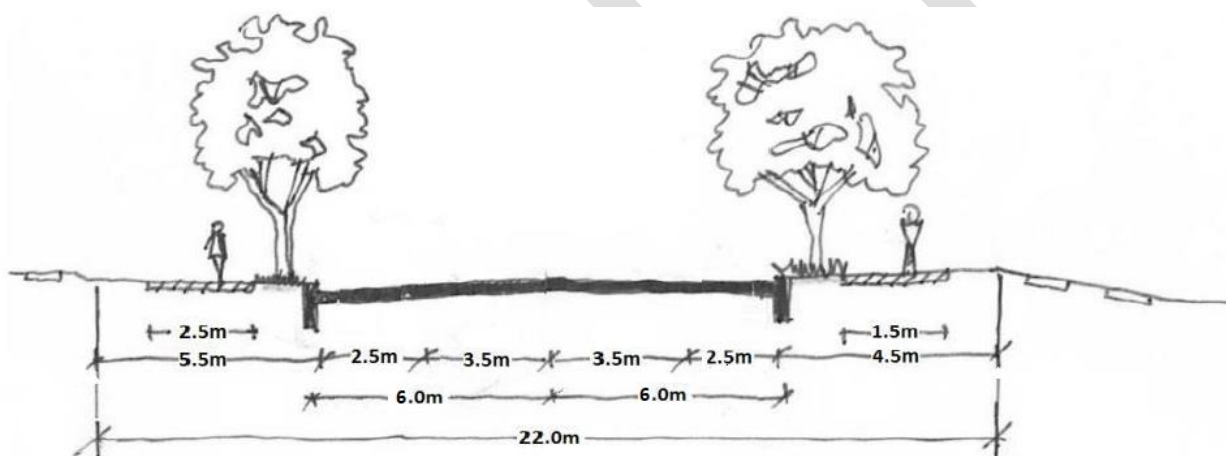


Figure 3: Collector Road Section

1.3 Overall Landscaping Strategy

Objectives

1. To soften the visual impact of all built elements, creating attractive and consistent streetscapes when viewed by passing traffic and pedestrians.
2. To establish an attractive visual appearance to the development by street tree planting and providing additional landscaping in public areas.
3. To ensure key environmental areas such as waterways, vegetation, land resources, and areas of cultural significance and scenic value are protected.
4. To provide landscaping appropriate to the nature and scale of development that enhances the local character and streetscape, supports retention and regeneration of ecological corridors and provides visual interest and a suitable backdrop to the built form.
5. To provide landscaped buffers around the site perimeter adjoining major roads.
6. To provide a quality landscaped gateway to this part of the Thornton North Release Area.
7. To retain appropriate riparian corridors and integrate them with open space.

Development controls

1. Landscaping shall be provided in locations generally in accordance with Figure 1.
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.
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.
4. The vegetation management plan is to specifically address feed tree species associated with the squirrel glider habitat and include a “nest box” program.

1.4 Passive and Active Recreation Areas

Objectives

1. Neighbourhoods must be conveniently located near open space areas that offer a range of recreational opportunities for residents, accessible within walking distance from each residence.
2. To provide a safe and appropriate level of pedestrian and cycleway access linking new development with established urban areas, parks and public transport, including a mix of on-road and off-road cycle routes.
3. To formalise connections and passive open space as provided for under the Thornton North Contributions Plan.

Development controls

1. The network of passive and active recreational areas should be provided.
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).
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.
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.
5. Additional linkages, including crossing of the drainage/riparian corridor may also be provided in consultation with Council.
6. A 2.5m wide off-road shared pathway shall be provided along the Distributor Road.
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.

1.5 Stormwater and Water Quality Management

Objectives

1. To provide for an integrated and sustainable approach to the design and provision of open space and urban water management.
2. To protect and enhance the water quality, water quantity and habitat value of downstream waterways and environment.

3. To prevent erosion and run-off during site preparation, construction and the ongoing use of the land to minimise cumulative impact on receiving waterways.
4. To provide a coordinated stormwater management system for the whole of the precinct.

Development 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.
2. Stormwater management facilities are to be provided as necessary within areas designated as drainage land on Figure 1.
3. All stormwater facilities are to be dedicated to Council as part of the subdivision process.
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.
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.
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.

1.6 Amelioration of Natural and Environmental Hazards

Objectives

1. Amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected is achieved.
2. To ensure that future residential development is not adversely affected by any noise and vibration from road traffic associated with Raymond Terrace Road.

Development controls

1. Development Applications are to include a detailed assessment of the flora and fauna characteristics of the site prepared by a suitably qualified ecologist.
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.
3. Residential subdivision and associated development is to be designed so as to comply with the relevant standards and criteria for noise and vibration.
4. Development on bushfire prone land shall be assessed and designed in accordance with the NSW RFS Planning for Bushfire Protection guidelines.
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.
6. Land within the flood planning area shall address clause 7.3 of the Maitland Local Environmental Plan 2011.
7. All development applications shall demonstrate compliance with the requirements of SEPP 55 - Remediation of Land.

1.7 Key Development Sites

Raymond Terrace Road

Objectives

1. Detailed urban design controls are provided for significant development sites.
2. To ensure that development does not result in significant detrimental visual impact at a key gateway to the Thornton North release area.

Development controls

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.
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.

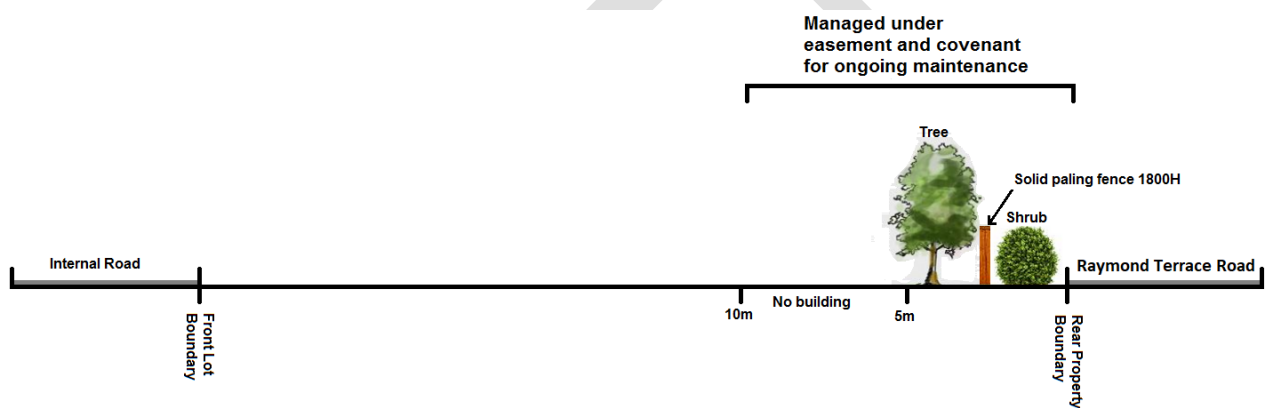


Figure 5: Raymond Terrace Landscape Treatment Section

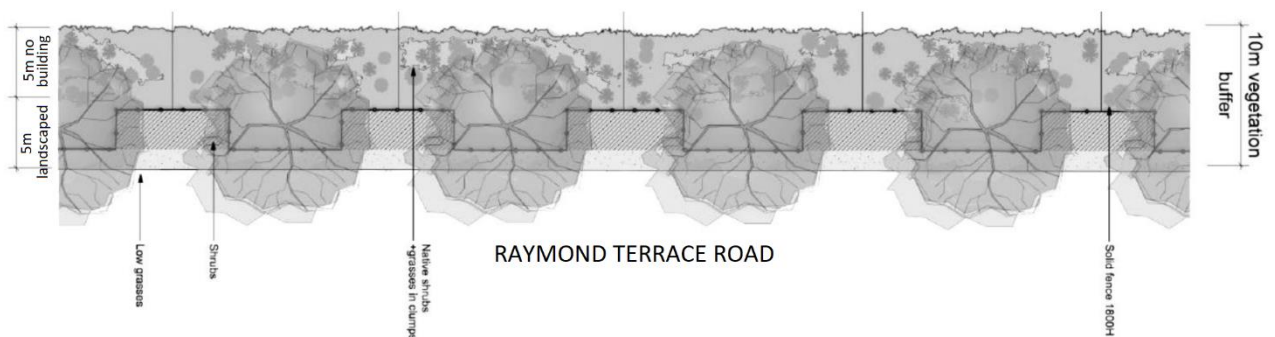


Figure 6: Raymond Terrace Landscape Treatment Plan

E3 Environmental Management and Rural Landscape Zone Land

Objectives

1. Detailed urban design controls are provided for significant development sites.
2. To provide for the management and enhancement of vegetation, habitat and associated fauna.

Development controls

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.
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.
3. Retaining walls are not permitted within road reserve.
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.
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.
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.

1.8 Residential Densities

Objectives

1. To encourage higher density living around transport, open space and service nodes.

Development controls

1. Any dual occupancy, medium density or integrated housing developments within the precinct are strongly encouraged to be located and designed around areas of high amenity, being sites adjacent to open space, water bodies and bus routes.