

10.3 DRAFT CHISHOLM CENTRAL PRECINCT PLAN

FILE NO:	103/115
ATTACHMENTS:	1. Locality Plan 2. Draft Central Precinct Plan
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MAITLAND +10	Outcome 7. Diverse and affordable housing
COUNCIL OBJECTIVE:	7.3.1 To provide a framework that will provide diverse, adaptable and affordable housing options

EXECUTIVE SUMMARY

The Maitland Development Control Plan 2011 (MDCP 2011) requires that a precinct plan be adopted before a development application can be determined for urban release areas. A precinct plan has been prepared for the Chisholm Central Precinct and is ready to be exhibited. When adopted the precinct plan will be included in the MDCP 2011 and inform the development outcomes for the site.

The Chisholm Central Precinct is the final precinct within that area of the Thornton North URA (TNURA) north of Raymond Terrace Rd and includes 89ha of land. The central precinct includes both residential and environmental zoned land and adjoins Waterford County residential area to the west and the McFarlanes Rd residential development front to the east. A locality plan for the "Chisholm Central Precinct", being Precinct 7, is appended to this report as Attachment 1.

The draft precinct plan addresses, amongst other things, issues such as road layout/design and connectivity, location of open space and drainage corridors, road buffer treatments and shared path networks.

This report seeks approval to exhibit the attached amendment to the MDCP 2011 to introduce development provisions for the Chisholm Central Precinct.

OFFICER'S RECOMMENDATION

THAT

1. Pursuant to clause 18 of the Environmental Planning and Assessment Regulation 2000, Council exhibit the attached amendment to Maitland Development Control Plan 2011 for the draft Chisholm Central Precinct Plan for a period of 28 days.

DRAFT CHISHOLM CENTRAL PRECINCT PLAN (Cont.)

2. A further report be submitted to Council following public exhibition of the draft Precinct Plan.

REPORT

Council is in receipt of a draft precinct plan to be included in the Thornton North Area Plan as "Chisholm Central Precinct". This is Precinct 7, the final precinct in the TNURA north of Raymond Terrace Rd. Precinct 7 has a total of 89ha of land including Lots 30, 31 and 32 DP 778111, Lot 4 DP 1145348, Lot 100 DP 847510 and Lot 662 DP 733736.

The Chisholm Central Precinct includes both residential and environmental zoned land. Precinct 7 is a key development area of the TNURA providing the final development linkages between the eastern development front and the Waterford County hub. The central precinct includes E3 Environmental Management zoned land which includes important habitat and corridor linkages for known threatened species located on site and in the wider locality. Management of the interface between the future urban environment and this important habitat is suitably addressed in the draft Chisholm Central Precinct Plan. The draft precinct plan responds to the Thornton North Contributions Plan by providing passive and active open space opportunities, a network of pedestrian and cycle pathways and enhancement landscaping designed to protect waterways, vegetation, land resources and areas of scenic value.

The draft precinct plan also provides development guidelines for an interconnected road network linking the eastern precincts with the western precincts enabling safe and efficient access to shops, schools and community facilities.

The Chisholm Central Precinct Plan will form part of the Thornton North Area Plan (TNAP) prepared for the Thornton North URA. The TNAP consists of two parts – i.e. the Thornton North URA Guidelines and the Precinct Plans. The Thornton North URA Guidelines provide 'area-wide' development objectives and requirements identifying desired future outcomes and directions. The Precinct Plans address precinct specific issues and provides development objectives and requirements in conjunction with the Thornton North URA Guideline of the TNAP.

Draft Chisholm Central Precinct Plan

A precinct plan is required for the Chisholm Central Precinct before Council can determine a development application on the site. The precinct plan provides guidance on key design and planning principles that should inform any future development of the precinct. The plan will be incorporated into the Maitland DCP 2011. A draft precinct plan has been prepared and is considered ready for public exhibition. A copy of the draft precinct plan is attached to this report as Attachment 2.

Key principles of the plan include:

- To provide walkable neighbourhoods with convenient access to neighbourhood shops, community facilities and other services, with less dependence on cars for travel;
- Manage and connect the natural and built environment;
- Provide appropriate urban design controls for “key development site” such as the interface with Raymond Terrace Rd and E3 – Environmental Management zoned land;
- To provide for an integrated and sustainable approach to the design and provision of open space and urban water management;
- To facilitate an efficient, interconnected road network to enable orderly development, consistent with the staging of the precinct
- A commitment to high quality urban design outcomes.

CONCLUSION

The Chisholm Central Precinct Plan will form a part of the Thornton North Area Plan (TNAP), with the TNAP being a chapter of Council’s City wide DCP. This new precinct plan is required to be exhibited and adopted in accordance with the Environmental Planning and Assessment Act 1979 and its regulation.

The exhibition of the draft Chisholm Central Precinct Plan will provide the opportunity for all stakeholders including community, affected landowners and surrounding residents to consider and make comment on development principles guiding future urban development of this locality.

It is recommended that the revised draft precinct plan be exhibited for a minimum period of 28 days and reported back to Council after this period. The draft precinct plan will be advertised in a local newspaper and on Council's website. In addition, adjoining landowners will be directly notified of the plan.

FINANCIAL IMPLICATIONS

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

POLICY IMPLICATIONS

This matter has no specific policy implications for Council.

STATUTORY IMPLICATIONS

There are no statutory implications under the Local Government Act 1993 with this matter.