

## SECTION 3 – CENTRAL PRECINCT

### DEVELOPMENT OBJECTIVES AND REQUIREMENTS

#### 3.1 Traffic, Road Design, Pedestrian/Cycleway Networks

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure road design reflects the function of the road, the needs of the road user, with sound engineering practice and connectivity to existing and future development</li> <li>• To provide a safe and appropriate level of pedestrian and cycleway access linking new development with established urban areas, parks and public transport</li> </ul>	<ul style="list-style-type: none"> <li>• The principal access to the Central Precinct will be via a controlled intersection on Aberglasslyn Road adjacent to the existing intersection of Denton Park Drive. This distributor/spine road will link to the northern parts of the site crossing Oakhampton Road. These road links will also accommodate a future bus route</li> <li>• Road layout and street design will be consistent with the adopted Central Precincts and Road Hierarchy Plan (Figure 8). and following detailed survey and subdivision planning</li> <li>• The road pattern for the area should generally be developed in accordance with Figure 2 – Aberglasslyn Precincts and Road Hierarchy, and responding to topography</li> <li>• Road layouts, design geometry, intersections and construction should satisfy the requirements of Council’s Subdivisions Chapter within the Maitland City Wide Development Control Plan and the Manual of Engineering Standards. Figure 9 has typical cross sections for the Central Precinct Distributor Spine Road section</li> <li>• Development shall take into account road widening works and intersection upgrades identified by Council, the Roads &amp; Traffic Authority and the Maitland Section 94 Contributions Plan (Citywide) 2006</li> <li>• No new future lot shall have direct vehicular access to Aberglasslyn Road, except where existing dwelling houses are to be redeveloped in a coordinated and orderly manner,</li> <li>• Residential development in the Central Precinct shall not create new allotments with direct access to Aberglasslyn Road,</li> </ul>

	<ul style="list-style-type: none"> <li>• Roads are to be designed to provide adequate and safe flood access to any proposed allotments</li> <li>• The road designs should allow for passive surveillance and access to public open space from adjoining residences</li> <li>• Traffic and Transport Reports, as part of the Statement of Environmental Effects, 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 development</li> <li>• Pedestrian paths, cycleways and shared off road pathways are to be provided within subdivisions that link the community, open space, schools and neighbourhood shopping areas to existing and future residential development</li> </ul>
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### 3.2 Subdivision Design

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure that any proposed subdivision provides a safe and positive character, enhances accessibility, minimises visual impacts, compliments the surrounding area, and promotes the principles of ecologically sustainable development</li> <li>• To ensure that development respects the constraints of the site, and provides for a range of lot sizes and shapes appropriate to the community's housing needs</li> </ul>	<ul style="list-style-type: none"> <li>• Lot sizes and dimensions should be in accordance with the requirements set out in Council's Maitland City Wide Development Control Plan – Subdivisions Chapter</li> <li>• A variety of lot sizes and shapes are to be provided in all subdivisions to cater for the housing needs of the community, including small lots and medium density housing in areas with high neighbourhood amenity. Lot yields should be maximised in response to the constraints of the land</li> <li>• Development Applications must include Staging Plans, an analysis and statement as to the intentions and philosophy of proposed lot sizes, critical dimensions and likely development densities, so that residents have a clear understanding of the likely future neighbourhood character</li> <li>• There is to be no re-subdivision of allotments, except in respect to approved residue lots, development lots, dual occupancy and medium density development</li> </ul>

	<ul style="list-style-type: none"> <li>• Subdivision design must have regard to minimising any adverse visual impacts of development when viewed from public roads and surrounding properties</li> <li>• Subdivision design and lot layout must identify and ensure that any future residential housing will not be adversely affected by noise or vibration from traffic, railways nor any other adjoining land uses including the extractive industry adjacent to the Hunter River.</li> <li>• Subdivision layout and lot orientation should maximise privacy, private open space areas, solar access and energy efficiency. In this regard streets should generally be aligned north/south and east/west, subject to site constraints such as topography</li> <li>• Subdivision designs should incorporate crime prevention strategies and principles to promote personal safety and casual surveillance such as those adopted within CPTED (Crime Prevention Through Environmental Design)</li> <li>• Subdivisions must include conveniently located open space areas that compliment the broader citywide open space networks in accordance with the Maitland Section 94 Contributions Plan (Citywide) 2006.</li> <li>• Development Applications are to include within the Statement of Environmental Effects an analysis of any subdivision designs, demonstrating compliance with all of the objectives and requirements of this DCP</li> </ul>
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### 3.3 Provision of Essential Infrastructure

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure the provision of essential infrastructure to all development in an efficient and economic manner that minimises environmental impacts</li> </ul>	<ul style="list-style-type: none"> <li>• The provision of energy, communications, water supply and sewage management to all development. Evidence that relevant agency approvals and/or satisfactory arrangements have been obtained, shall be provided to Council with Development Applications for subdivision</li> <li>• Where available, recycled waste water</li> </ul>

	<p>should be provided to new residential development</p> <ul style="list-style-type: none"> <li>All services are to be placed underground and are to minimise any environmental, visual and safety impacts</li> </ul>
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### 3.4 Visual and Scenic Amenity

Objectives	Requirements
<ul style="list-style-type: none"> <li>To protect the scenic values of the landscape and environment, particularly by providing for an attractive entrance to the Aberglasslyn Urban Release Area, and encouraging development to be unobtrusive and sympathetic to the surrounding rural setting</li> </ul>	<ul style="list-style-type: none"> <li>Where practicable, existing vegetation is to be maintained and enhanced (particularly along ridgelines and the areas as indicated in the Central Precinct), so as to provide buffers and landscaped visual relief within subdivisions and housing development</li> <li>A Visual &amp; Scenic Impact Assessment is to accompany Development Applications for subdivisions and development that are likely to have a visual impact on the area, and may include proposed ameliorative measures to be incorporated within the development. Such assessments are to include any development of land containing part of the Heritage Control Area and/or adjacent to Aberglasslyn House</li> </ul>

### 3.6 Water Cycle Management and Sediment and Erosion Control

Objectives	Requirements
<ul style="list-style-type: none"> <li>To protect and enhance the water quality, water quantity and habitat value of downstream waterways and environment, including Oakhampton wetlands and the Hunter River</li> <li>To prevent erosion and run-off during site preparation, construction and the ongoing use of the land to minimise cumulative impact on receiving waterways</li> </ul>	<ul style="list-style-type: none"> <li>A Stormwater Drainage Analysis, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies) for the 1% AEP storm event, within local catchments, taking into account the 1% AEP Hunter River Flood Level is to be submitted with Development Applications for subdivision</li> <li>Developers will be required to produce a "Sediment and Erosion Control Plan" in accordance with the NSW Department of Housing guidelines <i>Managing Urban Stormwater: Soils and Construction – the "Blue Book"</i> as part of the application for subdivision. The plan will also include practical</li> </ul>

	<p>measures for mitigating erosion and controlling sediment during construction. Other detailed plans may be required as a condition of any subdivision approval</p> <ul style="list-style-type: none"> <li>• Existing natural drainage lines should form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants. Any water control structures installed on the site are to be used solely for the purpose of stormwater detention, sedimentation and pollution control purposes. No harvesting of water from any watercourse may occur without a license issued by the NSW Department of Natural Resources</li> <li>• Stormwater controls must comply with the requirements of Council's Manual of Engineering Standards</li> <li>• All water and drainage management must be consistent with the Maitland Section 94 Contributions Plan (Citywide) 2006</li> <li>• Stormwater Management facilities and trunk drainage are to be based on the general locations shown in Figure 8, and in accordance with Council's Section 94 Contributions Plan (Citywide) 2006</li> </ul>
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### 3.7 Flooding

Objectives	Requirements
<p>To ensure that residential land is flood free for the 1% AEP storm event, and to provide safe access/egress for residents in times of flooding</p>	<ul style="list-style-type: none"> <li>• Minimum floor level of any habitable space in a residential dwelling constructed on land to which this Plan applies must be at least 0.5m clear of the 1% AEP flood level</li> <li>• Development should be consistent with the objectives and guidelines presented in Council's Development Control Plan - Hunter River Floodplain Management</li> <li>• Filling of drainage lines is to be</li> </ul>

	<p>limited to that necessary to render flood free all residential land as indicated on the relevant Precinct Plan. Retained drainage lines/water courses should be rehabilitated through comprehensive replanting with indigenous plant species</p>
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### 3.8 Landscaping, Streetscape and Open Space Areas

Objectives	Requirements
<p>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</p>	<ul style="list-style-type: none"> <li>• Landscaping will be required on land adjacent to Aberglasslyn Road, so as to soften the visual impact of all built elements, creating attractive and consistent streetscapes when viewed by passing traffic and pedestrians</li> <li>• Street tree planting is to be carried out as part of subdivision design and road construction. Street trees are to be planted to provide a physical barrier to traffic, to contribute to traffic calming, provide shade on footpaths and enhance the view of corridors in all subdivision designs and housing developments</li> <li>• Existing trees are to be retained wherever possible within riparian corridors, open space, within and adjacent to the Aberglasslyn Road reserve and along allotment boundaries</li> <li>• Retained drainage lines/water courses are to be re-vegetated to enhance visual amenity, prevent soil erosion and help protect the quality of receiving waters. Re-vegetation proposals should be integrated with landscape plans required under Section 4 and include, where possible, those areas supporting Ecological Endangered Communities (EEC) of the Lower Hunter Spotted Gum/Iron Bark vegetation community</li> <li>• Open space areas and pathways are to be suitably located and designed to provide linkages to surrounding development in accordance with the Maitland Section 94 Contributions Plan (Citywide) 2006. Such areas are to have good surveillance and safety, particularly at night time, and are to</li> </ul>

	<p>be easily maintained and appropriately landscaped</p> <ul style="list-style-type: none"> <li>Landscaping of the private and public domain shall be generally consistent with the indicative landscape concepts shown in Figure 8. Development Applications for subdivision shall include detailed landscape plans identifying the location of landscaping, street tree species and key intersection treatments, together with any fencing treatments to Aberglasslyn Road, Oakhampton Road, the spine/distributor road, and the adjoining rural properties. The landscape plan shall also indicatively show how open space areas and trunk drainage are to be located and landscaped</li> </ul>
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### 3.9 Bushfire Protection

Objectives	Requirements
<p>To ensure that development is designed to reduce the risk of bushfire to people and property</p>	<ul style="list-style-type: none"> <li>Areas identified as having a bushfire threat are to be managed to minimise potential risk to people and property</li> <li>All development is to be designed in accordance with the applicable Planning for Bushfire Protection guidelines.</li> <li>Fire protection measures must be capable of being maintained by owners and users</li> <li>Asset protection zones must be contained wholly within the subject development site</li> </ul>

### 3.10 Salinity, Acid Sulfate Soils and Contamination

Objectives	Requirements
<ul style="list-style-type: none"> <li>To manage any risk to the environment in regards to salinity and acid sulfate soils</li> </ul>	<ul style="list-style-type: none"> <li>Low lying areas are potentially affected by saline soils and iron sulfate sediments. Development Applications shall include relevant assessment and geotechnical investigation regarding salinity and acid sulfate management</li> </ul>

	<p>to determine if any specific measures are needed, or if certain parts of a site should not be disturbed</p> <ul style="list-style-type: none"> <li>Any potentially contaminated lands (including building waste, fill and rubbish dump areas) shall be investigated and measures proposed as part of Development Applications to suitably remediate in accordance with relevant standards</li> </ul>
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### 3.11 Noise and Vibration

Objectives	Requirements
<ul style="list-style-type: none"> <li>To ensure that future residential development is not adversely affected by any noise and vibration from existing or future land uses, including rail and roads</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivision and development is to be designed so as to comply with the relevant standards and criteria for noise and vibration contained within the New South Wales EPA Environmental Noise Control Manual or any current standards</li> <li>Appropriate noise and vibration controls are to be provided by means of separating the source and receiver, including any landscaping and buffers which do not detract from the streetscape and visual appearance of the area</li> <li>Council will require that noise and vibration assessments be submitted with relevant Development Applications for subdivisions that adjoin existing or potentially incompatible land uses, including traffic and rail noise, and sand and gravel extraction activities within the Hunter River</li> </ul>

### 3.12 Floodplain, wetlands and rural lands

Objectives	Requirements
<ul style="list-style-type: none"> <li>To ensure that the floodplain, environmental protection zone (wetlands) and rural lands are sustainably managed, with a limited opportunity for some dwellings on large allotments</li> </ul>	<ul style="list-style-type: none"> <li>A limited number of large allotments will be considered so as to sustainably maintain and manage the residue rural lands and wetlands. Community title subdivision may be appropriate in this regard</li> <li>Any future dwelling sites must be located at least 0.5m above the 1% AEP flood level, and access to such dwellings</li> </ul>

	<p>shall be adequate and safe at appropriate gradients, with minimal fill or earthworks</p> <ul style="list-style-type: none"> <li>Fencing of such allotments shall be of post and wire style (or similar), so as to minimise any visual impacts of development</li> </ul>
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### 3.13 Heritage

Objectives	Requirements
<ul style="list-style-type: none"> <li>To ensure that archaeological sites and places of indigenous heritage significance are suitably identified, managed and where necessary conserved</li> <li>To ensure that development does not adversely impact upon the setting and context of Aberglasslyn House</li> </ul>	<ul style="list-style-type: none"> <li>Archaeological investigations and studies are required for any subdivision development, to determine the extent of any aboriginal sites, relics or areas of significance, including appropriate management and conservation measures proposed, in accordance with the requirements of the National Parks &amp; Wildlife Act (1974) and the Environmental Planning &amp; Assessment Act</li> <li>A Statement of Heritage Impact is required for subdivision that relates to land containing any part of the Heritage Control Area and adjacent to Aberglasslyn House, to ensure that development, in the opinion of the Council, does not adversely impact upon the setting and context of Aberglasslyn House</li> <li>Existing vegetation within the Heritage Control Area is to be retained so as to provide a visual screen and scenic backdrop for new development. Where practicable, new dwellings should be located adjacent to, or behind established trees. f</li> <li>All dwelling houses and outbuildings on land containing the Heritage Control Area (HCA) as shown in Figure 8 shall be limited to single storey, and must be no greater than 5 metres in height when measured from the existing ground level to the highest point of the dwellings ridgeline</li> <li>Development is not recommended in the Heritage Control Area. Where such development is unavoidable, development applications are to</li> </ul>

	<p>accurately demonstrate, using view shed analysis, suitable locations of building sites including special measures to comply with the requirements for the minimization and management of any heritage impacts on Aberglaslyn House</p> <ul style="list-style-type: none"> <li>• The relevant development consent for a Development Application for subdivision of land containing the Heritage Control Area will subsequently have a restriction as to user on the subdivision restricting dwellings to within the building envelope.</li> <li>• The development of light weight structures, landscaping and /or orcharding within the HCA is permissible with consent where it can be demonstrated through siting, design, construction and treatment measures, the structure/improvements do not impact upon the visual amenity of Aberglaslyn House.</li> <li>• Any building partially or wholly located within the Heritage Control Area shall meet the following design requirements: <ul style="list-style-type: none"> <li>○ Structures shall be constructed using external materials and finishes of darker colours and tones, so as to limit visibility. Brick and painted surfaces to be restricted to muted colours such as greys, browns, grey greens and fawns.</li> <li>○ Roofs shall be coloured dark slate grey, grey blue or grey green. No blue, red or orange range steel or tile roofing shall be permitted.</li> <li>○ External building materials and finishes must be non reflective</li> </ul> </li> <li>• Fencing within or adjacent to the Heritage Control Area shall be limited to traditional timber post and wire rural style</li> <li>• Landscaping within the Heritage Control Area shall be limited to plantings of local endemic species, and should include random spacing of trees and shrubs in clusters for an informal effect. Landscaping shall be in accordance with the planting requirements contained in Appendix A.</li> <li>•</li> </ul>
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### 3.14 Key Development Sites

Objectives	Requirements
<ul style="list-style-type: none"> <li>To ensure that key development sites are properly designed and planned</li> </ul>	<ul style="list-style-type: none"> <li>Development sites and possible uses within the Central Precinct are identified in Figure 8 which identifies open space, drainage/stormwater management areas, potential school site, potential neighbourhood shops, a heritage control area, noise management zone, wetlands and possible exhibition village</li> <li>Residential development within the Central Precinct shall comprise detached dwellings of one or two storeys, dual occupancy and medium density development, or integrated housing in accordance with Council's Urban Housing Chapter of the Maitland City Wide DCP. There will be no resubdivision of residential allotments created in the area, with the exception of subdivisions for approved dual occupancy or medium density housing</li> <li>Any dual occupancy, medium density or integrated housing development within the Central Precinct must be located and designed around areas of high amenity, being sites adjacent to open space, water bodies and bus routes</li> <li>The following sites or land uses shall be located and designed so as to comply with the provisions, standards and requirements of the Maitland Citywide DCP. In particular, development must be consistent with the relevant Precinct Plans, and the objectives and requirements within this Plan               <ul style="list-style-type: none"> <li>Neighbourhood shops</li> <li>Schools and community facilities, including safe access, bus bays and adequate parking</li> <li>Existing rural land uses</li> <li>Exhibition villages</li> </ul> </li> </ul>

**Figure 8**

## Aberglasslyn - Central Precinct Plan

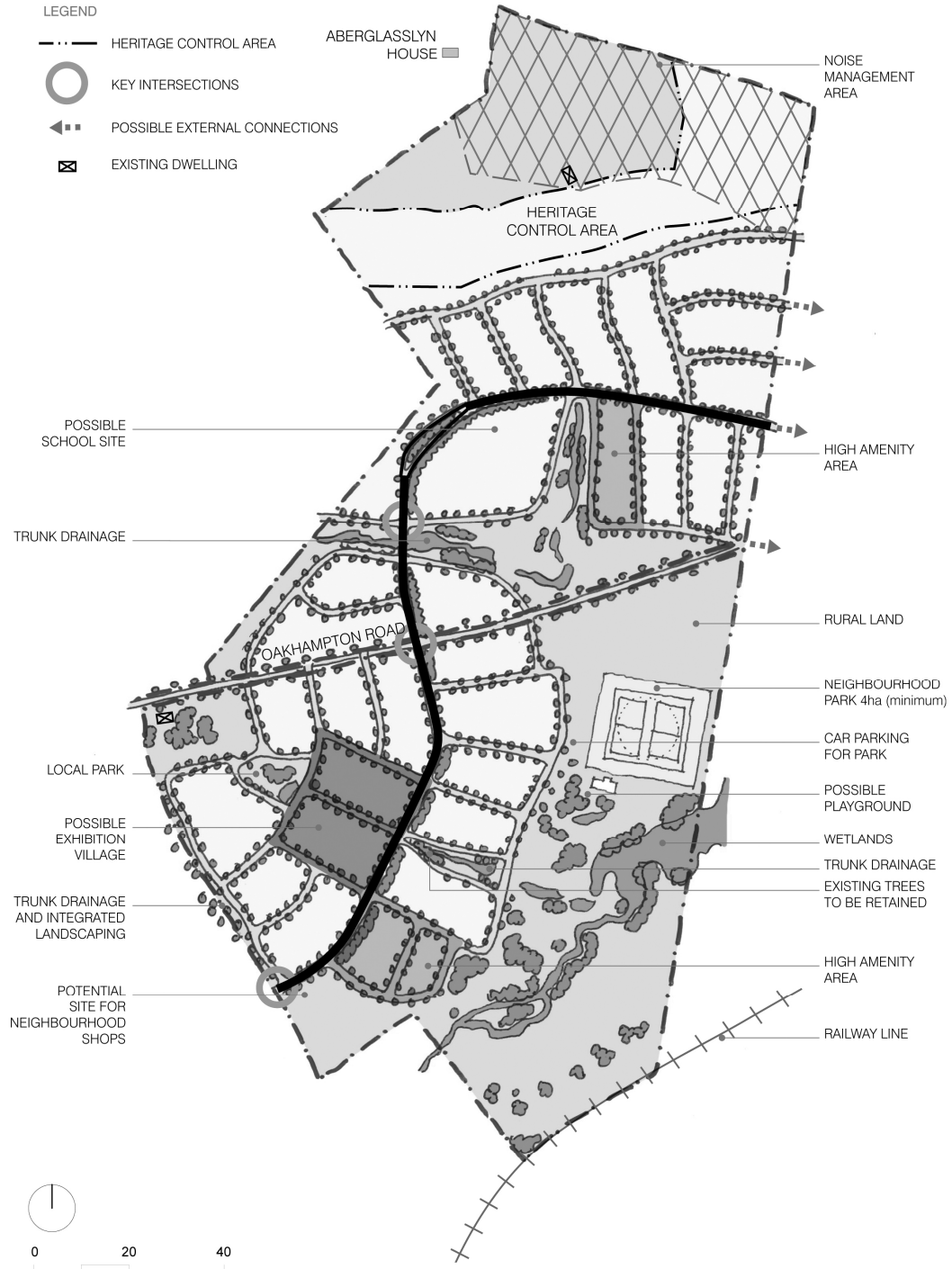
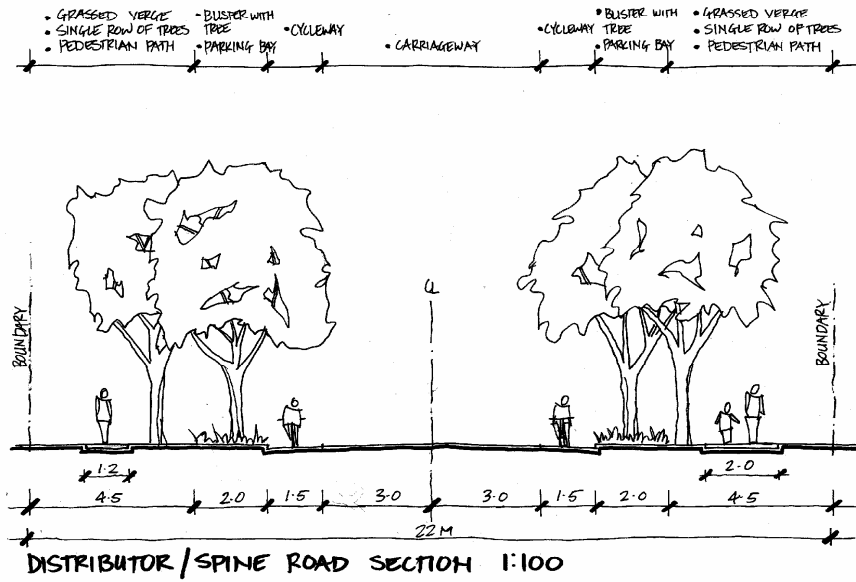


Figure 9 – Central Precinct Distributor Spine Road section



## SECTION 4 – SOUTHERN PRECINCT

### DEVELOPMENT OBJECTIVES AND REQUIREMENTS

#### 4.1 Traffic, Road Design, Pedestrian/Cycleway Networks

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure road design reflects the function of the road, the needs of the road user, with sound engineering practice and connectivity to existing and future development</li> <li>• To provide a safe and appropriate level of pedestrian and cycleway access linking new development with established urban areas, parks and public transport</li> </ul>	<ul style="list-style-type: none"> <li>• Access to the Southern Precinct will be via two (2) new intersection on Aberglasslyn Road. The main internal road shall run generally north/south adjacent to the North Coast Railway line and shall form a link to the adjoining residential land to the north east of the site.</li> <li>• Residential allotments in the Southern Precinct facing Aberglasslyn Road, as shown in zfigure 10, may have direct vehicular access to Aberglasslyn Road;</li> <li>• The road layout and street design is to be consistent with the adopted Precincts and Road Hierarchy Plan (figure 10).</li> <li>• Road layouts, design geometry, intersections and construction should satisfy the requirements of Council’s Subdivisions Chapter within the Maitland City Wide Development Control Plan and the Manual of Engineering Standards.</li> <li>• Development shall take into account road widening works and intersection upgrades identified by Council, the Roads &amp; Traffic Authority and the Maitland Section 94 Contributions Plan (Citywide) 2006</li> <li>• Roads are to be designed to provide adequate and safe flood access to any proposed allotments</li> <li>• The road designs should allow for passive surveillance and access to public open space from adjoining residences</li> <li>• Traffic and Transport Reports, as part of the Statement of Environmental Effects, are required with Development Applications for subdivision to determine the extent of road works,</li> </ul>

	<p>intersection upgrades and ancillary vehicular and pedestrian/cycleway infrastructure requirements generated by development</p> <ul style="list-style-type: none"> <li>• Pedestrian paths, cycleways and shared off road pathways are to be provided within subdivisions that link the community, open space, schools and neighbourhood shopping areas to existing and future residential development</li> </ul>
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### 3.2 Subdivision Design

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure that any proposed subdivision provides a safe and positive character, enhances accessibility, minimises visual impacts, compliments the surrounding area, and promotes the principles of ecologically sustainable development</li> <li>• To ensure that development respects the constraints of the site, and provides for a range of lot sizes and shapes appropriate to the community's housing needs</li> </ul>	<ul style="list-style-type: none"> <li>• Lot sizes and dimensions should be in accordance with the requirements set out in Council's Maitland City Wide Development Control Plan – Subdivisions Chapter</li> <li>• A variety of lot sizes and shapes are to be provided in all subdivisions to cater for the housing needs of the community, including small lots and medium density housing.</li> <li>• Development Applications must include Staging Plans, an analysis and statement as to the intentions and philosophy of proposed lot sizes, critical dimensions and likely development densities, so that residents have a clear understanding of the likely future neighbourhood character</li> <li>• There will be no re-subdivision of allotments created in the Southern Precinct that are affected by the noise and vibration management area. Re-subdivision of non-affected parcels within the precinct maybe considered by the consent authority with regard to the subdivision of approved medium density housing development;</li> <li>• Subdivision design must have regard to minimising any adverse visual impacts of development when viewed from public roads and surrounding properties</li> <li>• Subdivision design and lot layout must identify and ensure that any future residential housing will not be adversely affected by noise or vibration from traffic, railways nor any other adjoining land uses including the extractive industry</li> </ul>

	<p>adjacent to the Hunter River.</p> <ul style="list-style-type: none"> <li>• Subdivision layout and lot orientation should maximise privacy, private open space areas, solar access and energy efficiency. In this regard streets should generally be aligned north/south and east/west, subject to site constraints such as topography</li> <li>• Subdivision designs should incorporate crime prevention strategies and principles to promote personal safety and casual surveillance such as those adopted within CPTED (Crime Prevention Through Environmental Design)</li> <li>• Subdivisions must include conveniently located open space areas that compliment the broader citywide open space networks in accordance with the Maitland Section 94 Contributions Plan (Citywide) 2006.</li> <li>• Development Applications are to include within the Statement of Environmental Effects an analysis of any subdivision designs, demonstrating compliance with all of the objectives and requirements of this DCP</li> <li>• Lot design of land adjoining the acoustic and vibration buffer shall be consistent with the Southern Precinct Plan Figure 10;</li> </ul>
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### 3.3 Provision of Essential Infrastructure

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure the provision of essential infrastructure to all development in an efficient and economic manner that minimises environmental impacts</li> </ul>	<ul style="list-style-type: none"> <li>• The provision of energy, communications, water supply and sewage management to all development. Evidence that relevant agency approvals and/or satisfactory arrangements have been obtained, shall be provided to Council with Development Applications for subdivision</li> <li>• Where available, recycled waste water should be provided to new residential development</li> <li>• All services are to be placed underground and are to minimise any</li> </ul>

	environmental, visual and safety impacts
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### 3.4 Visual and Scenic Amenity

Objectives	Requirements
<ul style="list-style-type: none"> <li>To protect the scenic values of the landscape and environment, particularly by providing for an attractive entrance to the Aberglasslyn Urban Release Area, and encouraging development to be unobtrusive and sympathetic to the surrounding rural setting</li> </ul>	<ul style="list-style-type: none"> <li>Where practicable, existing vegetation is to be maintained and enhanced so as to provide buffers and landscaped visual relief within subdivisions and housing development</li> </ul>

### 3.6 Water Cycle Management and Sediment and Erosion Control

Objectives	Requirements
<ul style="list-style-type: none"> <li>To protect and enhance the water quality, water quantity and habitat value of downstream waterways and environment, including Oakhampton wetlands and the Hunter River</li> <li>To prevent erosion and run-off during site preparation, construction and the ongoing use of the land to minimise cumulative impact on receiving waterways</li> </ul>	<ul style="list-style-type: none"> <li>A Stormwater Drainage Analysis, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies) for the 1% AEP storm event, within local catchments, taking into account the 1% AEP Hunter River Flood Level is to be submitted with Development Applications for subdivision</li> <li>Developers will be required to produce a "Sediment and Erosion Control Plan" in accordance with the NSW Department of Housing guidelines <i>Managing Urban Stormwater: Soils and Construction – the "Blue Book"</i> as part of the 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</li> <li>Existing natural drainage lines should form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants. Any water control structures installed on the site are to be used solely for the purpose of stormwater detention, sedimentation</li> </ul>

	<p>and pollution control purposes. No harvesting of water from any watercourse may occur without a license issued by the NSW Department of Natural Resources</p> <ul style="list-style-type: none"> <li>• Stormwater controls must comply with the requirements of Council's Manual of Engineering Standards</li> <li>• All water and drainage management must be consistent with the Maitland Section 94 Contributions Plan (Citywide) 2006</li> <li>• Stormwater management facilities are to be based on the existing water bodies in accordance with figure 10. Reshaping and resizing of the waterbodies will be required to provide control of both water quantity (detention) and water quality, and are subject to Maitland Council's Section 94 Contributions Plan (Citywide) 2006.</li> </ul>
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### 3.7 Flooding

Objectives	Requirements
<p>To ensure that residential land is flood free for the 1% AEP storm event, and to provide safe access/egress for residents in times of flooding</p>	<ul style="list-style-type: none"> <li>• Minimum floor level of any habitable space in a residential dwelling constructed on land to which this Plan applies must be at least 0.5m clear of the 1% AEP flood level</li> <li>• Development should be consistent with the objectives and guidelines presented in Council's Development Control Plan - Hunter River Floodplain Management</li> <li>• Filling of drainage lines is to be limited to that necessary to render flood free all residential land as indicated on the relevant Precinct Plan. Retained drainage lines/water courses should be rehabilitated through comprehensive replanting with indigenous plant species</li> </ul>

### 3.8 Landscaping, Streetscape and Open Space Areas

Objectives	Requirements
<p>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</p>	<ul style="list-style-type: none"> <li>• Landscaping will be required on land adjacent to Aberglasslyn Road, so as to soften the visual impact of all built elements, creating attractive and consistent streetscapes when viewed by passing traffic and pedestrians</li> <li>• Street tree planting is to be carried out as part of subdivision design and road construction. Street trees are to be planted to provide a physical barrier to traffic, to contribute to traffic calming, provide shade on footpaths and enhance the view of corridors in all subdivision designs and housing developments</li> <li>• Existing trees are to be retained wherever possible within riparian corridors, open space, within and adjacent to the Aberglasslyn Road reserve and along allotment boundaries</li> <li>• Retained drainage lines/water courses are to be re-vegetated to enhance visual amenity, prevent soil erosion and help protect the quality of receiving waters.</li> <li>• Open space areas and pathways are to be suitably located and designed to provide linkages to surrounding development in accordance with the Maitland Section 94 Contributions Plan (Citywide) 2006. Such areas are to have good surveillance and safety, particularly at night time, and are to be easily maintained and appropriately landscaped</li> <li>• Landscaping of private and public domain shall be generally consistent with the landscape concepts shown in figure 10. development applications for subdivision are to include detailed landscaping plans identifying appropriate street tree species, landscaping treatments to Aberglasslyn Rd, fencing/landscaping treatments within the acoustic buffer running parallel to the railway line and landscaping treatments of key intersections. Landscaping plans shall show how open space areas</li> </ul>

	and trunk drainage are to be located and landscaped.
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### 3.9 Bushfire Protection

Objectives	Requirements
To ensure that development is designed to reduce the risk of bushfire to people and property	<ul style="list-style-type: none"> <li>• Areas identified as having a bushfire threat are to be managed to minimise potential risk to people and property</li> <li>• All development is to be designed in accordance with the applicable Planning for Bushfire Protection guidelines.</li> <li>• Fire protection measures must be capable of being maintained by owners and users</li> <li>• Asset protection zones must be contained wholly within the subject development site</li> </ul>

### 3.10 Salinity, Acid Sulfate Soils and Contamination

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To manage any risk to the environment in regards to salinity and acid sulfate soils</li> </ul>	<ul style="list-style-type: none"> <li>• Low lying areas are potentially affected by saline soils and iron sulfate sediments. Development Applications shall include relevant assessment and geotechnical investigation regarding salinity and acid sulfate management to determine if any specific measures are needed, or if certain parts of a site should not be disturbed</li> <li>• Any potentially contaminated lands (including building waste, fill and rubbish dump areas) shall be investigated and measures proposed as part of Development Applications to suitably remediate in accordance with relevant standards</li> </ul>

### 3.11 Noise and Vibration

Objectives	Requirements
<ul style="list-style-type: none"> <li>• To ensure that future residential</li> </ul>	<ul style="list-style-type: none"> <li>• Stage 1 of development of the Southern</li> </ul>

<p>development is not adversely affected by any noise and vibration from existing or future land uses, including rail and roads</p>	<p>Precinct shall include the construction of a 3m high solid acoustic barrier along the boundary between the railway line and residential allotments. Details of the acoustic barrier are to be provided to and approved by Council prior to the construction of the subdivision;</p> <ul style="list-style-type: none"> <li>• Residential development of allotments adjacent to the railway line and containing the noise and vibration management area shall include specific design and construction measures to a level to satisfy AS 3671-1989 Category 3 construction. A separate acoustic engineers report is required to certify each dwelling, at the design stage, can attenuate up to 30dB(A) at the façade of the building;</li> <li>• A minimum front setback of 10m shall apply to any residential building constructed on land facing Aberglasslyn Road. Design and construction measures shall be to a level to satisfy AS 3671-1989 Category 3 construction. A separate acoustic engineers report is required to certify each dwelling, at the design stage, can attenuate up to 27dB(A) at the façade of the dwelling;</li> <li>• Residential subdivision and development is to be designed so as to comply with the relevant standards and criteria for noise and vibration contained within the New South Wales EPA Environmental Noise Control Manual or any current standards</li> <li>• Appropriate noise and vibration controls are to be provided by means of separating the source and receiver, including any landscaping and buffers which do not detract from the streetscape and visual appearance of the area</li> <li>• Council will require that noise and vibration assessments be submitted with relevant Development Applications for subdivisions that adjoin existing or potentially incompatible land uses, including traffic and rail noise, and sand and gravel extraction activities within the Hunter River</li> </ul>
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### 3.12 Floodplain, wetlands and rural lands

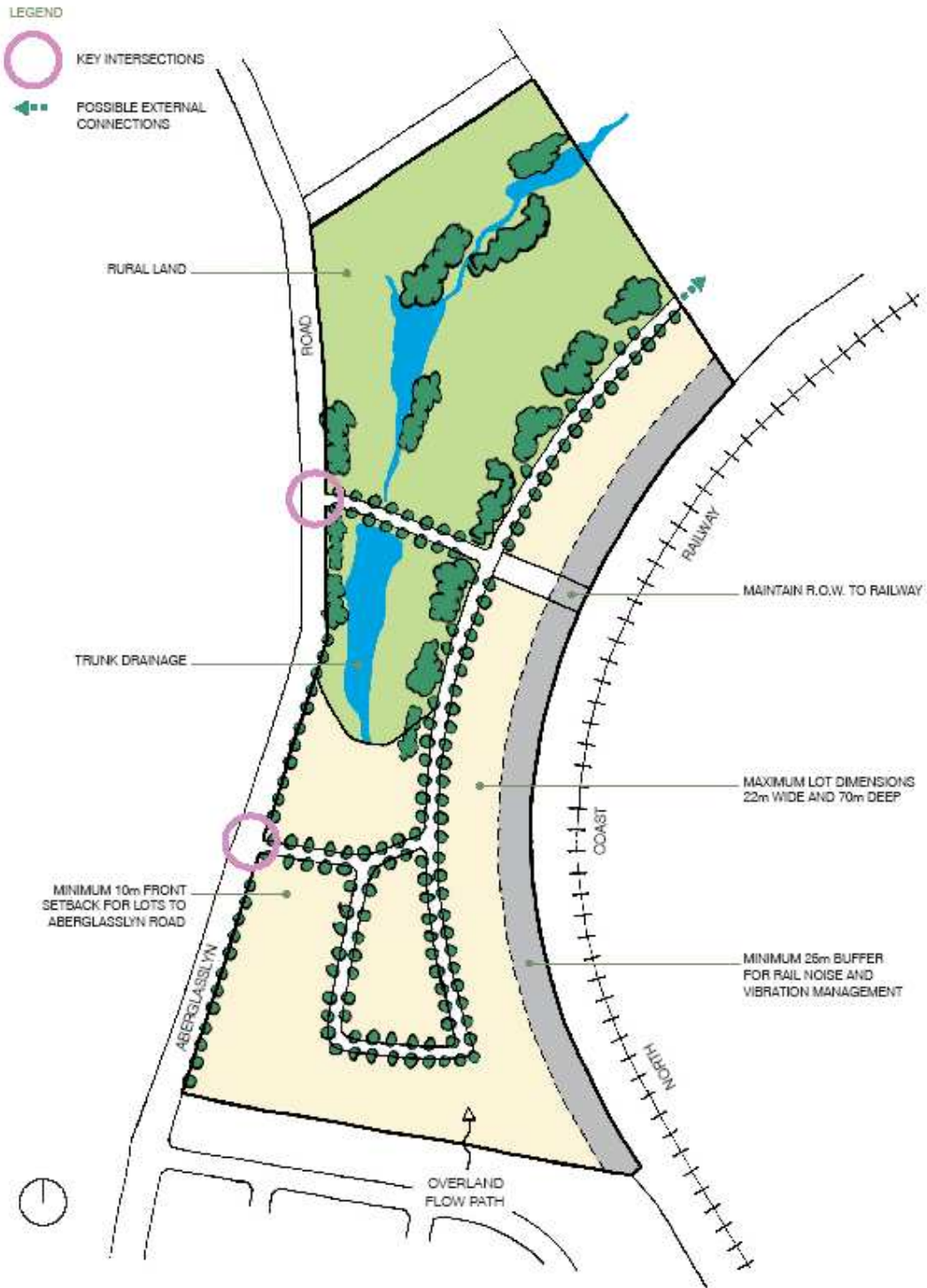
Objectives	Requirements
<ul style="list-style-type: none"> <li>To ensure that the floodplain, environmental protection zone (wetlands) and rural lands are sustainably managed, with a limited opportunity for some dwellings on large allotments</li> </ul>	<ul style="list-style-type: none"> <li>A limited number of large allotments will be considered so as to sustainably maintain and manage the residue rural lands and wetlands. Community title subdivision may be appropriate in this regard</li> <li>Any future dwelling sites must be located at least 0.5m above the 1% AEP flood level, and access to such dwellings shall be adequate and safe at appropriate gradients, with minimal fill or earthworks</li> <li>Fencing of such allotments shall be of post and wire style (or similar), so as to minimise any visual impacts of development</li> </ul>

### 3.13 Key Development Sites

Objectives	Requirements
<ul style="list-style-type: none"> <li>To ensure that key development sites are properly designed and planned</li> </ul>	<ul style="list-style-type: none"> <li>Development within the Southern Precinct is identified in figure 10 which includes local open space, noise and vibration management areas and drainage/stormwater management areas;</li> <li>Residential development within the Southern Precinct shall comprise detached dwellings of one storey, dual occupancy and medium density development, or integrated housing in accordance with Council's Urban Housing Chapter of the Maitland City Wide DCP. There will be no resubdivision of residential allotments created in the area, with the exception of subdivisions for approved dual occupancy or medium density housing</li> <li>Fencing along the front boundary is restricted to a maximum height of 1m.</li> </ul>

Figure 10 Southern Precinct Plan

### Aberglasslyn - South Precinct Plan



### SECTION 5 – EASTERN PRECINCT

A satisfactory Eastern Precinct Plan consistent with the other adopted Precinct Plans as indicated in Figure 2 shall be prepared and submitted to Council for approval prior to issue of any Development Consent for subdivision of the Precinct

Future development of the Eastern Precinct may require upgrading and safety improvements to the Oakhampton Road railway level crossing