

# MAITLAND CITY COUNCIL

## CITY WIDE DEVELOPMENT CONTROL PLAN

### METFORD

This chapter comprises part of the Maitland City Wide Development Control Plan and has been prepared in accordance with the provisions of the Environmental and Planning Assessment Act, 1979. This chapter is to be read in conjunction with the whole document.

This chapter came into force 8<sup>th</sup> April, 1986. (Amended 10<sup>th</sup> June, 2004, see Council Report 27<sup>th</sup> January 2004) (Amended on 24 January 2006 to be included in the City Wide Development Control Plan).

A handwritten signature in black ink, appearing to be 'B. Smith', written in a cursive style.

Signed:  
Group Manager Service Planning & Regulation

Date: 24 January 2006

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# METFORD

## INTRODUCTION

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This plan lists particular requirements of Council in relation to the development of land in Metford stemming from, and in addition to, those specified in Council codes and policies.

The plan consists of this written statement and the Maitland Development Control Plan No. 7. The plan map nominates the proposed future alignments of major roads and cycle ways, the location of local open space and community facilities.

### 1.2 Citation and Application

1.2.1 This plan which may be cited as Maitland Development Control Plan No. 7 is a Development Control Plan as provided for under Section 72 of the Environmental Planning and Assessment Act, 1979, and Clauses 19-25 of the Environmental Planning and Assessment Regulation, 1980.

1.2.2 This plan shall come into force on 8<sup>th</sup> April, 1986, in accordance with Clause 24(2) of the Environmental Planning and Assessment Regulation, 1980.

1.2.3 This plan applies to land in Metford. This land is subject to the provisions of Maitland Local Environmental Plan, 1986

1.2.4 This plan may be varied only in the manner provided for in the Environmental Planning and Assessment Act, 1979, and the Regulations thereto.

### 1.3 Arrangement

1. Introduction
  - 1.2 Citation and Application
  - 1.3 Arrangement
  - 1.4 Application for Development
  - 2 Aims and Objectives of the Plan
  - 3 Road Pattern
  - 4 Provision of Public Amenities and Services
  - 5 References
- Appendix A Schedule of S.94 Items  
B Community Needs Analysis

- 1.4 Application for Development
  - 1.4.1 In determining an application for development on land subject of this Plan, Council shall take into consideration those matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979 and/or Section 333 of the Local Government Act, 1919 (as amended), as appropriate. Council shall also take into consideration its current standards for development.
  - 1.4.2 This plan contains minimum requirements which shall be required of any application for development. Compliance with these minimum requirements shall not of itself constitute sufficient reason for approval of an application as each application shall be considered in accordance with Paragraph 1.4.1.

## 2. Aims

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This plan adopts the following aims in relation to the land affected by Maitland Local Environmental Plan 1986 at Metford.

- 2.1 To ensure that the local road layout incorporates as far as is possible the following:-
  - a) safe vehicular and pedestrian management
  - b) maximization of lot yield
  - c) suitable engineering principles
  - d) provision of pedestrian and cycle links to activity nodes
  - e) opportunities for individual landholders to subdivide independently
- 2.2 To ensure that where alternative housing types at higher densities are permitted local residential amenity is retained in accordance with Council policy.
- 2.3 To ensure that all new urban areas are adequately serviced to meet the needs of residents. Such servicing should include water, sewerage, electricity, open space land, recreation and community facilities.

## Character Statement

The estate will be developed as a residential area with a range of lot sizes that reflect the constraints across the site. Individual lots will generally accommodate one or two storey residences. Smaller lots (approaching minimum lot size) will occur in specific clusters or precincts which are nominated at initial subdivision stage. Resubdivision of existing residential lots within the estate will not be encouraged and medium density housing or dual occupancy proposals should ensure that potential impacts related to privacy, solar access, visual amenity, traffic management and its suitability in relation to the form of adjoining development have been taken into account. Re-subdivision of existing residential lots where proposed shall ensure that the resultant lots are consistent with the lot sizes predominant to the immediate precinct in which the parent lot is located.

All lots within the estate will be provided with a full range of services – reticulated sewer (or equivalent to the requirements of the Hunter Water Corporation and Maitland Council), water, electricity and telecommunications. A variety of both energy efficient design and building materials will occur and will result in a built environment that integrates effectively with the natural/physical characteristics of the land. Major drainage lines will be retained in their natural form where possible and the layout of the subdivision will respect the topography of the land. Non-residential use of land will not be widespread and will be of small scale with negligible impact on the environment and amenity of the area.

A high value will be placed on retaining existing vegetation and the development of individual lots, over time, will see the establishment of additional landscaping and an improvement in vegetation diversity over the subdivision estate.

A range of facilities such as a community centre and sports fields will be provided in strategic and accessible locations to meet the needs of the community. The street system and the location of individual access drives will optimise both convenience and safety for the community (both vehicular and pedestrian) and stormwater from roads, driveways and building structures will be managed to ensure a high standard of water quality as well as minimising the potential for erosion and sedimentation.

### **3. Road Pattern**

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- 3.1 Roads shall be located generally in the position shown on the plan map.
- 3.2 Pathways and Cycleways shall be provided in the positions generally indicated on the plan map.
- 3.3 Road standards are subject to widening of the road reserves if considered necessary by the Council to provide for special construction to suit topography and/or adjoining land uses.

### **4. Provision of Public Amenities and Services**

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- 4.1 In accordance with Clause 11 of Maitland Local Environmental Plan, 1986 Council may require the dedication of land or the payment of a monetary contribution, or both, for public amenities and public services. The items for which contributions may be levied are details in Appendix A.
- 4.2 Monetary contributions shall be paid to Council and/or arrangements made with Council to Council's satisfaction for the dedication of land and/or the undertaking of works or improvements for the following forms of development at the stated times:-
  - i) subdivisions – prior to the issue of the Council Clerk's Certificate for the development.
  - ii) building – prior to the issue of the Building Permit for the development.
  - iii) any other form of development – prior to the time specified in conditions of development approval.

Where development involves more than one of the above monetary contributions shall be paid at the earliest stated time unless alternative arrangements are made which are to the satisfaction of the Council.

- 4.3 Where a contribution is to be made "in kind" by the construction of a facility, Council may require a bond or bank guarantee to be lodged until such time as the provision of the facility is deemed necessary.

- 4.4 Any recreational facilities or community use buildings constructed by the developer as a Section 94 contribution should meet the design requirements and standards of finish set down by either the Council or the Department of Youth and Community Services or any other appropriate authority.
- 4.5 Land dedicated for public open space purposes should be of sufficient area to meet the Community's recreational needs, at a rate of 108m<sup>2</sup> per lot. The land dedicated should be suitable for the recreational use for which it is intended. Large public reserves designed to accommodate playing fields and open space networks are designated on the Development Control Plan map. Small public reserves intended for use as neighbourhood parks or playgrounds may be located within the development at the developer's discretion, provided that such public reserved are located within reasonable walking distance of residential lots.
- 4.6 Land dedicated for community uses should be fully-serviced land with sealed, kerbed and guttered road frontage and located in the positions indicated on the plan map, or in alternative locations as negotiated with Council.
- 4.7 A landscape plan shall be submitted to Council prior to subdivision construction proceeding. Any landscaping or open space embellishment shall be completed to the satisfaction of Council.
- 4.8 An analysis of the need for community and recreational facilities in Metford (see Appendix B) has identified the following facilities which will be required to meet the needs of the Metford Community:

Community Facilities:

- 1 community cottage
- 1 multi-purpose child care centre
- 1 youth facility

Recreational Facilities:

- 4 playing fields – to incorporate 2 cricket ovals
  - 1 amenities block
  - 4 tennis courts
  - 1 playground in every precinct
- Pathways as indicated
- Cycleways as indicated

## 5. References

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1. Maitland Local Environmental Plan 1986 – Gazetted 14<sup>th</sup> March, 1986.
2. Provision of Public Amenities and Services Policy  
Adopted by Maitland City Council on 14<sup>th</sup> June, 1983
3. Residential Subdivision Standards – Maitland City Council, as amended on 14<sup>th</sup> June, 1983.

# APPENDIX A

## SCHEDULE OF S.94 ITEMS

1. Serviced residential land for community facilities.
2. Community facility structures: Community art centers, child care centers, community meeting rooms and halls, community health and welfare offices, community centers, youth centers, facilities for the aged, libraries, neighbourhood cottages.
3. Public open space land requirements.
4. Embellishment, landscaping and infrastructure provision for passive, active and other public open space; routes and areas for walkways, cycleways and parking systems, lighting and amenities; active outdoor recreation facilities and structures; sports court facilities, playing fields, swimming facilities, sports grounds and facilities and amenity structures; active indoor recreation structures and facilities.
5. Stormwater drainage purpose land.
6. Construction and landscaping of drainage structures, including drainage swales, retention basins, inlet/outlet systems, culverts and piping systems.
7. Local roads – construction and landscaping of local roadwork's.
8. Public car parks and landscaped areas in business centers; construction and embellishment of public car parks and landscaped areas.

# APPENDIX B – METFORD

## Community Needs Analysis

Metford was analysed as a distinct community and the population structure of the planned areas was predicted using the New Estate Profile and Housing Commission data.

### 1. Child Care Centres

It is predicted that at the time the area is fully developed the population of 0 to 4 year olds will exceed 1,000. The number of child care places needed to meet the needs of the children is 85.

The existing facility in Metford provides a pre-school kindergarten service for 40 children per week day.

It is apparent that another 45 child care places will be needed. It is felt that the demand will be for long day care. However the service is best provided by a multi-purpose child care centre and the type of child care service can be determined by the management committee.

A multi-purpose child care centre will be constructed in the Neighbourhood Centre area of the Housing Commission's Precinct 2. This centre, which should become operational by June, 1984, should adequately meet the child care needs of the Metford area.

### 2. Community Centre

A centre is needed to provide a focus for the activities of the Metford Community. In most areas of Maitland a Community Hall is the community centre. Community halls are expensive to construct, and are generally not suitable for use by smaller group activities.

In Metford, a community cottage will be constructed in Precinct 5 of the Land Commission subdivision. This will cater to small groups and the daily activities of a neighbourhood centre.

For larger scale activities, the opening of the school hall for community use will be negotiated. A site for a future community hall has been set aside on the land marked "neighbourhood centre".

### **3. Youth Facility**

A facility is needed to cater for youth activities: - organized groups such as scouts and guides, as well as less formal drop-in type activities. The site designated in the Development Control Plan is appropriate being adjacent to both the recreation area and the commercial centre.

The number of youth in Metford will rise to approximately 1,000 in the next five years and will remain at this level from some years.

A facility should be provided to met the needs of this group.

### **4. Conclusion**

The facilities required to meet the needs of the Metford Community are:-

- a) Child Care Centre to cater for 85 children
- b) Youth Facility
- c) Community Cottage
- d) Community Hall

The developers of the land, pursuant to the provisions of Maitland Local Environmental Plan, 1986, are required to provide:-

- 1) Community Cottage and appropriate site
- 2) Youth Facility and appropriate site
- 3) Appropriate site for a multi-purpose child care centre

## **Recreational Needs Analysis**

The standards adopted in the “Provisions of Public Amenities and Services” report were applied to Metford. For the total area of Metford the following recreational facilities should be provided.

- 3-5 cricket ovals
- 3 soccer fields
- 2 rugby fields
- 8 netball courts
- 7 tennis courts
- playgrounds
- local park areas

As some sporting facilities are better provided at a more central location, it is proposed that the netball courts and half of the cricket facilities should be provided by Council at Maitland Park or other appropriate locations.

The recreation facilities required to meet the needs of the community which is being developed on the land rezoned by Maitland Local Environmental Plan No. 18 and which should be provided in the open space land to the north of the site are:-

- 2 cricket ovals, incorporating 4 football fields and
- 4 tennis courts

An amenities block to service this recreation area should also be provided

In addition to the passive open space network being developed along the drainage lines, a playground suitable for use by young children should be provided in each Precinct.

#### Cycleways

The cycleway system as indicated on the Development Control Plan map, shall be constructed to the standards specified by Council.

