

MAITLAND DEVELOPMENT CONTROL PLAN 2026

CHAPTER 2 – ENVIRONMENTAL CONSIDERATIONS

2.2 Environmental Management

Requirements	Complies?
2.21 Biodiversity <i>Development should be sited, designed and managed to ensure adverse impacts to biodiversity values, including avoidance of areas identified in the Council's Green and Blue Grid, and Council's Biodiversity Corridors.</i> <i>Genuine and robust exploration of reasonable avoidance measures must be presented and submitted as part of a development application where native vegetation has the propensity to be affected. Where avoidance is not possible, measures to minimise and mitigate impacts must be demonstrated. Only after avoid and minimise measures are suitably addressed will biodiversity offsetting be considered.</i>	Yes – Refer to SBDAR provided within Appendix L.
<i>If the development application is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR), and is required to be assessed under the Environmental Planning and Assessment Act 1979, a Flora and Fauna Assessment (FFA) prepared by a suitably qualified ecologist in accordance with Appendix C: Biodiversity Guidelines, is required under the following circumstances:</i> <i>a. development involves significant disturbance or removal of native vegetation (i.e., removal of more than five (5) native trees,) or is likely to impact upon threatened species habitat, threatened ecological communities or important habitat features such as hollow bearing trees, watercourses, wetlands, or dams.</i> <i>b. development involves clearing or disturbance of native vegetation overlapping Council's Green and Blue Grid or within Council's Biodiversity Corridors.</i>	N/A – As above.
<i>A Biodiversity Management Plan (BMP) is required in accordance with Appendix C: Biodiversity Guidelines in circumstances where:</i> <i>a. a FFA is required, and Council deems that a BMP is necessary for managing biodiversity impacts, OR</i> <i>b. the Biodiversity Offset Scheme applies.</i>	Noted – The proposal generates 16 ecosystem credits. Refer to SBDAR provided within Appendix L.
<i>Where development results in removal or significant impacts to hollow-bearing trees or existing artificial hollows, removed hollows are to be offset in accordance with Appendix C: Biodiversity Guidelines. Unless adequately justified to the satisfaction of Council, installation of salvaged and augmented hollows is to occur whenever possible. All artificial hollows must be installed within retained trees on site.</i>	N/A

<i>Development within 50m of environmentally significant features must provide for, and ensure the management of, an ecological buffer to minimise adverse impacts on biodiversity values. Identification and management of ecological buffers should be included within a Biodiversity Management Plan (BMP) for the site, prepared in accordance with Appendix C: Biodiversity Guidelines and Council input.</i> <i>Areas that require ecological buffers include:</i> • <i>Threatened Ecological Communities (TECs),</i> • <i>pre-existing protected habitat,</i> • <i>species polygons for threatened flora or fauna known to occur on site,</i> • <i>Koala habitat (including core koala habitat, isolated or scattered primary koala food trees with evidence of koala activity, and any other areas where koalas are present,</i> • <i>year round or intermittently occupied flying fox camp,</i> • <i>hollow-bearing trees, and</i> • <i>Raptor nests.</i>	N/A
<i>Where appropriate, suitable fencing, barriers or other measures are to be used to limit or control human access (e.g. motor vehicles) to environmentally sensitive areas.</i>	N/A
<i>Development on land adjoining an area that is of biodiversity value and/or forms a part of the Green and Blue Grid is to adhere to the following design criteria for lighting:</i> <i>adherence to the principles and guidance of the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023) (or as amended),</i> <i>high intensity lighting including industrial or commercial lighting, sports field lighting, lighting within carparking areas and associated with any industrial or commercial-scale retail development will be designed to avoid light spill into adjoining biodiversity areas (per AS 4282 Control of the Obtrusive Effects of Outdoor Lighting, or updates to that standard),</i> <i>install warm coloured LED street lighting where a development footprint contains or is within 100m of known microbat colonies or habitat likely to support microbat colonies to deter insects,</i> <i>manage light spill and noise producing activities where wildlife impacts are likely to arise from the proposed development and where development is adjacent to avoided land. Measures are to include appropriate noise treatment barriers along major roads and other light and noise attenuation mitigation measures, and</i> <i>ensure that any residual noise impacts from installed lighting on wildlife are appropriately mitigated.</i>	N/A

Where the flow chart in Figure 2-1 indicates that squirrel glider survey is required, the Squirrel Glider Considerations outlined in Appendix C: Biodiversity Guidelines must be followed.

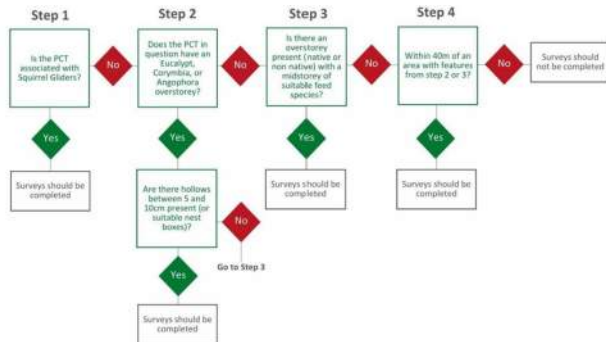


Figure 2-1: Squirrel Glider Survey Requirement Framework

N/A

2.2.2 Waterways and Riparian Corridors

N/A – The site does not contain or adjoin any waterways or riparian corridors.

2.2.3 Green and Blue Grid

N/A – The proposed subdivision does not adjoin the green and blue grid.

2.3 Vegetation Management

Requirements

Complies?

2.3.1 Tree and Vegetation Management

N/A – Clearing of native vegetation that is subject to the biodiversity offset scheme, as specified in the *Biodiversity Conservation Act 2016*.

2.3.2 Street Trees and Canopy Cover

PC.1 Street tree provision is to form a component of the road reserve for all of the following new subdivision types:

- residential subdivisions
- commercial subdivisions
- industrial subdivisions

All street trees are to be provided in accordance with Maitland Council's Tree Species List, and Technical Document – Street Trees of Council's MoES.

AS.1 Tree retention is encouraged at subdivision stage. Mature trees should be retained and incorporated into the subdivision and public domain design and retained to contribute to the mature tree canopy cover in the neighbourhood, to provide visually interesting streetscapes, improve public amenity and improve air quality.

Yes – Street trees are to be provided along new roads in accordance with the Landscape Plans (refer to **Appendix F**).

Yes – 10 trees are proposed for retention within the subdivision.

<i>PC.2</i> In cases where street trees are needed to be removed to facilitate development, they are to be replaced in a suitable location, in line with Technical Document – Street Trees of Council's MoES.	N/A
<i>PC.4</i> Soil volume requirements are to be provided in accordance with Section 5.2 of Appendix D: Canopy Cover Guidelines for any required tree provision on a given site. <i>Note: Per Appendix D: Canopy Cover Guidelines, Soil volume should be equivalent to one third of the projected canopy area, with a minimum soil depth of 1 metre.</i>	Noted – Refer to Appendix L for details.
2.3.3 Vegetation Management Plans	N/A
2.4 Flood and Floodplain Management	
Requirements	Complies?
For Section 2.4. Flood and Floodplain Management of the Maitland DCP 2026, please refer to the document titled Part B.3 – Hunter River Floodplain.	N/A – The site is not within the flood planning area.
2.5 Environmental Hazard Management	
Requirements	Complies?
2.5.1 Bushfire <i>PC.1</i> A Bushfire Assessment is required to be prepared by a suitably qualified consultant and submitted with any application involving bushfire prone land, in accordance with Appendix A: Application Requirements – Other Development or Appendix B: Application Requirements – Minor Development, whichever is applicable.	Yes – A Bushfire Assessment Report has been prepared to support the proposed subdivision, and is provided within Appendix P .
<i>PC.2</i> Vegetation management for the purposes of bushfire risk management must not be achieved through the clearing, adjustment or management of vegetation on land managed by Council. <i>Note: Vegetation management for private benefit cannot be imposed on any land managed by Council or any other public land.</i>	Noted.
<i>PC.3</i> Any Asset Protection Zone must be located outside of areas of environmental significance, including: a. Any Asset Protection Zone must be located outside of areas of environmental significance, including: b. vegetated riparian zones c. other vegetation to be retained or protected due to environmental constraints. <i>Note: Asset Protection Zones for private benefit cannot be imposed on any land managed by Council or any other public land.</i>	N/A – No APZ's are proposed or required.

<i>PC.4 Clearing of native vegetation or trees for the purposes of reducing bushfire risk must be consistent with any current applicable Bushfire Risk Management Plan prepared under the Rural Fires Act 1997.</i>	N/A – Any proposed clearing is to facilitate the proposed subdivision, and not for the purposed of reducing bushfire risk.
2.5.1 Mine Subsidence	N/A – The site is not within a declared mine subsidence district.
2.5.3 Contamination	Yes – A PSI has been prepared and is provided within Appendix I . The PSI concludes that the site is suitable for the proposed residential land use subject to the development and implementation of an unexpected finds protocol.
<i>PC.1 Information regarding any potential contamination present on the site is to be provided as part of any Statement of Environmental Effects lodged with Council.</i>	
<i>PC.2 Information regarding any potential contamination present on the site is to be provided as part of any Statement of Environmental Effects lodged with Council.</i>	N/A – As above. Refer also to section 4.1.1 of SEE.
<i>PC.3A Detailed Site Investigation Report (DSI) is required in the following circumstances:</i> a. Where the PSI indicates that the land may be contaminated, or b. When the site is, or was, formally used for an activity listed in Table 1 of the Managing Land Contamination Planning Guidelines within Council's Contaminated Land Policy, or other potentially contaminating activities known to Council, and a land use change is proposed that has the potential to increase the risk of exposure to contamination, or c. To accompany a remediation proposal or notification.	N/A – As above.
<i>PC.4 Where a Detailed Site Investigation Report identifies the need for remediation, a Remedial Action Plan (RAP) must be prepared and submitted prior to issue of the development consent, or in certain circumstances the issue of the construction certificate or subdivision works certificate as determined relevant by Council staff.</i>	
2.5.4 Noise and Vibration	
<i>PC.1 Where development has the potential to produce an adverse noise or vibration impact on occupants of the site or of nearby properties, an acoustic and vibration assessment must be prepared by a qualified consultant in accordance with Appendix A: Application Requirements – Other Development or Appendix B: Application Requirements – Minor Development, whichever is applicable.</i>	Yes – Because the site adjoins Raymond Terrace Road, a Traffic Noise Impact Assessment has been prepared (refer to Appendix J).
<i>PC.2 Noise or vibration generated by development either during construction or operation must not exceed the criteria stipulated in the NSW EPA Noise Policy for Industry or the Noise Guide for Local Government at the property boundary of the noise source, or at a receiving lot boundary.</i>	Noted.
2.5.5 Air Quality	N/A – The development is not of a type that requires an Air Quality Impact Assessment.
2.5.6 Hazardous and Offensive Land Use Buffers	N/A – The site is not in proximity to any hazardous or offensive land use.

CHAPTER 3 – SITE REQUIREMENTS

3.2 Earthworks and Retaining Walls

Requirements	Complies?
PC.1 Development proposed on land with a natural gradient of 1:6.7 (15%) or greater slope is to have a geotechnical assessment conducted by a suitably qualified geotechnical engineer. <i>Note: Further detail around what is to be provided in a geotechnical assessment is available in Appendix A: Application Requirements – Other Development or Appendix B: Application Requirements – Minor Development, whichever is applicable.</i>	Yes – A Geotechnical Investigation has been undertaken for the site, with a report provided within Appendix Q.
PC.2 A Bulk Earthworks Plan (BEWP) must be submitted with the Development Application for all development that is undertaking cut and/or fill. The BEWP is to demonstrate through a visual and tabular format the following details: • Ground level (existing), • Ground level (finished), • Total cubic metres of fill import, and • Total cubic metres of fill export. <i>Note: Further detail around what is to be provided in a Bulk Earthworks Plan is available in Appendix A: Application Requirements – Other Development or Appendix B: Application Requirements – Minor Development, whichever is applicable.</i>	Yes – Refer to the Preliminary Engineering Plans provided as Appendix B.
AS.1 Earthworks are permitted to be undertaken to a maximum of 1m cut or fill from the existing ground level of the site. A variation to this maximum may be considered if the following is supplied: a. A geotechnical engineering report prepared from a suitably accredited professional in accordance with Appendix A: Application Requirements – Other Development or Appendix B: Application Requirements – Minor Development, whichever is applicable, b. Extent and stability of proposed embankments (particularly those acting as retarding basins), c. Recommended geotechnical testing requirements, d. Compaction specification for all fill within subdivisions, e. The level of risk to existing adjacent buildings because of a construction contractor using vibratory rollers anywhere within the site the subject of the works. If vibratory rollers could affect adjacent buildings, high risk areas must be identified on the engineering drawings which are to indicate that no vibratory roller must be used within that zone,	Yes – As the proposed cut (maximum 1.5m) and fill (maximum 3m) levels exceed 1m, a geotechnical report has been provided (refer to Appendix Q).

f. The impact of the installation of services on overall site stability and recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation, g. The recommended treatment of any unstable areas within allotments that will be privately owned, which may include removal and replacement of soil, blending of soils, dynamic compaction, etc, h. Requirement for sub-surface drainage lines, i. Overall suitability of the engineering plans for the proposed development, and j. Where the filling of existing dams or watercourses is proposed, the geotechnical report is to detail any necessary works. The certifying geotechnical engineer is to have a Level 1 responsibility, unless agreed otherwise by the council, in accordance with AS 3798 which is to be stated within the report.	
PC.3 All fill for a development is to consist of Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM).	Noted – Refer to concept engineering plans provided within Appendix B.
PC.4 Batter slopes are not to exceed a 1:4 gradient, unless they have been stabilised by planted vegetation to the satisfaction of Council.	
PC.5 All batters must be provided with both short term and long-term stabilisation measures to prevent soil erosion, such as netting, hydro mulch, compacting, and vegetation.	
PC.6 Retaining walls and structures are to be identified as part of a DA, with details provided including, but not limited to, dimensions, materials, and drainage features.	
PC.7 Retaining walls are to be of natural cut stone, masonry, concrete, or galvanised structural steel individually or in combination. Cladding over the retaining wall may consist of other materials. Wooden retaining walls are only permitted in cases where: • a retaining wall is not for the purposes of inter-allotment retaining, AND • the maximum height of the retaining wall is 600m, AND • where a retaining wall's failing would not impact adjoining properties or public infrastructure.	
AS.2 The maximum height of a single retaining wall is 1.2m. A variation to this maximum may be considered if the following criteria is met: - The design has been undertaken by a certified engineer, with details of their certification lodged alongside the Development Application, and - Supporting information that adequately demonstrates the retaining wall will not have adverse impacts on adjoining properties or local amenity. AS.3 On sloping sites which would exceed maximum retaining wall heights, site disturbance should be minimised by using construction techniques such as: • Split level design, • Drop edge beam or suspended slab on a footing wall, and	

• <i>Bearers and joists.</i> <i>PC.8 Inter-allotment retaining walls are not to be located on lot boundaries to ensure clear ownership and maintenance responsibilities. Where used, inter-allotment retaining walls are to:</i> • <i>Be fully contained within the lot that benefits from the retained ground level.</i> • <i>In the case of retaining cut, be offset from the lot boundary by a minimum distance equal to the height of the wall (i.e. a 1H:1V setback ratio), or a minimum 500mm (whichever is greater), to allow for structural elements such as footings, backfill, and zone of influence impacts.</i> • <i>In the case of retaining fill, walls can be constructed to the boundary up to the height of 1.2m.</i> <i>PC.9 Adequate drainage comprising free draining gravel and subsoil agricultural drains must be installed to the rear of retaining walls to relieve the hydrostatic pressure at the base of the wall.</i> <i>PC.10 All drainage works associated with retaining walls must be located within site boundaries.</i> <i>PC.11 Where terraced retaining walls are proposed the minimum distance between each step is 1m.</i>	
3.3 Stormwater Management	
Requirements	Complies?
3.3.1 Stormwater and Drainage <i>PC.1 Stormwater and water quality systems must be provided for all development including residential, industrial and commercial. Regional stormwater and water quality devices are required where public roads and/or major development is proposed. Stormwater and water quality systems include, but are not limited to:</i> • <i>Rainwater tanks</i> • <i>Swales</i> • <i>Bioretention basins</i> • <i>Porous paving</i> • <i>Constructed wetlands</i> • <i>Sediment basins</i> • <i>Gross Pollutant Traps (GPTs)</i> <i>Further details for stormwater and water quality systems are provided in Council's MoES.</i>	Yes – An Addendum to the approved Stormwater Management Plan has been prepared for the proposal. Refer to Appendix O.

<i>PC.2 Stormwater conveyance will have a Major/Minor System configuration. Minor flows will be conveyed and contained in a system of kerb and gutter, pits and pipes/culverts. Major flows (flow in excess of Minor System capacity) will be conveyed in overland flow paths designed to cater for such flows.</i>	Yes – The overall hydrology will remain consistent with the approved plans. All downstream basins and receiving infrastructure has already been constructed and accepted by Maitland City Council. The overall stormwater management strategy for the site will remain cohesive with the approved plans and previously approved stormwater management plan addendums.
<i>PC.3 Management of ‘minor’ flows using piped systems for the 1 in 10 (10%) Annual Exceedance Probability (AEP) for residential, industrial and commercial land uses is to be in accordance with Council’s MoES.</i>	
<i>PC.4 Management of ‘minor’ flows using piped systems for the 1 in 5 (20%) Annual Exceedance Probability (AEP) for rural land uses is to be in accordance with Council’s MoES.</i>	
<i>PC.5 Management of ‘major’ flows using dedicated overland flow paths such as open space areas, roads, waterways and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 10% AEP will be in accordance with Council’s MoES.</i>	
<i>PC.6 Where a development requires drainage works over adjoining properties, the DA is to be supported by landowners’ consent for lodgement, from all affected property owners, including written agreement to the creation of easements on title for inter-allotment drainage purposes.</i>	
<i>AS.1 Stormwater drainage design is to generally reflect the pre-existing flow characteristics of the site and may require on-site stormwater detention, in accordance with MoES.</i>	
<i>PC.7 All stormwater management infrastructure for residential areas, such as detention basins and water quality infrastructure that are proposed to be dedicated to Council are to be negotiated with Council as part of the Development Application process and clearly articulated on the final plans.</i>	
<i>PC.8 Development will demonstrate compliance with the relevant provisions of Council’s MoES including requirements for drainage, water sensitive urban design and volume reduction.</i>	
<i>PC.9 The design of stormwater facilities including those for volume and water quality control must demonstrate practicality and sustainability regarding ongoing operation and maintenance, legal point of discharge, any relevant easements, and private ownership or public dedication in accordance with the Council’s MoES.</i>	
<i>PC.10 All proposed development requires demonstration of stormwater management including concepts plans. Where required due to scale and development type, a stormwater report and modelling will be required in accordance with Council’s MoES.</i>	
<i>3.3.3 Erosion and Sediment Control</i>	Yes – A erosion and sediment control plan is provided within Appendix B. All Erosion and sediment control measures will be in accordance with the Blue Book and Council’s requirements.
<i>PC.1 All erosion and sediment (ERSED) measures proposed are to be prepared in accordance with the ‘Blue Book’ (Managing Urban Stormwater Soils and Construction) – by Landcom, Fourth Edition (2004):</i>	
<i>PC.2 Erosion and sediment control measures are to be provided in accordance with Table 3-4 below:</i>	

Table 3-4: ERS&D Management Measures by Land Area	
DISTURBED AREA OF SITE	MANAGEMENT MEASURES
Under 250m ²	Recommended ERS&D mitigation and management measures in accordance with the controls and acceptable solutions in this section, the 'Blue Book', and DPHI's Guidelines for erosion and sediment control on building sites .
More than 250m ² and less than 2500m ²	An Erosion and Sediment Control Plan (ESCP) is to be prepared in accordance with the controls and acceptable solutions in this section, Council's MoES, the 'Blue Book', and DPHI's Guidelines for erosion and sediment control on building sites .
Over 2500m ²	A Soil and Water Management Plan (SWMP) is to be prepared in accordance with the controls and acceptable solutions in this section, the 'Blue Book', and Appendix A: Application Requirements - Other Development or Appendix B: Application Requirements - Minor Development, whichever is applicable.
Note 1: Some sites under 250m ² may require an ESCP to be prepared; see Council's MoES and DPHI's Guidelines for erosion and sediment control on building sites for further detail.	
Note 2: Full details as to the contents of a ESCP and SWMP are provided in Appendix A: Application Requirements - Other Development or Appendix B: Application Requirements - Minor Development, whichever is applicable.	

PC.3 The maximum amount of soil exposed on a site is to be no more than 5ha at any one time, and in accordance with Council's MoES.

Requirements	Complies?
3.4.1 Traffic Impacts PC.1 A Transport Impact Assessment (TIA) is required in accordance with Appendix A: Application Requirements – Other Development, in circumstances where: a. The proposed development is for 25 or more dwellings and/or lots, b. The proposed development is defined as traffic generating development, c. The proposed development is requested to provide a TIA by Transport for NSW, or d. The proposed development is deemed in Council's opinion to have the potential to adversely impact on the existing road network.	N/A – As the proposed subdivision is for less than 25 lots, a TIA is not required for the development.
3.4.2 Vehicle Access PC.1 Excepting access points to parking and the development, parking areas must be screened along the street frontage PC.2 The applicant is to demonstrate that any proposed site vehicle access location and design has considered the site opportunities and constraints as well as public safety including, but not limited to: a. Assessing the type of road(s) the site will access and its posted speed limit, b. Avoiding direct access to an arterial road (e.g., highway or main road) unless there is an existing suitable access or no suitable alternative.	N/A – No off-street parking areas are proposed.
	Yes – Refer to CENG plans provided within Appendix B.

c. Avoiding or minimising impacts on street trees and utilities/services in the street, d. Locating and designing access points to minimise interference with natural and street drainage, e. Ensuring appropriate sightlines (clear of obstructions) at driveway exits to vehicular traffic and pedestrians/bicycles f. Assessing potential conflicts with other vehicles and pedestrians/ bicycles on and off-site, g. Ensuring the landscape design does not impact safety whilst screening or softening the visual impact of any parking areas, h. Minimising impacts on on-street parking, and Minimising the visual impact of larger driveways or on-site parking areas.	
AS.1 Secured and unsecured accesses to covered parking areas, including ground level and basement parking, should be integrated into a proposed development's design in a manner that minimises the visual intrusion of the accesses in the public domain	N/A
PC.3 Consideration must be given to maintaining adequate sight distances for all access driveways. Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians. Note: AS 2890 Parking Facilities should be referenced for minimum sight distances for a range of road frontage speeds.	Yes – Battle axe driveways have been deigned to ensure adequate sight distances.
3.4.3 Parking, Circulation, and Design	N/A – No off-street parking areas are proposed.
3.4.5 Loading / Unloading & Servicing Facilities	N/A – No loading or servicing facilities are required for the proposed development.
3.4.6 Public Transport Access	N/A – Although the proposal is not for 20 or more dwellings, it is noted that the site is well connected to existing bus services.
3.4.7 Electric Vehicle Parking	N/A – No EV parking is required by this application.
3.5 Waste Management	
Requirements	Complies?
3.5.1 Construction Waste Management PC.1 A Construction Waste Management Plan (CWMP) is required to be submitted with every development application involving physical works, including demolition works. This must be undertaken in accordance with Appendix A: Application Requirements – Other Development and Appendix B: Application Requirements – Minor Development, whichever is applicable.	Yes – A WMP has been prepared to address Council's requirements. Refer to Appendix R.

3.52 Operational Waste Management PC.1 An Operational Waste Management Plan (OWMP) is to be submitted as a part of a Development Application and is to include: a. Estimation of the weekly waste generation for general waste, recycling, and green waste (where applicable). Waste generation rates are provided in PC.3 below, b. The number of each type of bin required, c. Details of waste storage areas including dimensions, floorspace (m2) and location, d. The identification of a waste collection point for ongoing waste collection services, e. The path of travel for bin movement between any applicable waste storage areas and waste collection point/s, f. The path of travel for bin movement between any applicable waste storage areas and waste collection point/s, g. If development proposes onsite collection by a private contractor, a letter is to be provided from a private waste collection contractor that they are able to service the site, not impede traffic while entering or exiting the site, with details provided regarding the type and size of their waste collection truck.	
PC.2 If development proposes onsite collection by a private contractor, a letter is to be provided from a private waste collection contractor that they are able to service the site, not impede traffic while entering or exiting the site, with details provided regarding the type and size of their waste collection truck.	N/A
3.6 Sustainability	
Requirements	Complies?
3.6.1 Liveable and resilient communities AS.1 Development should enable evaporative cooling through implementation of design initiatives and features, including: • Water Sensitive Urban Design (WSUD), and • Irrigation of all public open spaces (using alternate water sources), utilising the design criteria in Hunter Water's Turf Sporting Field Guidelines.	N/A – The stormwater and public space network for the broader estate has already been established.
PC.1 Where provided as part of development, the design of public open spaces is to: a. use pavements which are permeable and have high albedo, resulting in less solar absorption, b. where permeable pavers are used, it must be demonstrated there is no impact on the salinity or sodicity of underlying soils, c. provide public drinking taps in public areas every 500m, d. provide tree canopy cover in parks as follows: i. for open spaces without sports courts and fields, a minimum tree canopy of 45%, ii. For open spaces with sports courts and fields, a minimum tree canopy of 45% applies to areas outside the courts and fields, iii.	N/A – There are no public spaces provided with this stage of the subdivision.

Where possible, the remaining area should exceed the 45% minimum to compensate for the lack of canopy on the courts and fields, and iv. Be consistent with the Maitland Tree Species List. e. locate public seating where there is adequate shading.									
AS.2 Utility services, including water, electricity, and sewerage, must be connected to public parks and spaces reserved for future public and community uses. Lots for open space 5,000m² or under should provide for water and electricity, while lots for open space over 5,000m² should also include sewer. Infrastructure should be positioned to avoid conflicts with future public space development.									
3.6.2. Circular Economy AS.1 The following elements should be considered where possible in the choice of building materials in all developments: <table border="0"> <tr> <td>a. energy efficiency,</td><td>e. non-polluting,</td></tr> <tr> <td>b. use of renewable resources,</td><td>f. minimal PVC content, and</td></tr> <tr> <td>c. maintenance cost and durability,</td><td>g. local materials.</td></tr> <tr> <td>d. recycled or recyclable materials,</td><td></td></tr> </table>	a. energy efficiency,	e. non-polluting,	b. use of renewable resources,	f. minimal PVC content, and	c. maintenance cost and durability,	g. local materials.	d. recycled or recyclable materials,		Noted.
a. energy efficiency,	e. non-polluting,								
b. use of renewable resources,	f. minimal PVC content, and								
c. maintenance cost and durability,	g. local materials.								
d. recycled or recyclable materials,									
CHAPTER 5 – SUBDIVISION									
5.2 General Subdivision Design									
Requirements	Complies?								
5.2.1. Services and Utilities 5.2.1.1. General 5.2.1.2. Street Lighting 5.2.1.3. Essential Services (Water, Sewer, Electricity, and Telecommunications)	Yes – A combined services plan has been provided to identify the availability of essential services to the proposed development. Refer to Appendix B.								
5.2.2. Infrastructure and Network Delivery									
5.2.3. Corner Lots PC.1 Corner lots are to be designed to allow future dwellings to have the ability to have vehicle access to both street frontages.	Yes – Refer to Appendix A.								
PC.2 Corner splays must be provided, with minimum dimensions of: a. 4.0m x 4.0m for road types classed as 'Local' under Council's MoES in residential zones, b. 2.0m x 2.0m for road types classed as 'Residential Laneway' under Council's MoES, and c. A merit-based assessment (generally 6.0m x 6.0m) for non-residential zones and/or higher order roads. Consideration must be given to the kerb return and minimum verge requirements under Council's MoES.	Yes – Refer to Appendix B.								
5.2.4. Lots on Existing Laneways	N/A								
5.2.5. Lots on New Laneways									
5.2.6. Community Title Subdivision									
5.2.7. Subdivision Landscaping PC.1 Deep soil areas are to be provided on all resulting lots in accordance with Chapter 2, Section 2.3.2 Street Trees and Canopy Cover and Appendix D: Canopy Cover Guidelines.	Yes – All proposed lots are of a size capable of accommodating deep soil areas.								

AS.1 Where established streetscapes are present, enhancement is encouraged through provision of additional landscaping (including street trees) and selection of other streetscape items including surface treatments and street furniture.	N/A																												
AS.2 Landscape buffers may be required where there is an interface issue with the existing context, if deemed necessary from the findings of a Visual Impact Assessment.	Yes – Refer to section 10.4.5.3 below.																												
AS.3 Tree retention is encouraged at the subdivision stage, with mature trees to be retained and integrated into the subdivision layout and public domain design. Retained trees should contribute to neighbourhood canopy cover, enhance streetscape character, and improve public amenity.	Yes – 10 trees are proposed for retention within the subdivision.																												
5.2.8. Battle-axe Lots PC.1 Battle-axe lots must not be located on cul-de-sac heads, corners and tight bends.	Yes – Battle-axe lots are not located on cul-de-sac heads, corners and tight bends.																												
PC.2 Subdivisions of battle-axe lots without public frontage (i.e., road, park, reserve) must be within an integrated approval (subdivision and dwelling design).	N/A – All proposed battle-axe allotments have a public frontage to a road.																												
PC.3 Utility connections to service all lots benefitted by the access corridor must be provided for the length of the access corridor.	Yes – Refer to services plan provided within Appendix B .																												
PC.4 Battle-axes must be designed and constructed in accordance with Table 5.1 below. Table 5.1: Minimum development standards for battle-axe lots <table><tr><th>ZONING¹</th><th>SINGLE HANDLE² (M)</th><th>DUAL HANDLES² (I.E. 2X) (M)</th><th>PAVEMENT WIDTH⁴ (M)</th></tr><tr><td>Residential (R1)</td><td>4.0⁵</td><td>(2x) 3.0⁵ or (2x) 3.5⁵</td><td>3.0⁷</td></tr><tr><td>Residential (R5–V & X)</td><td>4.0</td><td>(2x) 3.0</td><td>3.0</td></tr><tr><td>Residential (R5–Y)</td><td>4.5</td><td>(2x) 3.0</td><td>3.0</td></tr><tr><td>Residential (R5–Z)</td><td>6.0</td><td>(2x) 3.0</td><td>3.0</td></tr><tr><td>Business & Industrial (E1, E2, E3, E4, MU1))</td><td>6.0 or 8.0⁸</td><td>(2x) 4.0</td><td>3.3 min or 6.0⁹</td></tr><tr><td>Rural (RU1, RU2)</td><td>6.0</td><td>(2x) 4.0</td><td>3.5</td></tr></table>	ZONING¹	SINGLE HANDLE² (M)	DUAL HANDLES² (I.E. 2X) (M)	PAVEMENT WIDTH⁴ (M)	Residential (R1)	4.0⁵	(2x) 3.0⁵ or (2x) 3.5⁵	3.0⁷	Residential (R5–V & X)	4.0	(2x) 3.0	3.0	Residential (R5–Y)	4.5	(2x) 3.0	3.0	Residential (R5–Z)	6.0	(2x) 3.0	3.0	Business & Industrial (E1, E2, E3, E4, MU1))	6.0 or 8.0⁸	(2x) 4.0	3.3 min or 6.0⁹	Rural (RU1, RU2)	6.0	(2x) 4.0	3.5	Yes – Battle-axe driveways comply with the requirements for the R1 zone. Refer to CENG plan provided with Appendix B .
ZONING¹	SINGLE HANDLE² (M)	DUAL HANDLES² (I.E. 2X) (M)	PAVEMENT WIDTH⁴ (M)																										
Residential (R1)	4.0⁵	(2x) 3.0⁵ or (2x) 3.5⁵	3.0⁷																										
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Rural (RU1, RU2)	6.0	(2x) 4.0	3.5																										
PC.5 Developments must not incorporate more than 2 lots serviced by a battle-axe, easement for access, right of carriageway. Reciprocal easements should be centrally placed.	Yes – No more than 2 lots will be serviced by a battle axe easement for access, right of carriageway.																												
5.3. Residential Subdivision																													
Requirements	Complies?																												
5.3.1. Lot Size and Dimensions PC.1 All lots must provide a sufficient area and suitable shape for its future use, and is to consider: solar access, access and parking, location of ancillary buildings such as garages and sheds, vegetation retention, APZ's, and soil conditions.	Yes – All lots are generally regular in shape and are greater than the minimum lot size																												
PC.2 New residential lots are to comply with Table 5.2 below. Table 5.2: Minimum Lot Dimensions <table><tr><th>MINIMUM LOT SIZE (UNDER MLEP 2011)</th><th>MINIMUM LOT WIDTH</th><th>MINIMUM LOT DEPTH</th></tr><tr><td>450m² or greater</td><td>12.5m</td><td>25m</td></tr></table>	MINIMUM LOT SIZE (UNDER MLEP 2011)	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	450m² or greater	12.5m	25m	Yes – All lots comply with the minimum width and depth requirements.																						
MINIMUM LOT SIZE (UNDER MLEP 2011)	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH																											
450m² or greater	12.5m	25m																											

AS.1 Lots should be rectangular in shape and should generally have a width to depth ratio aligning with Table 5.3 below. Generally accepted variations on a rectangular shape are parallelogram, trapezoidal and rhombus configurations. Table 5.3: Lot Width to Depth Ratios <table border="1"> <thead> <tr> <th>MINIMUM LOT SIZE (UNDER MLEP 2011)</th><th>LOT WIDTH TO DEPTH RATIO</th></tr> </thead> <tbody> <tr> <td>450m² or greater</td><td>1:2 to 1:3</td></tr> </tbody> </table>	MINIMUM LOT SIZE (UNDER MLEP 2011)	LOT WIDTH TO DEPTH RATIO	450m ² or greater	1:2 to 1:3	Yes – Lots are generally rectangular in shape and in general have a depth ratio between 1:2 to 1:3. Two lots (9710 & 9715) have a ratio closer to 1:1.		
MINIMUM LOT SIZE (UNDER MLEP 2011)	LOT WIDTH TO DEPTH RATIO						
450m ² or greater	1:2 to 1:3						
PC.3 All lots must include a minimum building envelope that complies with Table 5.4 below: Table 5.4: Minimum Building Envelope <table border="1"> <thead> <tr> <th>MINIMUM LOT SIZE (UNDER MLEP 2011)</th><th>MINIMUM BUILDING ENVELOPE</th></tr> </thead> <tbody> <tr> <td>450m² or greater</td><td>10m x 15m</td></tr> <tr> <td>300m² and less than 450m²</td><td>6m x 15m</td></tr> </tbody> </table>	MINIMUM LOT SIZE (UNDER MLEP 2011)	MINIMUM BUILDING ENVELOPE	450m ² or greater	10m x 15m	300m ² and less than 450m ²	6m x 15m	Yes – All lots include sufficient a building envelope. Refer to Appendix A.
MINIMUM LOT SIZE (UNDER MLEP 2011)	MINIMUM BUILDING ENVELOPE						
450m ² or greater	10m x 15m						
300m ² and less than 450m ²	6m x 15m						
AS.2 The building envelope provided under PC.3 of this section should be located outside of, or in addition to, any constraints and impediments such as front, side and rear setback, easements, buffers, utilities, effluent disposal areas and any required vehicles manoeuvring areas (such as battle axe lots needing to enter and leave in a forward direction).	Yes – Refer to Appendix A.						
PC.4 Lots must demonstrate adequate vehicle access can be achieved to the lot, in accordance with Council's MoES.	Yes – refer to Appendix B.						
PC.5 Development on bends and cul-de-sacs must have a minimum chord length of 10 metres.	Yes – A minimum 10m chord length is achieved for lots located on a road bend.						
5.3.2. Solar Access and Energy Efficiency AS.1 Where possible, lots should be orientated to provide one axis within 20 degrees east and 10 degrees west of true north. Where a northern orientation of the long axis is not possible, lots must be wider to allow for private open space on the northern side of future dwellings.	Yes – Lots are generally orientated to provide one axis within 20 degrees east and 10 degrees west of true north.						
PC.1 75% of lots in medium and major subdivision are to be within the 'Ideal' and 'Good' site orientation indicated in Figure 5-5.	Yes – As above.						
5.3.3. Street Layout and Block Length PC.1 A proposed street layout must be consistent with any relevant site-specific DCP chapters, structure plans, or area plans.	Yes – Chapter 10 has been addressed below.						
PC.2 The proportion of residential lots in a Medium or Major subdivision of the same lot type width must not exceed 40%. For the purposes of this control, a lot type is primarily determined by the lot frontage, but other variables considered are access and configuration. Subdivision plans must be accompanied by a lot width table for each street block, which is to include: - lot type calculations, and - percentages and numbers within the +/- range of each lot (see note).	Yes – Refer to the lot diversity plan provided within Appendix A.						
PC.3 A trunk road network diagram must be provided which includes a minor and major grid layout in accordance with Council's MoES.	N/A – Only one new road is proposed, this being an extension to the established network. Refer to Appendix A.						

PC.4 Roads with 6,000 or greater vehicles per day (vpd) must have denied access for driveways to individual property.	N/A
PC.5 The length of access-denied lot frontages in a subdivision must be limited by providing perpendicular connections to Arterial and Sub-Arterial roads.	
PC.6 Trunk roads, including local collector roads, must provide direct routes with only minor deflections and curves. Bends, large deflections and significant intersection manoeuvring are not supported. Further information is provided in Document D-Design of Council's MoES.	
PC.7 Local collector road connections, including to bushfire and flood perimeter roads, must incorporate emergency wayfinding elements (such as signage) and be more conveniently located and driveable than local street connections.	
PC.8 New residential street blocks are to have a range of block lengths from a 100m minimum to a 240m maximum and must have a maximum walkable perimeter of 600m. A walkable or drivable connection—such as a street, laneway, or shared path—must be provided at intervals of no more than 300 metres to support permeability and connectivity.	
AS.1 Street block lengths should decrease when close to public transport, around activity centres, and nodes of interest, such as open space and recreation areas.	
PC.9 Excluding cul-de-sacs, street networks are to have a minimum of two vehicle route options to enter and exit into the wider road network.	
PC.10 Subdivision boundaries must account for screening and/or buffering from adjoining land uses, such as agricultural uses. For agricultural uses, the Department of Primary Industries 'Buffer Zones to Reduce Land Use Conflict with Agriculture – An Interim Guideline (2018)' (or as amended) applies.	Yes – The proposed local street is appropriately orientated.
PC.11 Roads are to be orientated as follows: a. Trunk roads must create direct and convenient routes along desire lines and optimise public transport network creation, b. Local streets that are of a slope gradient 6% or greater are to run perpendicular to the slope contour. c. All other local streets are to be orientated in accordance with the remainder of this Section.	
PC.14 Subdivisions must not include more than 700m vehicle travel distance on the low-speed (≤ 50 km/h) local street network between any lot and a trunk road.	
AS.2 To improve wayfinding and legibility alongside reducing speeding, the road network of a subdivision should employ no more than 3 turns or 3 different local streets between any lot and a trunk road.	N/A
AS.3 Shortcutting or rat running through local streets should be minimised by: a. Identifying likely rat-running routes and keep convenient through-connections at right angles rather than parallel to the rat run, and b. Using alternating intersection priorities and/or off-set intersections.	

AS.4 Cul-de-sacs should be avoided. Where it is clearly demonstrated that no alternative option exists to integrate the road into a connected loop, cul-de-sacs must: a. Incorporate a minimum lot frontage of 10m on the cul-de-sac head/chord and insure adequate space for driveways, utilities and bin collection, b. Be limited to a maximum length of 80m, OR terminate at a full bulb width on an adjoining road and satisfy the walkable perimeter distance, c. Not create a need for narrow pathways (pedestrian/stormwater alley), and d. Include wayfinding measures (such as signage) and direct sightlines from the intersection to bulb.	N/A
5.3.4. Active Transport Networks PC.1 Footpaths and cycleways are to be located, designed and constructed in accordance with Council's MoES, Urban Release Area Structure Plans, and any other adopted Council plans/policies, and in view of streets wherever possible to allow surveillance.	Yes – Refer to Appendix B.
PC.2 Footpath and cycleway networks must create permeable connected systems to provide links to schools, community facilities, public transport, and other activity centres.	Yes – The proposed footpath will connect to the established network to create permeable connected system.
PC.3 Shared pathways must provide direct linkages to public areas of interest, particularly recreation areas, activity centres, schools, commercial areas, and movement networks.	N/A
5.3.5. Open Space and Recreation	N/A
5.3.6. Entry Features	N/A
CHAPTER 10 – SPECIAL PRECINCTS (10.4 URBAN RELEASE AREAS)	
10.4.5 Thornton North Urban Release Area	
Development Controls – General Provisions	
10.4.5.1 Staging Plan	
Requirements	Complies?
AS.1 Staging of development should generally be in accordance with the Staging Plan as shown in Figure 10-43. The Staging Plan provides for the timely and efficient release of urban land and aligns with the precinct plans as shown in Figure 10-44.	Noted.
PC.1 Precinct Plans are to be prepared for each development area and are to correspond with the sequencing of land identified in the Thornton North Area Staging Plan. Development consent will 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 which addresses the key considerations of Clause 6.3 of the MLEP 2011.	
10.4.5.2 Transport Movement Hierarchy	
Requirements	Complies?
PC.1 Each Precinct Plan is to include an overall transport movement hierarchy showing the major circulation routes and connections.	N/A – These controls are not relevant to this subdivision.
AS.1 The overall movement hierarchy for each Precinct Plan should be generally consistent with Figure 10-42.	
AS.2 The overall pedestrian and cycleway links should be generally consistent with Figure 10-45.	
PC.2 The primary access for residential development in Stage 1 of the Thornton North Urban Release Area is to be provided off Raymond Terrace Road or Government Road.	

<i>PC.3</i> Perimeter roads should also be used adjacent to open space, and areas of high bushfire risk and visual significance.	
<i>PC.4</i> No new lot shall have direct vehicular access to Raymond Terrace Road, Government Road or McFarlanes Road.	Yes – No proposed lot has direct access to Raymond Terrace Road, Government Road or McFarlanes Road
<i>AS.4</i> Subdivisions adjacent to main roads such as Raymond Terrace Road should orientate allotments and dwellings to face the main road, with suitable internal roads providing access, and suitable landscaping separating the allotment boundaries and main road.	Yes – Refer to Landscape Plans provided within Appendix F .
10.4.5.3. Overall Landscaping Strategy	
Requirements	Complies?
<i>PC.1</i> Landscaping will be required on land adjacent to major intersections, all collector roads, the main north/south Boulevard, Raymond Terrace Road and Government Road.	Yes – Landscaping already established don the corner of Settlers Boulevard and Raymond Terrace Road will be retained.
<i>PC.2</i> The overall landscaping strategy is to provide for a minimum of 10m deep landscape buffering to Raymond Terrace Road, Government Road and McFarlanes Road (Figure 10 42).	Yes – A landscape buffer will be provided to Raymond Terrace Road.
<i>PC.3</i> The overall landscaping strategy is to provide a minimum 5m deep landscape buffer adjoining Timberlane Estate, within the 15m 'no development' buffer.	N/A
<i>PC.4</i> The overall landscaping strategy is to provide extensive tree planting to the wetland edge, with visual breaks where streets terminate in views to the wetlands.	
<i>PC.5</i> Subdivision and housing design is to take advantage of significant and attractive views overlooking the surrounding rural lands by orienting streets and locating public space to capture views.	Noted.
10.4.5.5 Stormwater and Water Quality	
Requirements	Complies?
<i>PC.1</i> The stormwater and water quality management controls are to be consistent with the Thornton North Structure Plan in the use of Water Sensitive Urban Design (WSUD).	Yes – An Addendum to the approved Stormwater Management Plan has been prepared for the proposal. Refer to Appendix O . Refer also to Section 3.1.1 above.
<i>AS.1</i> The number and location of WSUD elements should be determined by modelling to develop the WSUD strategy for the site and be integrated with the overall design.	N/A
<i>AS.2</i> Parking areas can be located adjacent to WSUD elements where they are designed to prevent damage by vehicles. Bollards or castellated kerbs are required to allow distributed flow to WSUD elements.	
<i>PC.2</i> Long-term maintenance costs are to be identified in the design of the WSUD elements and are to be submitted to Council for consideration prior to acceptance of the WSUD strategy.	
<i>AS.3</i> Swales may be acceptable where it can be demonstrated that they will meet Council's performance and maintenance objectives and facilitate safe and effective movement of pedestrians and vehicles.	Noted.
<i>PC.3</i> No change to the minimum width of roads on account of WSUD will be supported.	

<i>PC.4</i> Flow control measures are to be used where grades in swales exceed 4%.	N/A
<i>AS.4</i> Where practical, WSUD elements may be incorporated in a centre depressed median of dual carriage roads.	
<i>AS.5</i> Wherever possible, existing natural drainage gullies should form part of a stormwater and runoff drainage management system incorporating detention basins and/ or wetlands to alleviate stormwater peaks and retain pollutants.	
<i>AS.6</i> Wetlands should be well-designed creating an attractive and safe amenity and be highly visible for both adjoining residents and passers-by.	
<i>AS.7</i> Walking paths should have frequent contact adjacent to the wetland edge.	
<i>AS.8</i> Vegetation should be designed such that generous unobstructed view of the wetland is available.	
<i>AS.9</i> Emergent macrophytes should be minimal and manageable.	
<i>AS.10</i> Slopes surrounding wetlands should be gentle and offer convenient tractor-mowing access.	
<i>AS.11</i> Flat grassed areas that potentially may be water-logged should be avoided.	
<i>AS.12</i> Gullies intended to be left in their natural state should be assessed, and if necessary enhanced to offset the need for maintenance.	
<i>PC.5</i> In general, grassed areas must be kept to a minimum for maintenance purposes, and wetland and gullies should offer a sense of ownership to the public.	
<i>PC.5</i> In general, grassed areas must be kept to a minimum for maintenance purposes, and wetland and gullies should offer a sense of ownership to the public.	
10.4.5.5 6 Amelioration of Natural and Environmental Hazards	
Requirements	Complies?
<i>PC.1</i> Subdivision design and lot layout must ensure that any future residential housing will not be adversely affected by noise or vibrations, particularly from quarry operations, the railway line and traffic along Raymond Terrace Road and Government Road.	Yes – Given the sites proximity from Raymond terrace Road, an assessment on potential traffic impacts form this road has been undertaken. Refer to Appendix J .
<i>PC.2</i> Independent acoustic and vibration reports are to be submitted with Precinct Plans and Development Applications for subdivision identifying potential impacts and mitigating measures.	
Development Requirements – Waterford County North Precinct	
Requirements	Complies?
10.4.5.32. Staging Plan	Yes – A subdivision staging plan is provided within Appendix B .
<i>PC.1</i> All development applications for subdivisions are to include a staging plan, where the development is intended to be released sequentially.	
10.4.5.33. Transport Movement Hierarchy	Noted.
<i>AS.1</i> The layout, hierarchy and design of major streets within the precinct should be generally consistent with the precinct plan and Figure 10-56.	

<i>PC.1 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.</i>	Noted.
<i>PC.2 Subdivision design is to provide for lot frontages that address 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 is to be of an open style and of consistent materials and colour. Fencing must not form a prominent element in the landscape of this area.</i>	Yes – All proposed lots have frontage to a road on at least one side.
<i>PC.3 Suitable transport access and connectivity within the site and to adjoining areas are to be maintained at all times for motor vehicles, pedestrians, cyclists and public transport providers.</i>	Noted.
<i>PC.4 The transport movement hierarchy must identify bus transport routes within the precinct.</i>	N/A
10.4.5.34. Overall Landscaping Strategy	
<i>AS.1 The overall landscaping strategy within the precinct should be generally consistent with the precinct plan.</i>	Yes – Refer to Landscape Plans provided within Appendix F .
<i>PC.1 A 10m wide landscaped buffer is to be provided within the rear of properties adjoining McFarlanes Road (refer to Figure 10-57). Existing mature trees within the buffer are to be retained.</i>	Yes – Refer to Landscape Plans provided within Appendix F .
<i>PC.2 The respective landscaped buffer adjoining the McFarlane Road is to be wholly located 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.</i>	
<i>PC.3 Fencing of allotments along the boundary of McFarlanes Road are to use consistent materials and colour and be landscaped both forward and behind the fence, as shown on Figure 10-58.</i>	N/A
<i>PC.4 Side boundary fencing located within the landscaped buffer is to be similar to McFarlanes Road's boundary fencing treatment.</i>	N/A
<i>PC.5 Private maintenance gates are to be provided in the boundary fence within each of the proposed lots that adjoin McFarlanes Road.</i>	N/A
<i>PC.6 Development applications for subdivision will include detailed landscaping plans that:</i> a. identify appropriate street tree species, b. illustrate fencing treatments to adjoining rural properties, c. illustrate landscape/threshold treatment of key intersections, d. demonstrate how open space areas and trunk drainage are to be located and landscaped, and e. demonstrate how existing mature trees are retained and protected in the landscape.	Yes – A landscape Plan has been provided to address Council's requirements (refer to Appendix F).
<i>AS.2 Existing significant mature trees should be retained where possible.</i>	Yes – 10 trees are being retained on the site.

10.4.5.35. Passive and Active Recreation Areas	N/A – No recreation areas are provided for within this stage of subdivision.
10.4.5.36. Stormwater and Water Quality PC.1 Development applications for subdivision must be accompanied by a stormwater management plan identifying both quantity and quality controls.	Yes – An Addendum to the approved Stormwater Management Plan reference 190433PM – Waterford Southern Precinct, dated 1st June 2018) has been prepared for the proposal. Refer to Appendix O .
10.4.5.37. Amelioration of Natural and Environmental Hazards PC.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 and required.	N/A – The site is not considered a key development site.
PC.2 Development Applications for subdivision are to 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.	Yes – Refer to Bushfire Assessment Report provided within Appendix P .
PC.3 Subdivision design is to 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 extend into environmentally zoned areas where clearing would be required.	N/A
PC.4 Development adjoining the C3 Environmental Management zone must be designed and planned to ensure any Asset Protection Zones and the like are not required or needed in the C3 zone.	N/A
PC.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.	Yes – Refer to PSI and Geotechnical Investigation Report provided within Appendices I and Q respectively.
10.4.5.38. Key Development Sites	N/A – The site is not a key development site.
10.4.5.39. Residential Densities	N/A – No dwellings are proposed under this application.
10.4.5.40. Flora and Fauna PC.1 Development Applications that affect native vegetation communities are to include a detailed assessment of the flora and fauna characteristics of the site prepared by a suitably qualified ecologist. Such an assessment is to consider retention of hollow bearing trees, where practicable.	Yes – A Streamlined Biodiversity Assessment report has been undertaken and is provided within Appendix L .
PC.2 Riparian buffers are to be maintained around identified watercourses, in accordance with relevant NSW Department of Water guidelines pertaining to minimum buffer widths.	N/A
Development Requirements – Chisholm Central Precinct	
Requirements	Complies?
10.4.5.55. Staging Plan PC.1 All development applications for subdivisions are to include a staged construction plan in cases where the development is intended to be constructed in stages.	Yes – A subdivision staging plan is provided within Appendix B .

10.4.5.56. Transport Movement Hierarchy AS1 The layout, hierarchy and design of major streets within the precinct should be generally consistent with Figure 10-63.	Noted.
AS.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.	
PC.1 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 10-63.	Yes – A pedestrian pathway is provided along one side of the proposed road.
PC.2 A distributor road including on road cycleway and off-road shared pathway are to 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 10-63 (“East/West Distributor Road”).	N/A
PC.3 A distributor road including on road cycleway and off-road shared pathway, but excluding a dedicated on-road parking lane opposite C3 Environmental Management zoned land, is to 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 10-63 (“North/South Distributor Road”).	N/A
PC.4 A collector road is to 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 10-63.	
PC.5 Roundabouts, including concrete islands, are to be provided at the intersections of distributor and/or collector roads as shown on Figure 10-63. These are to be contained wholly within one development site.	
PC.6 Subdivision design is to provide for lot frontages that address streets, reserves, open space and drainage areas.	Yes – All proposed lots have frontage to a road on at least one side.
AS.3 Lots backing onto reserves, open space, environmental land and drainage areas are discouraged. Where this is unavoidable, boundary fencing is to be of an open style and of consistent materials and colour. Fencing is not to form a prominent element in the landscape of this area.	N/A
AS.4 The Distributor and Collector Roads on Figure 10-64 and Figure 10-65 represent the proposed bus route. Bus stops are to be provided to ensure that each allotment is generally within a 400m walking radius to them.	
PC.7 Local streets are to be orientated towards trunk roads/bus routes to assist walking distances to bus stops and assist wayfinding.	

10.4.5.57. Overall Landscaping Strategy AS.1 Landscaping is to be provided in locations generally in accordance with Figure 10-63. PC.1 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 10 63.	Yes – Refer to Landscape Plans provided within Appendix F .
PC.2A 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. PC.3 The vegetation management plan is to specifically address feed tree species associated with the squirrel glider habitat and include a 'nest box' program.	N/A
10.4.5.58. Passive and Active Recreation Areas	N/A – No recreation areas are provided for within this stage of subdivision.
10.4.5.59. Stormwater and Water Quality PC.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. PC.2 Stormwater management facilities are to be provided as necessary within areas designated as drainage land on Figure 10-63. PC.3 All stormwater facilities are to be dedicated to Council as part of the subdivision process. AS.1 Stormwater treatment for Lot 4 DP1145348 is to be provided within this land, unless it can be accommodated by other approved/proposed basins in accordance with Council's MoES. PC.4 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. PC.5 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.	Yes – Refer to Section 10.4.5.36 above.
10.4.5.60. Amelioration of Natural and Environmental Hazards PC.1 Development Applications are to include a detailed assessment of the flora and fauna characteristics of the site prepared by a suitably qualified ecologist. PC.2 Riparian buffers are to be maintained around identified watercourses, in accordance with relevant NSW Natural Resources Access Regulator guidelines pertaining to minimum vegetated riparian zone widths. PC.3 Residential subdivision and associated development is to be designed so as to comply with the relevant standards and criteria for noise and vibration.	Yes – A Streamlined Biodiversity Assessment report has been undertaken and is provided within Appendix L .
	N/A
	Yes – A Traffic Noise Impact Assessment has been prepared address compliance with noise conditions as set out in the SEPP Policy (Transport and Infrastructure) 2021. Refer to Appendix J .
AS.1 To minimise clearing within the C3 Environmental Management Zone, the Distributor Road may be reduced in width to remove on-street parking within the C3 zone portion of the site.	N/A

<i>PC.4 Development must comply with the relevant provisions of Planning for Bush Fire Protection 2019.</i>	Yes – Refer to Bushfire Assessment Report provided within Appendix P .
<i>PC.5 Land within the flood planning area is to address Clause 5.21 of the MLEP 2011.</i>	N/A
<i>PC.6 All development applications must demonstrate compliance with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021.</i>	Yes – Refer to Section 4.1.4 of SEE.
<i>10.4.5.61. Key Development Sites</i>	
<i>PC.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 10-66 and Figure 10-67. 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.</i>	Yes – A landscape buffer will be provided to Raymond Terrace Road. Refer to Appendix F .
<i>PC.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.</i>	Yes – Because the site adjoins Raymond Terrace Road, a Traffic Noise Impact Assessment has been prepared (refer to Appendix J).
<i>C3 Environmental Management and Rural Landscape Zoned Land</i>	N/A
<i>10.4.5.62. Residential Densities</i>	N/A