

September 2026

107 Haussman Drive

Thornton North Urban Release Area

maitland
CITY COUNCIL

Contents

107 Haussman Drive Precinct, Thornton (Thornton North URA).....	3
Development Requirements – General Provisions	5
1.1. Staging and Infrastructure Delivery	6
1.2. Subdivision Design	6
1.3. Transport Movement Hierarchy and Road Design.....	7
1.4. Landscape and Biodiversity	10
1.5. Indigenous Heritage	12
1.6. Passive and Active Open Space and Recreation Areas.....	12
1.7. Stormwater and Water Quality	13
1.8. Amelioration of Natural and Environmental Hazards	13
1.9. Residential Densities	14
1.10. Provision of Facilities and Services.....	14

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107 Haussman Drive Precinct, Thornton (Thornton North URA)

The 107 Haussman Drive Precinct forms part of Precinct 8 of the Thornton North Urban Release Area (URA). It comprises approximately 19 hectares of land, bounded by Raymond Terrace Road to the north, Haussman Drive to the west, established residential areas to the south and vegetated land to the east. The site is adjacent to the Brickworks Road Employment Precinct and is surrounded by high value biodiversity corridors on all sides.

The site presents an opportunity to repurpose the land for residential development that interfaces with surrounding neighbourhoods and biodiversity corridors. Historically used as a clay quarry, the land contains a combination of disturbed central areas and intact remnant vegetation along its perimeter.

The future vision for the land is to transform the site into a well-connected residential neighbourhood that delivers housing diversity while protecting and enhancing the environmental attributes contained within the C3 Environmental Management zone.

Future housing will be supported by open space, internal road connections, active transport routes and access to established services and centres at Thornton and East Maitland.

Areas of remnant vegetation are retained within the conservation zone to retain biodiversity connections while also providing natural buffers to surrounding road networks and adjoining land uses.

107 Haussman Drive will form an integrated and logical extension of the Thornton community, balancing new residential development with ecological conservation, open space, stormwater management and bushfire resilience.

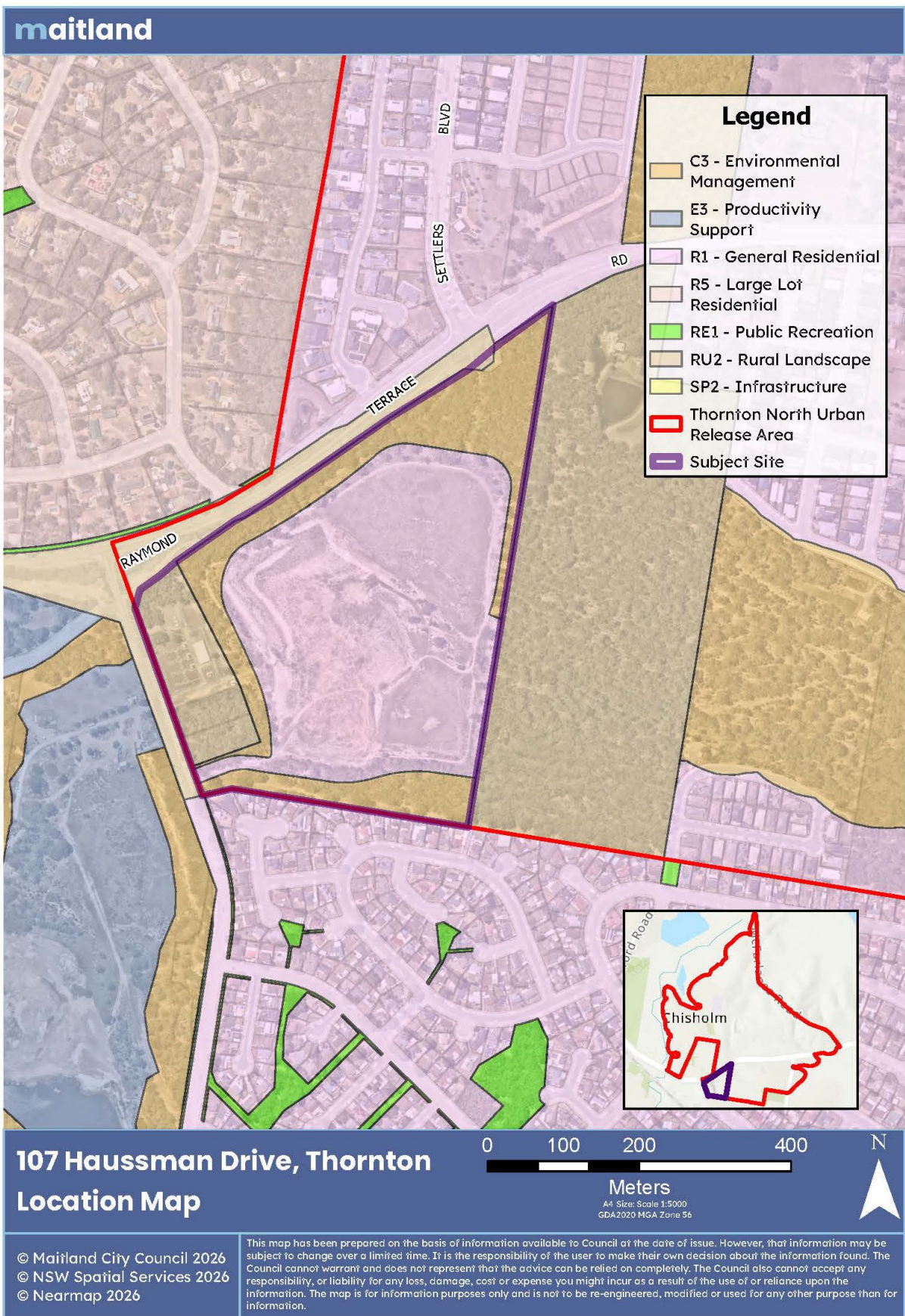


Figure 1: 107 Haussman Drive Thornton Precinct Location Map

Development Requirements – General Provisions

No specific requirements have been made for the following matters within the 107 Haussman Drive Precinct (Thornton North URA) as they are already adequately addressed by other relevant provisions within the *Maitland Local Environmental Plan 2011* and the *Maitland Development Control Plan 2026*:

- Key Development Sites
- Neighbourhood Commercial and Retail Uses

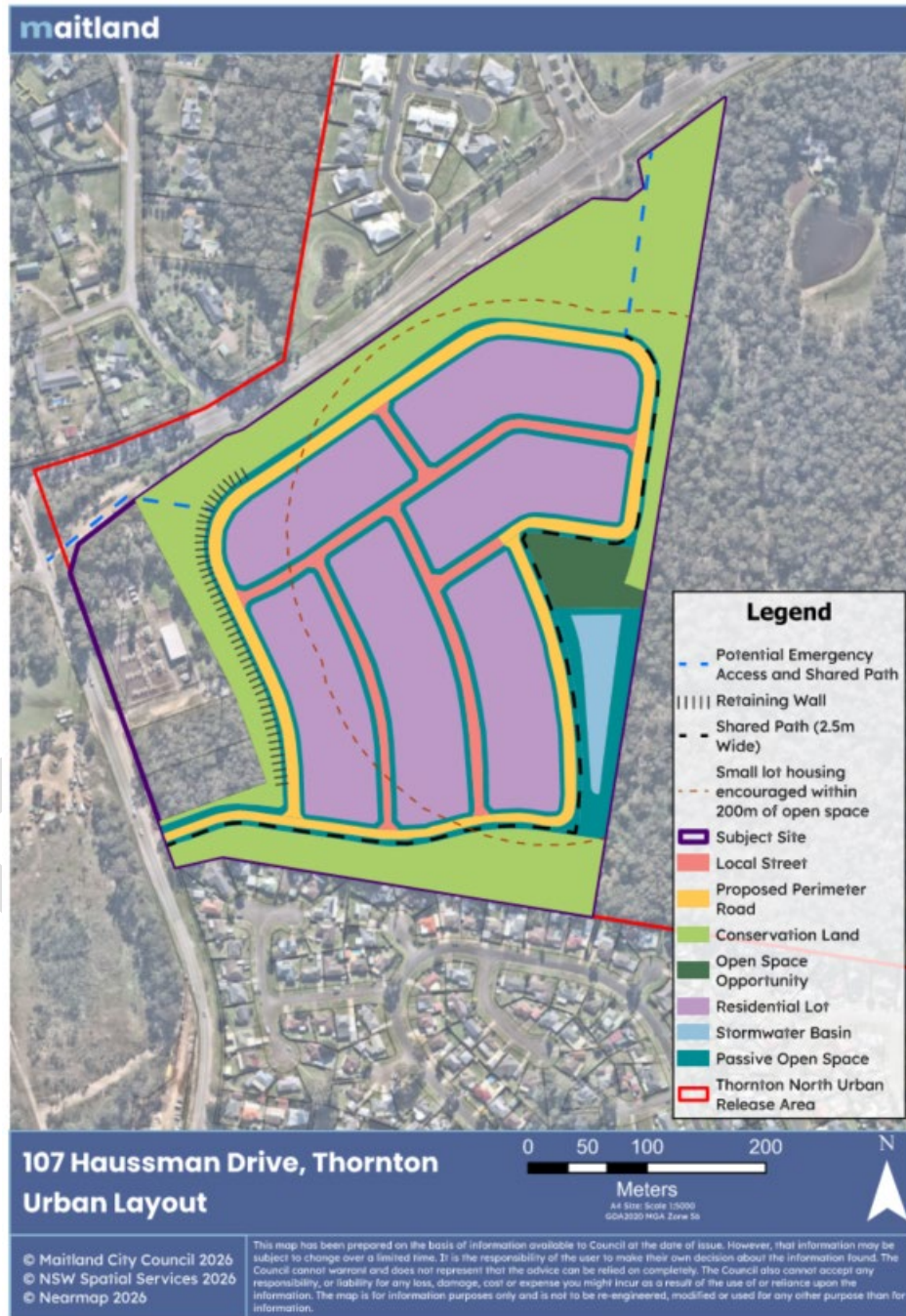


Figure 2: 107 Haussman Drive Thornton Urban Layout

1.1. Staging and Infrastructure Delivery

Objectives

- O.1 To provide for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing.
- O.2 To ensure the efficient movement of vehicles, including waste collection service vehicles, within the road network.
- O.3 To ensure the staging and sequencing of development responds to site remediation, geotechnical constraints, mine subsidence, contamination and infrastructure requirements.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.1 • O.2 • O.3	Staging and infrastructure delivery are to demonstrate a logical and timely connection with existing road networks and any remediation strategies. Applications for subdivision are to clearly show staging and connection points.
PC.2 • O.1 • O.3	Where remediation or grouting undertaken within one stage is necessary to ensure the stability or suitability of adjoining land or infrastructure, those works must be completed prior to the release of lots within the affected stage.

1.2. Subdivision Design

Objectives

- O.4 To ensure subdivision design achieves a coordinated and integrated development outcome across the Precinct.
- O.5 To provide flexibility for Community Title or Torrens Title subdivision while ensuring the orderly establishment, administration and ongoing management of any Community Title scheme.
- O.6 To coordinate the establishment of roads, community or public open space, biodiversity corridors, drainage and utilities.
- O.7 To ensure that development respects the constraints of the site and provides for a range of lot sizes appropriate to the community's housing needs.
- O.8 To promote diverse and varied streetscapes through the integration of well-located small lot housing opportunities in the Precinct.
- O.9 To ensure that dwellings can appropriately respond to the topography of the site.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.4	Subdivision design is to be generally in accordance with the Precinct Plan shown in Figure 2.
PC.2 • O.5	Development applications for community title subdivision must include: a. Schedule of Unit Entitlement b. Management Statement; and c. where required, a Development Contract.
PC.3 • O.5 • O.6	Open space is to be provided generally in accordance with Figure 2 and must be: a. Provided and retained in community ownership in perpetuity where the land is held under community title; or b. Transferred to Council through a suitable mechanism where the land is held under Torrens title.
PC.4 • O.7 • O.8 • O.9	Subdivision design must facilitate a diversity of residential lot sizes and housing typologies while responding to site topography, geotechnical constraints, environmental values, bushfire requirements and the intended character of the Precinct.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.5 • O.7 • O.9	Retaining walls and/or cut and fill batters can be considered within private or community property. Retaining walls that service residential lots are to be contained within private property and maintained by residents.
PC.6 • O.8 • O.9	Retaining wall finishes are to be compatible with the overarching landscape design of the open space and, where fronting a road, are to have a natural stone or concrete product finish.
PC.7 • O.7 • O.8 • O.9	Retaining walls and/or cut and fill batters in excess of 1.5m high can be considered in community property fronting the road reserve in the north-western corner of the precinct shown in Figure 2. This should only occur where it can be demonstrated by geotechnical and structural assessment that the retaining wall are suitable and where visual impacts are appropriately mitigated through materials, articulation and landscaping.
PC.8 • O.6 • O.7 • O.9	Retaining walls, batters, earthworks and associated drainage required to support residential development must be located within residential land or road reserves and must not extend into land zoned C3 Environmental Management or result in adverse direct or indirect impacts on environmental assets identified for retention.
AS.1 • O.7 • O.9	Steeper sloping sites may be designed to provide a split finished ground level separated by a batter suitable to accommodate split level housing.

1.3. Transport Movement Hierarchy and Road Design

Objectives

- O.10 To establish a clear transport hierarchy supporting safe and efficient vehicle, public transport, pedestrian and cycle movement.
- O.11 To ensure connectivity with the surrounding road, footpath and cycle network.
- O.12 To ensure road design reflects the function and hierarchy of each street, responds to the needs of all road users and applies sound engineering practice.
- O.13 To provide permanent, safe and suitable public road access to and from Haussman Drive.
- O.14 To provide suitable vehicular emergency access and egress.

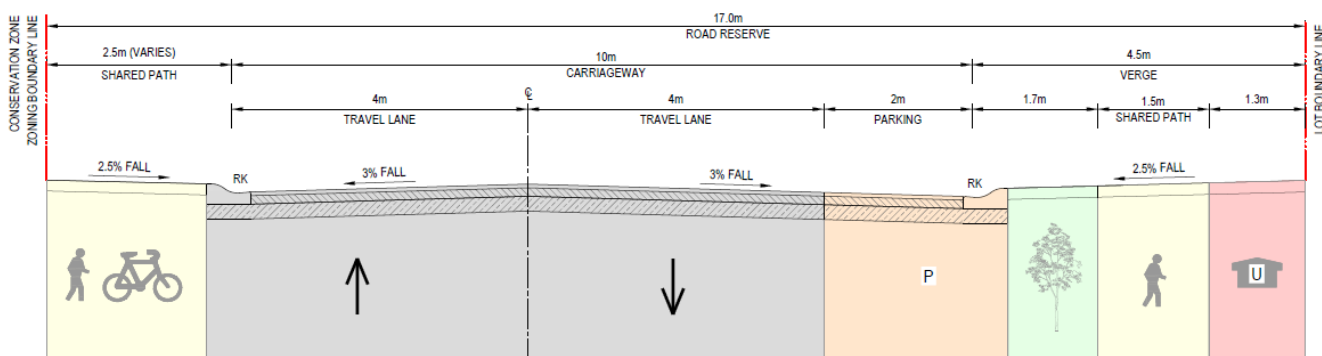
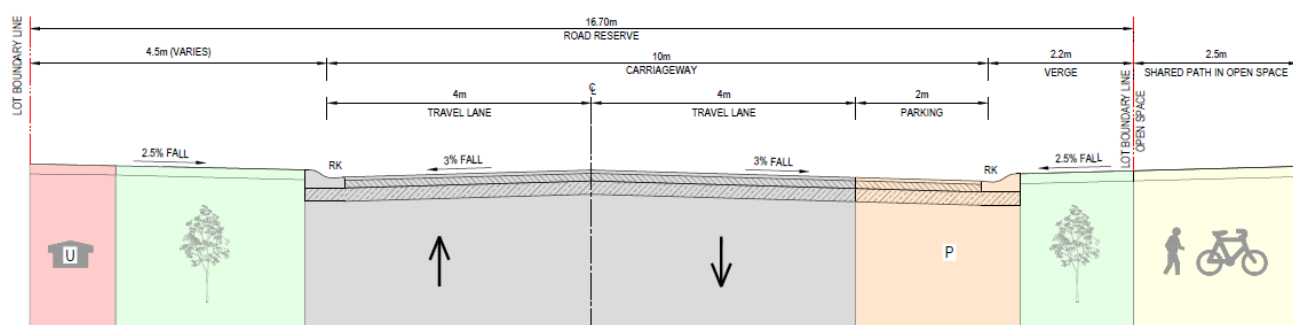
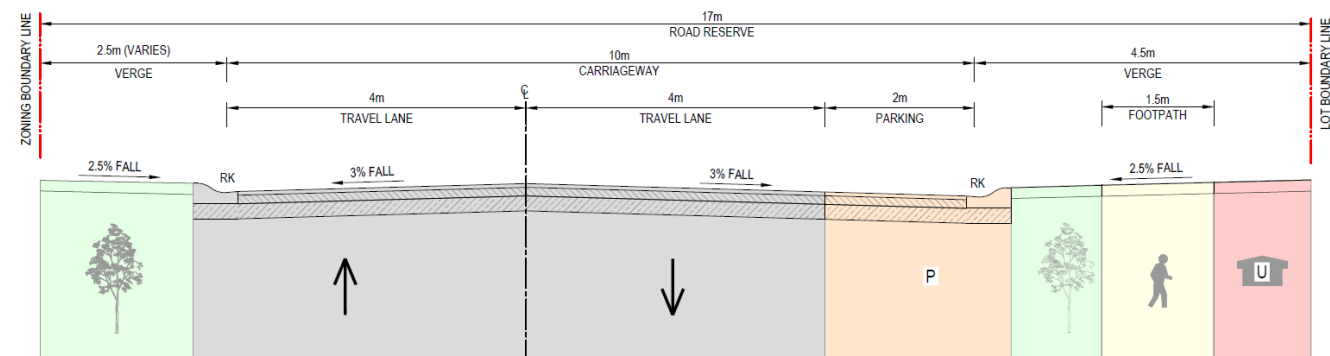
PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

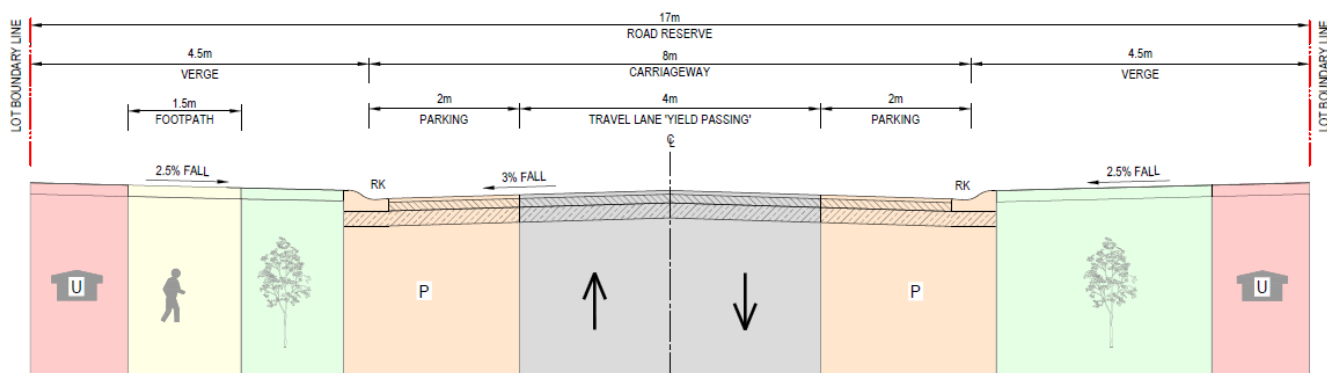
PC.1 • O.10 • O.11	Development must provide a movement network consistent with the Transport Movement Hierarchy identified in Figure 2.
PC.2 • O.12 • O.13	Vehicular access and egress must be in accordance with Transport for NSW (TfNSW) and Council requirements.
PC.3 • O.14	Prior to the release of residential lots, vehicular access and emergency egress serving each stage must satisfy the applicable requirements of Planning for Bush Fire Protection and any requirements of NSW Rural Fire Service (RFS) and Council.
PC.4 • O.12	Roads dimensions are to be designed in accordance with typical street typologies shown in Table 1 and Figure 3.
PC.5 • O.10 • O.11 • O.12 • O.13	The initial subdivision application must be accompanied by an updated Traffic Impact Assessment (TIA) addressing the ultimate development yield and proposed staging of the Precinct. The TIA must identify road, intersection, active transport and public transport infrastructure necessary to support the development and demonstrate how required infrastructure will be delivered in coordination with subdivision staging.
AS.1	The horizontal alignment of the perimeter road should provide:

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

- O.10 a. adequate sight distance for pedestrian and vehicle movements; and
- O.12 b. suitable access for service, waste, and emergency vehicles.
- O.14

AS.2 Alternative road designs may be considered where they achieve the relevant objectives of this section and comply with Council's Manual of Engineering Standards.





TYPICAL 'YIELD STREET'

Figure 3: Typical Road Cross Sections

Table 1: Road Design Criteria

ROAD NAME / TYPE	ROAD RESERVE WIDTH	FOOTPATH / SHARED PATH WIDTH	CARRIAGEWAY AND PARKING LANE	VERGE
Perimeter Road	17m	1.5m	10m	2.5m & 4.5m
Perimeter Road – adjacent open space	16.7	-	10m	4.5m & 2.2m
Perimeter Road (with Shared Path)	17m	1.5m / 2.5m	10m	2.5m & 4.5m
Yield Street	17m	1.5m	8m	4.5m & 4.5m

1.4. Landscape and Biodiversity

Objectives

- O.15 To establish a landscape framework that responds to ecological values, site history, functional requirements and development constraints.
- O.16 To provide landscaping appropriate to the nature and scale of development that enhances the local character and streetscapes.
- O.17 To protect and enhance biodiversity corridors and riparian zones.
- O.18 To support safe, attractive and functional urban environments that integrate with the natural landscape.
- O.19 To enhance the landscaped buffer along Raymond Terrace Road that softens visual and noise impacts.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.15 • O.16	A landscape plan for the entire Precinct is to be prepared by a suitably qualified landscape architect with the initial subdivision application of any residential zoned land.
PC.2 • O.15 • O.16 • O.18	The landscape plan must include, where applicable, details for all streets and public spaces, including street tree species, quantities and locations; fencing; landscape elements; public art and entrance features; water bodies; playgrounds; paths; retaining walls; and street and park furniture.
PC.3 • O.15 • O.16 • O.18	Street tree planting must maximise canopy cover and shade at maturity through appropriate species selection, spacing and placement. This must be supported by adequate soil volumes, soil specifications appropriate to the selected species, establishment measures, and ongoing maintenance requirements to achieve the intended canopy cover and shade outcomes over time.
PC.4 • O.15 • O.17 • O.18	Where development is adjacent to natural areas, including land zoned C3 Environmental Management, locally endemic species compatible with the adjoining vegetation community and street function must be prioritised.
PC.5 • O.15	The initial subdivision application for any residential zoned land must be accompanied by a Vegetation Management Plan (VMP) to protect, manage, and improve biodiversity values within land zoned C3 Environmental Management. The VMP must be prepared by a suitably

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

• O.17 • O.18	qualified ecologist or bush regenerator and be implemented in a manner that effectively safeguards and enhances biodiversity values and wildlife connectivity. Note: This control complements, but does not replace, obligations under the Biodiversity Offsets Scheme established under the <i>Biodiversity Conservation Act 2016</i> or any requirements under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.
PC.6 • O.17 • O.18	Development must protect and, where possible, enhance wildlife connectivity for species known or likely to occur on the site. Connectivity mitigations are to be informed by existing ecological studies and remain adaptable to incorporate the findings of subsequent or more detailed site-specific investigations. Barriers to connectivity, including roads, must be avoided where possible within land zoned C3 Environmental Management and other areas identified as important for wildlife connectivity. Where avoidance is not possible, measures to enhance or maintain functional connectivity must be provided. Note: Wildlife connectivity measures must be informed by the site-specific ecological assessment required for the development.
PC.7 • O.15 • O.17 • O.18	Perimeter roads are to be located and designed to assist in defining the interface with land zoned C3 Environmental Management and areas of remnant vegetation, minimising encroachment and disturbance. Where this cannot be achieved, other ecological buffers or barriers must be included to mitigate indirect impacts on biodiversity values.
PC.8 • O.17 • O.18	Lighting associated with roads and public spaces must be designed and located to minimise light spill into C3-zoned land and areas of remnant vegetation. Development applications must demonstrate that lighting has been designed to avoid or minimise adverse impacts on adjoining ecological values, including through appropriate siting, shielding, direction, intensity and hours of operation.
PC.9 • O.17 • O.18	Fencing is to be designed and installed where required to discourage unauthorised access, minimise disturbance, and avoid adverse impacts on land zoned C3 Environmental Management. Fencing required adjacent to land zoned C3 Environmental Management is to be rural in character.
PC.10 • O.15 • O.16 • O.18	Primary landscaping works will be required for the site entry at Haussman Drive and within the open space, including its interface with the detention basin. This will extend to the inclusion of entry features.
PC.11 • O.17 • O.18	Development must avoid the removal or degradation of identified hollow-bearing trees and associated habitat along the eastern boundary. Appropriate protection areas are to be established having regard to arboricultural and ecological assessment.
PC.12 • O.16 • O.18	Asset Protection Zones (APZ) associated with residential development must be wholly contained within land zoned R1 General Residential and must not extend into land zoned C3 Environmental Management.
PC.13 • O.19	Landscaping within the buffer along Raymond Terrace Road shown in Figure 2 must be retained and enhanced to soften views of development and complement any acoustic measures required to address road traffic noise.

1.5. Indigenous Heritage

Objectives

O.20 To ensure the protection and enhancement of Indigenous Heritage.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.21	Subdivision application for residential zoned land must be accompanied by an Aboriginal Cultural Heritage Assessment (ACHA) prepared by a suitably qualified consultant and informed by consultation with relevant Aboriginal stakeholders. The assessment must address areas not adequately investigated through previous studies and have particular regard to recorded Aboriginal heritage sites and areas of archaeological potential within or adjoining the eastern portion of the Precinct.
PC.2 • O.21	Subdivision design must avoid impacts to identified Aboriginal objects or areas of Aboriginal cultural heritage significance unless impacts have been appropriately assessed and authorised in accordance with applicable legislation. An unexpected Aboriginal heritage finds procedure must be prepared and implemented for subdivision, remediation and earthworks.

1.6. Passive and Active Open Space and Recreation Areas

Objectives

O.21 To ensure accessible, safe and functional open space.

O.22 To ensure open space and recreation assets are well designed and appropriately embellished.

O.23 To support active transport and linkages to the wider Thornton North network.

O.24 To integrate open space areas with biodiversity and stormwater functions where compatible.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.21 • O.23 • O.24	Open space must be located in accordance with the Precinct Plan (Figure 2).
PC.2 • O.21 • O.22 • O.23	Open space must provide both passive and active recreation opportunities and incorporate shared paths.
PC.3 • O.21 • O.22	Open space must be designed and embellished in accordance with Council's applicable open space and recreation requirements, having regard to its proposed ownership and ongoing maintenance arrangements.
PC.4 • O.21 • O.22	Open space must include provision of playground infrastructure in accordance with any Council requirements.
PC.5 • O.23	A shared path must be provided connecting key residential streets to Haussman Drive, Raymond Terrace Road and open space in accordance with the Precinct Plan (Figure 2).
AS.1 • O.21 • O.24	Stormwater infrastructure may be co-located with open space where the primary recreational function, accessibility and safety of the open space are not compromised.

1.7. Stormwater and Water Quality

Objectives

- O.25 To respond to site topography, former quarry site constraints and existing drainage lines.
- O.26 To protect and enhance the water quality and habitat value of downstream waterways.
- O.27 To prevent erosion and sediment run-off during site preparation and construction and throughout the ongoing use of the land.
- O.28 To manage stormwater runoff at the Precinct level so that post-development discharge does not exceed pre-development flow rates.
- O.29 To ensure stormwater infrastructure is safe, accessible and capable of effective ongoing operation and maintenance.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.25 • O.26 • O.28	Stormwater basins are to be located generally in accordance with the Precinct Plan (Figure 2) and integrated with the overall Precinct design.
PC.2 • O.28 • O.29	The stormwater management basin must generally be designed with batters no steeper than 1V:3H and an appropriately signposted perimeter fence to prevent public access. A maintenance access track must be provided around the basin perimeter, together with an access track to the outlet with a maximum grade of 1V:6H, to provide safe maintenance access and egress.
PC.3 • O.25 • O.26 • O.28	The initial subdivision application must include an integrated stormwater management strategy for the whole Precinct that responds to the former quarry landform, proposed finished levels, development staging, receiving environments, erosion and sediment control requirements, and the location of land zoned C3 Environmental Management.
PC.4 • O.26 • O.27	Stormwater infrastructure must be designed so that construction, operation and maintenance do not adversely affect land zoned C3 Environmental Management or identified environmental assets.

1.8. Amelioration of Natural and Environmental Hazards

Objectives

- O.30 To ensure land proposed for development is geotechnically stable and suitable for its intended use, having regard to former quarrying, existing and imported fill, and mine subsidence.
- O.31 To provide suitable secondary access for bushfire protection and evacuation purposes.
- O.32 To minimise risks to life, property and the environment arising from bushfire, flooding and site contamination, and to support the safe occupation and evacuation of affected land.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.30	A suitably qualified consultant and contractor must prepare and implement a Strategic Grouting Design, Verification Plan, and Grout Completion Report generally in accordance with Subsidence Advisory NSW requirements confirming the site is long term stable and suitable for residential subdivision.
PC.2 • O.30	The initial subdivision application must be accompanied by a comprehensive geotechnical assessment prepared by a suitably qualified geotechnical engineer that identifies the

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

	extent, depth, composition and engineering characteristics of existing fill and demonstrates the suitability of the proposed development.
PC.3 • O.30	Existing fill proposed to remain within development areas must be validated as suitable for the intended use. Fill that cannot be demonstrated to be suitable must be removed, replaced, remediated or otherwise treated in accordance with an approved geotechnical remediation strategy.
PC.4 • O.30 • O.32	Imported fill must be appropriately classified, placed, compacted, tested and validated in accordance with applicable standards and the approved geotechnical strategy.
PC.5 • O.31 • O.32	A secondary emergency access must be provided to either Raymond Terrace Road or Haussman Drive, generally in the location shown indicatively in Figure 2. The access must be designed and operated in accordance with applicable NSW RFS, TfNSW and Council requirements and be available before the release of any residential lot.
PC.6 • O.32	Prior to subdivision for residential purposes, a detailed contamination assessment must be undertaken for all areas not demonstrated through previous investigations to be suitable for the proposed use, including existing or imported fill, former access tracks and stockpile areas, and former water bodies.
PC.7 • O.32	Where remediation is required, a Remedial Action Plan must be prepared and implemented and a Validation Report provided demonstrating that the affected land is suitable for its intended use prior to release of residential lots.

1.9. Residential Densities

Objectives

- O.33 To encourage the delivery of a diverse range of residential densities consistent with local character, environmental constraints and infrastructure capacity.
- O.34 To provide opportunities for small lot and medium-density housing within nominated locations.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

PC.1 • O.33	For lots smaller than 450 m ² , a zero lot line may be provided along one side boundary. The zero lot line must be located on the same side of the lot as the garage.
AS.1 • O.33	Subdivision design should achieve an average residential density of approximately 13 dwellings per hectare across land zoned R1 General Residential, where this can be achieved while responding to site constraints, infrastructure requirements, environmental values and the desired future character of the Precinct.
AS.2 • O.33 • O.34	Small lot housing is encouraged in the locations identified in Figure 2, particularly on land within approximately 200 metres walking distance, via the pedestrian network, of proposed open space or a bus stop. For the purposes of this section, small lot housing means development comprising residential lots of at least 300m ² but less than 450m ² within land zoned R1 General Residential, where the development includes both subdivision and the erection of an attached dwelling, semi-detached dwelling or dwelling house on each resulting lot in accordance with clause 4.1A of the <i>Maitland Local Environmental Plan 2011</i> .

1.10. Provision of Facilities and Services

Objectives

- O.35 To coordinate the provision of public transport facilities and associated active transport connections with development staging.

PRESCRIPTIVE CONTROLS AND ACCEPTABLE SOLUTIONS

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| PC.1 <ul style="list-style-type: none">• O.35 | The initial subdivision application for land zoned R1 General Residential must demonstrate that consultation has occurred with TfNSW regarding bus stop provision and identify any required bus stop infrastructure. Where TfNSW determines that internal bus stops are not required, the subdivision design must provide a shared path connection to Haussman Drive and the future bus stop nominated at the primary intersection with Haussman Drive. |
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