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## Statement of Environmental Effects

### Proposed Subdivision and Associated Works (Precinct 1A)

**Property:**

Cessnock Road, Gillieston Heights.

Lots 1 & 2 DP302745

Lot 2 DP 6011226

Lots 1, 2, 3, 4, 5, 7, 8 & 9 DP456946;  
Lots 54, 55, 70 and 71 DP975994; and  
Lot 1 DP1206034.

**Applicant:**

Loxford Project Management Pty Ltd

**Date:**

February 2022

# Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Reviewed By
A	Final	18/2/2021	OB	BS

## Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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# 1.0 Introduction

## 1.1 INTRODUCTION

ADW Johnson Pty Limited has been commissioned by Loxford Project Management Pty Ltd to prepare a Statement of Environmental Effects (SoEE) for Precinct 1A of the Gillieston Heights South subdivision (Western Precinct).

Hydro Aluminium Kurri Kurri Pty Ltd, are the registered proprietors of the land on the western side of Cessnock Road, while the Walker Corporation and the Mavid Group are the properties of the land on the eastern side of Cessnock Road.

A width of 10m may be required on the eastern side of Cessnock for the full intersection design. Alternatively, the intersection can be staged to be retained within the boundaries of the existing road reserve. In the first instance, landowner permission has been sought for the full intersection design from the Walker Corporation and Mavid.

This Statement of Environmental Effects has been prepared pursuant to *the Environmental Planning and Assessment Act 1979* (EP&A Act) and accompanying regulations and addresses the necessary issues that require assessment to assist Maitland City Council ("Council") in making a determination on the subject application.

## 1.2 DEVELOPMENT APPLICATION DETAILS

### **Statement of Environmental Effects Prepared by**

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### **Development Application**

**Applicant Name:** Loxford Project Management Pty Ltd

**Applicant Address:** McCloy Group  
PO Box 2214  
Dangar NSW 2309

**Property Description:** Lots 1 & 2 DP302745  
Lot 2 DP 6011226  
Lots 1, 2, 3, 4, 5, 7, 8 & 9 DP456946;  
Lots 54, 55, 70 and 71 DP975994; and  
Lot 1 DP1206034.

**Project Description:** Proposed subdivision (Precinct 1A) and associated works.

## 1.3 BACKGROUND

### 1.3.1 History

Gillieston Heights is a rapidly developing area southwest of Maitland. Positioned on Cessnock Road the site has convenient access to the Hunter Expressway via Main Road and the Kurri Kurri interchange.

The site adjoins existing residential development to the north and further residential development is occurring to the south of the site at Clifftleigh.

The site has been identified for residential development, with the proposed subdivision representing a logical extension of the existing Gillieston Heights Urban Release Area to the north.

A pre-lodgment meeting was held with Maitland City Council on 28 September 2021 with McCloy Group and Council Officers Jessica Stockham and Kristy Cousins. The following required inputs to be included within the subject development application were established:

- A detailed Statement of Environmental Effects;
- A detailed Servicing Strategy;
- A detailed Urban Design Analysis;
- Subdivision, Civil and Survey Plans;
- Archaeology Considerations;
- Contamination Report;
- Bulk Earthworks Plan;
- Mines Subsidence;
- CPTED;
- Stormwater Management Plan;
- Biodiversity Development Assessment Report;
- Waste Management Plan;
- Traffic Impact Assessment;
- Landscape Plan;
- Bushfire Assessment Report;
- Acoustic Assessment; and
- Quantity Surveyor Cost Summary Report.

In addition, it was noted that information is to be provided regarding how the proposed residual lots and split zones within the RU2 zoned land will be owned and managed. A subsequent prelodgement meeting was held with between the McCloy Group and relevant officers on 10 February 2022. Minutes from this meeting were not released prior to the writing of this SoEE.

Amendments are proposed to the Maitland Local Environmental Plan (LEP) 2011 via the 'Gillieston Heights South – Western Precinct Planning Proposal', which were approved by Maitland City Council on 2 February 2022 to facilitate the proposed development. At the time of writing this SoEE, the amendments have not yet been made by the State Government but are considered to be certain and imminent.



Amendments made under the planning proposal include:

- Partial rezoning of the site to R1 General Residential;
- Amending the sites Minimum Lot Size from 40ha to 450m<sup>2</sup>; and
- Extending the Gillieston Heights South Urban Release Area to include the subject site.

The Maitland Development Control Plan has also been updated within a specific chapter detailing how the land is to be developed being included. This satisfies Clause 6.3 of the Maitland LEP 2011, which applies to land in urban release areas. This Draft DCP is expected to be reported back to Council on 23 February 2022 for adoption.

## 1.4 DEVELOPMENT SUMMARY

- The site is mapped in the Gillieston Heights Urban Release Area - Western Precinct under the Maitland Local Environmental Plan (LEP) 2011;
- The site includes Lots 1 & 2 DP302745; Lot 2 DP 6011226; Lots 1, 2, 3, 4, 5, 7, 8 & 9 DP456946; Lots 54, 55, 70 and 71 DP975994; and Lot 1 DP1206034;
- The site has a total area of 69.4 hectares of which the majority is proposed for residential development;
- The master plan of the entire subdivision including land within the Cessnock LGA provides for the creation of approximately 2,068 residential lots with roads, stormwater facilities, recreation and sporting facilities and conservation land;
- This application represents Precinct 1A of the development and seeks consent for the creation of 342 residential allotments (varying in size from 450sqm – 1,029sqm) comprising of three (3) residual lots and seven (7) lots to be dedicated to Council as public reserve or drainage reserve (refer to Subdivision Plans in **Appendix A**);
- The design of the subdivision has been informed by the Concept Masterplan Vision document prepared by Design IQ, included in **Appendix B**; and
- This application includes the construction of new roads, upgrading of Cessnock Road and the provision of a signalised intersection, a shared pathway, services, stormwater management facilities, landscaping works and a local park.

The following matters are addressed in the Statement of Environmental Effects.

- ✓ Zoning and Permissibility;
- ✓ Flora and Fauna;
- ✓ Bushfire;
- ✓ Stormwater and Flooding;
- ✓ Traffic, Access and Carparking;
- ✓ Geotechnical and Contamination;
- ✓ Aboriginal Archaeology;
- ✓ Social and Economic Impacts;
- ✓ Utility Services; and
- ✓ Compliance with relevant Planning Legislation.

## 1.5 PURPOSE OF THE REPORT

This SoEE has been prepared pursuant to Section 4.12(9) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and accompanying Regulation. Its purpose is to:

- Describe the proposed development;
- Identify the relevant planning controls and policies which apply to the proposed development;
- Provide information on the site and its context; and
- Review the key issues associated with the proposed development to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to all relevant legislation and development guidelines in preparing this SoEE.

## 2.0 Proposed Development

### 2.1 DETAILS OF THE PROPOSAL

The proposal is for the subdivision of Lots 1 & 2 DP302745; Lot 2 DP 6011226; Lots 1, 2, 3, 4, 5, 7, 8 & 9 DP456946; Lots 54, 55, 70 and 71 DP975994; and Lot 1 DP1206034. The proposal represents Precinct 1A of the Gillieston Heights Western Precinct residential development and seeks consent for the creation of 342 residential allotments, three (3) residual lots and seven (7) public reserve lots ((refer **Figure 1** below).



**Figure 1: Overall Stage Masterplan (ADW Johnson).**

Specifically, this development application seeks consent for the following:

- Clearing of vegetation on all land zoned R1 – General Residential to the standard of an Inner Protection Area (IPA), except for the trees to be retained in the central District Park;
- Bulk earthworks and benching over the site with retaining walls;
- Full road construction of:
  - Road MC01 as a divided carriageway,
  - Auburn Street as a primary collector road with 11m pavement,
  - C05 as a primary collector road with 11m pavement,
  - MC08 (Southern Perimeter Road) with a 10.5m pavement, which will have 'no stopping' signs installed on the bushfire hazard side to achieve an 8m carriageway in accordance with Planning for Bushfire Protection 2019, and
  - All remaining roads as local streets with an 8m pavement, which will not have parking restrictions on either side as justified by the Bushfire Report.
- Footpath construction including:

- 2.5m pathways along Road MC01, MC05, MC08 (Southern Perimeter Road) and MC13 and Auburn Street, and
- 1.5m pathways on all other local roads.
- 342 residential Torrens Title allotments, varying in size within the following ranges:
  - 0.29% of lots equal to or less than 450sqm,
  - 51.61% of lots between 451sqm and less than 549sqm,
  - 30.50% of lots between 550sqm and 649sqm,
  - 14.07% of lots between 650sqm and 749sqm,
  - 2.34% of lots between 750sqm and 849sqm,
  - 1.17% of lots between 850sqm and 949sqm, and
  - 0.29% of lots equal to or greater than 950sqm.
- Three (3) residual lots of 13.77ha, 7.74ha and 1.50ha zoned RU2 – Rural Landscape;
- Signalised interchange on Cessnock Road subject to RMS WAD;
- Signalised interchange and arterial road that is the subject of a VPA for designed State public infrastructure;
- A District Park that is proposed to be the subject of a Voluntary Planning Agreement (VPA) with Council;
- Water quality basins that will be dedicated to Council;
- Provision of underground water, wastewater, electrical and telecommunication services;
- Provision of any necessary easements;
- Acoustic wall along Cessnock Road; and
- Landscaping.

The proposed subdivision will be developed in seventeen (17) stages (refer **Figure 1** above). A plan of the proposed subdivision is attached as **Appendix A**.

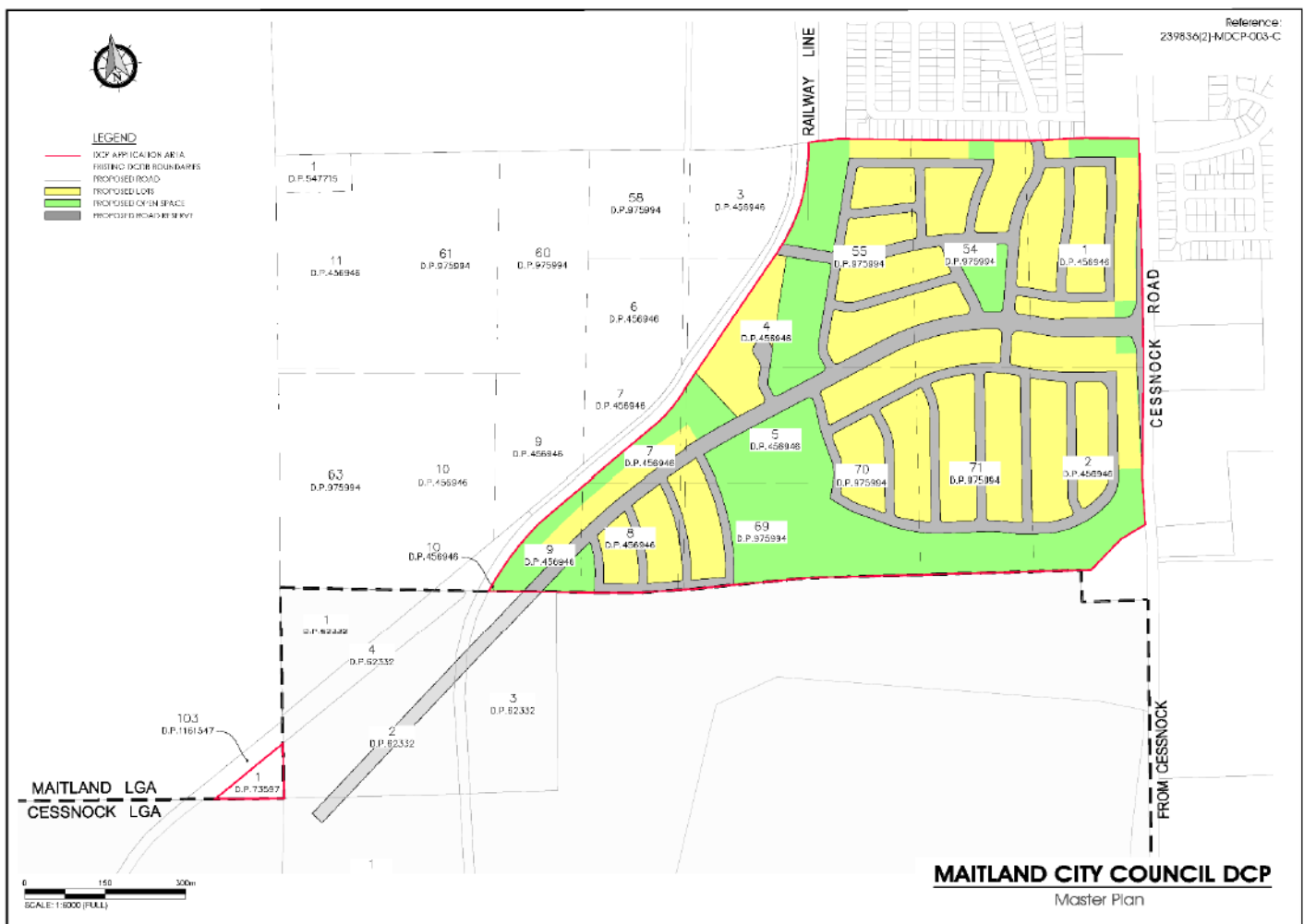
Approval is also sought for associated works including vegetation clearing, earthworks, internal roads (including a signalized interchange on Cessnock Road), a park, services, shared pathways, services, stormwater management facilities and landscaping. Earthworks may be required to be undertaken outside of the defined area of individual stages to achieve earthworks balance on site i.e., future stages will be used to source fill material for early stages or surplus materials will be stockpiled for future use.

The subdivision provides for a range of lot sizes. All lots comply with the minimum lot area for residential lots of 450m<sup>2</sup>. A plan showing the range of lot sizes is included in the Subdivision Plans included as **Appendix A**.

This application is for the initial stages of the overall Regrowth – Kurri Kurri Urban Release Area. Future stages will provide for an increased diversity of residential housing, supported by a central neighbourhood centre, and both active and passive open space areas.

The residential precincts are to be developed into a series of neighbourhoods defined by the natural landform.

The overall development concept and the area subject of this application forms part of Masterplan that forms part of the site specific Draft DCP that will be reported back to Council for adoption on 23 February 2022 (refer **Figure 2** below).



**Figure 2: Regrowth Kurri Kurri Masterplan.**

## 2.2 DOCUMENTATION

The following documentation has been provided to support the proposed development:

<b>Appendix A</b>	Subdivision Plans;
<b>Appendix B</b>	Urban Design Analysis Report;
<b>Appendix C</b>	Acoustic Report
<b>Appendix D</b>	Concept Engineering Plans and Water Cycle Management Plan;
<b>Appendix E</b>	Bushfire Assessment Report;
<b>Appendix F</b>	Landowner Permission;
<b>Appendix G</b>	Landscape Plans;
<b>Appendix H</b>	Biodiversity Development Assessment Report;
<b>Appendix I</b>	Draft Vegetation Plan of Management;
<b>Appendix J</b>	Koala Habitat Assessment
<b>Appendix K</b>	Contamination – Site Audit Report & Statement;
<b>Appendix L</b>	Geotechnical Report;
<b>Appendix M</b>	Detailed Cost Summary Report;
<b>Appendix N</b>	Signalised Intersection Works – Strategic Design

<b>Appendix O</b>	Letter of Offer – Local Infrastructure Contributions
<b>Appendix P</b>	Letter of Offer – State Infrastructure Contributions
<b>Appendix Q</b>	Hunter Water Stamped Plans
<b>Appendix R</b>	Aboriginal Cultural Heritage Assessment
<b>Appendix S</b>	Traffic Impact Assessment Report
<b>Appendix T</b>	Mine Subsidence Assessment Report
<b>Appendix U</b>	Maitland DCP Compliance Table
<b>Appendix V</b>	Waste Management Plan

## 3.0 Project Context

### 3.1 LOCAL AND REGIONAL CONTEXT

The subject site is located in Gillieston Heights within the Maitland LGA (refer **Figure 3**); situated approximately 7.4km north of the Kurri Kurri town centre, and 7.2km from the Cessnock town centre along Cessnock Road which is the main vehicle connection between the two townships.

The site has convenient access to both Kurri Kurri and Maitland as well as major transport links including the Hunter Expressway.



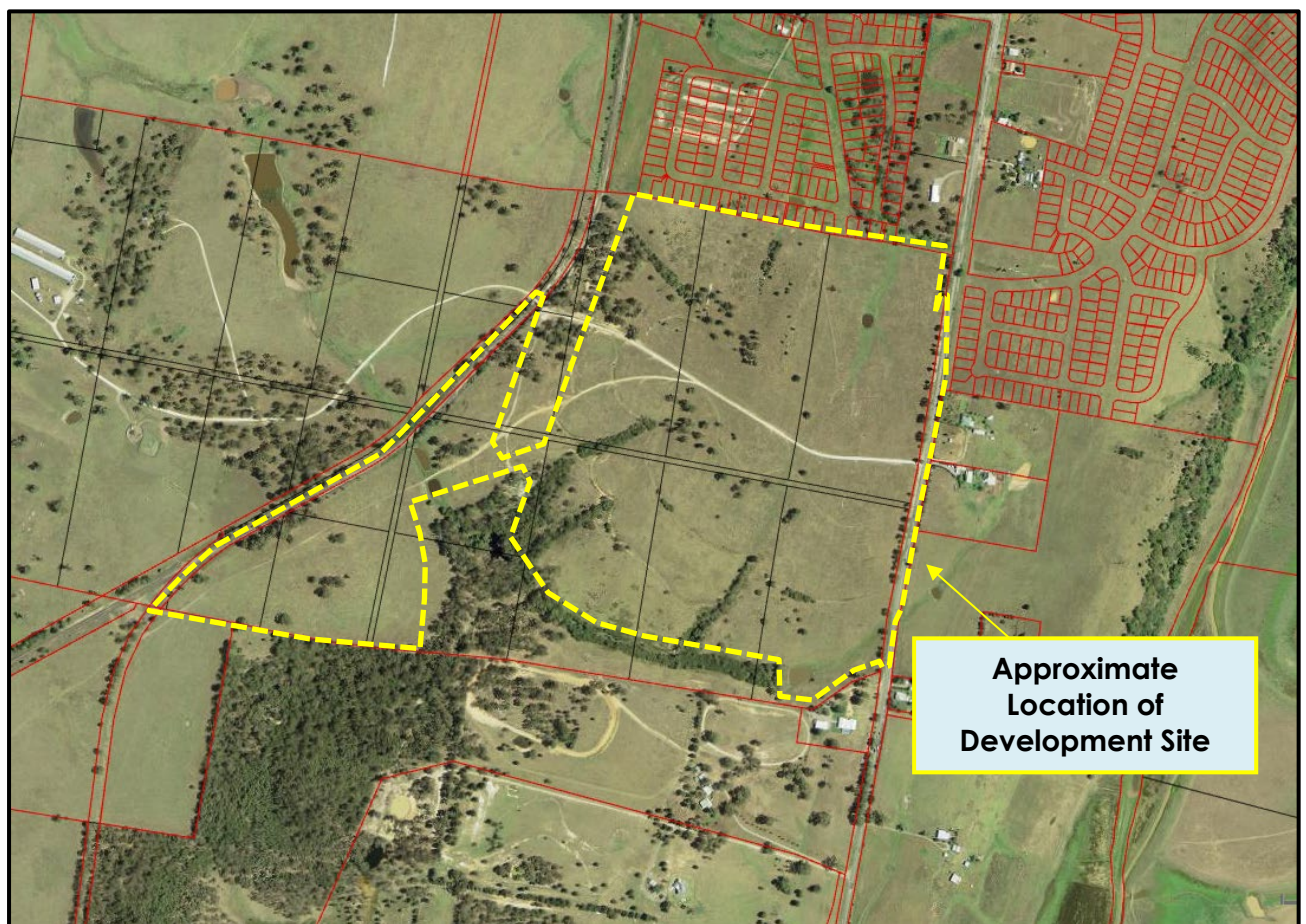
**Figure 3: Locality map (Source: NSW Planning Portal).**

A new collector road entry is proposed off Cessnock Road which will serve as the primary access to this development and future development to the south.

Whilst representing the commencement of a new development area within the Hunter Expressway Corridor Growth Area the proposed development is a logical southern extension of existing residential development located between Gillieston Heights to the north and Cliffeigh to the south.

The subject development is consistent with:

- The outcomes envisaged in the recently approved planning proposal for Gillieston Heights, which extends the areas R1 zoning and the Gillieston Heights South Urban Release Area over the proposed development area;
- The Development Control Plan – Gillieston heights Western Precinct Urban Release Area; and
- The Subdivision Plan (refer **Appendix A**).



**Figure 4: Locality Plan.**  
(Source: Google maps, 2017)

### 3.2 LAND USES AND ADJOINING AND CURRENT USES ON THE SITE

The land subject of this proposal is predominantly vacant, with scattered vegetation congregated around the tributary of Swamp Creek in the southern portion of the site. The highly vegetated areas of the site will be preserved.

The subject site is bordered by the South Maitland Railway Corridor from the west. Cessnock Road adjoins the site from the east. Landscaping will extend adjacent to Cessnock Road frontage to provide separation for future dwellings. RU2 Rural Landscape zoned land will be maintained to the south of the site.

Access to the site is proposed via an extension of Auburn Street, and off Cessnock Road via a new collector road which will serve as the subdivisions primary access. No direct property access is proposed to Cessnock Road.



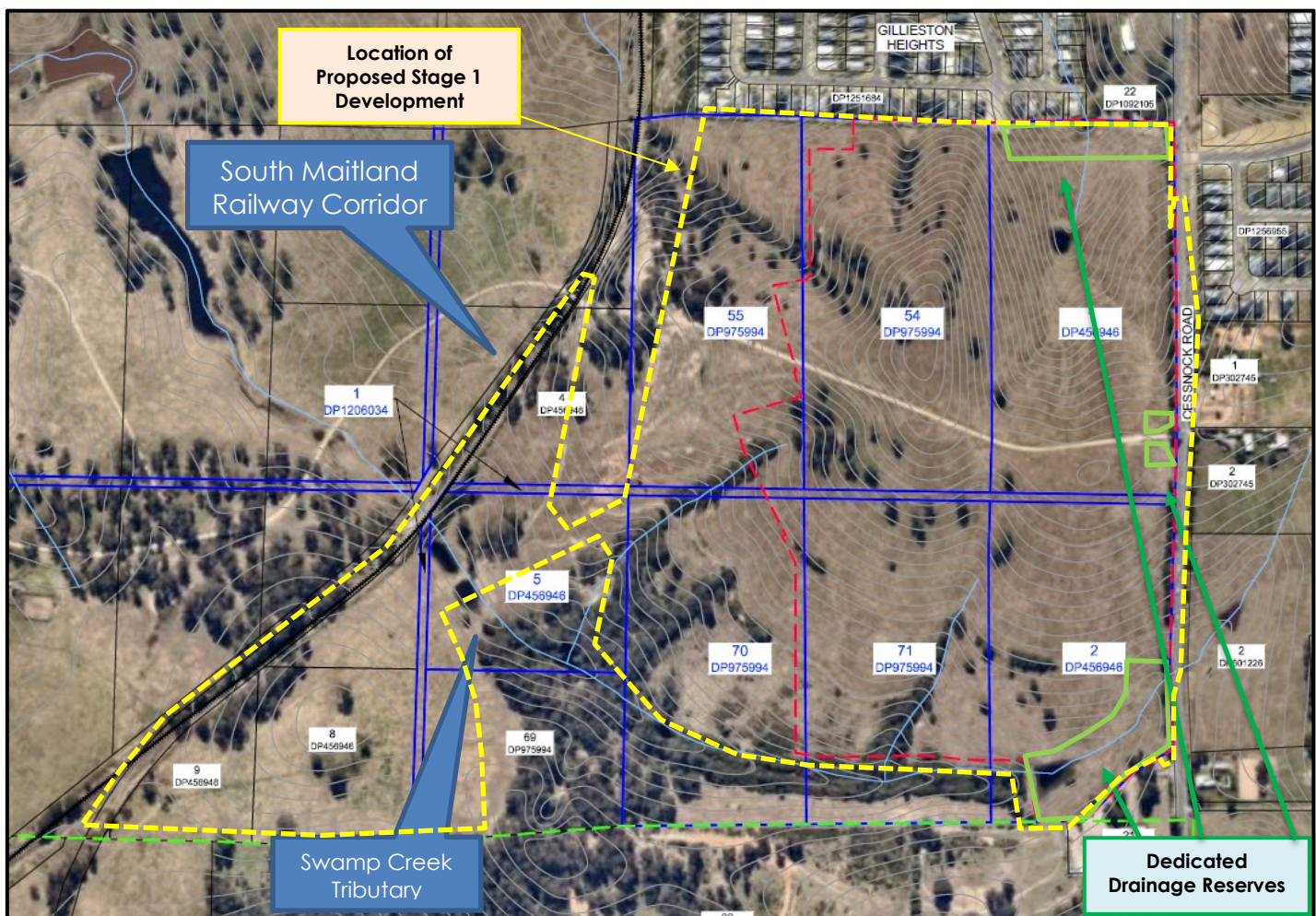
### 3.3 TOPOGRAPHY, DRAINAGE AND FLOODING

The site is moderately sloping away from a hilltop that falls to the north, west and east with the ridge stretching from Cessnock Road to the centre of the site. The proposed major access road is located on the ridgeline and the site falls to the north and south away from the ridgeline (refer **Figure 5**).

The watercourse in the south of the site runs from east to west and under the South Maitland Rail Corridor. The watercourse in the south is to be maintained as a drainage corridor. Stormwater management facilities are proposed within and adjacent to the watercourse. Water quality and detention facilities are also proposed in the northeast corner of the site.

The presence of watercourses on the site triggers the requirements of the Water Management Act 2000 for works on Waterfront land, which includes all land within 40 metres of the creek bank. The application will need to be referred to NSW Natural Resource Access Regulator (NRAR).

To provide suitable building lots, earthworks, which include retaining walls will be required as part of the development.



**Figure 5: Topographic Map.**

## 3.4 GEOTECHNICAL CHARACTERISTICS AND CONTAMINATION

Douglas Partners Pty Ltd has undertaken a geotechnical investigation of the site. A copy of the Geotechnical Assessment report is included in **Appendix L**.

Additionally, a Mine Subsidence report has been prepared by RCA Australia which is included in **Appendix T**.

### 3.4.1 Geotechnical

Based on the site observations and topographical / geological information gathered from the project area by Douglas Partners Pty Ltd, the majority of the site is considered to have a low risk of slope instability. That said, it is intended that the steeper areas of the site will be modified during bulk earthworks with cut and fill occurring across the site.

The majority of the site is underlain by the Branxton Formation of the Maitland Group of rocks. The Branxton formation typically includes conglomerate, sandstone and siltstone, with conglomerate noted as the dominant lithology within the formation.

The results of field investigation indicated that the subsurface conditions generally comprise residual silty / sandy clay profile overlying rock at variable depth. Near-surface topsoil and silty sand was encountered at some locations. Earthworks will include excavations of up to about 5 m, and fill of up to about 5 m. The material won during the bulk excavations will be re-used as fill where required on the site.

Test pit refusal was encountered in a number of the test pits, hence earthworks need to consider excavation through rock, and appropriate methods to break down excavated material to render it suitable for use in engineered fill.

A cut fill plan is included as part of the Concept Engineering Plans (**Appendix D**) and reproduced in **Figure 23** (refer **Section 5.3**).

### 3.4.2 Contamination

A Site Audit Report and associated Statement was completed by Ross McFarland of AECOM Australia Pty Ltd on 14 September 2020. The Statement certifies that:

'The site is suitable for the following uses:

- Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry,
- Day care centre, preschool, primary school,
- Residential with minimal opportunity for soil access, including units,
- Secondary school,
- Park, recreational open space, playing field,
- Commercial/industrial, and
- Other (please specify):
  - o RU2 Rural Landscape and E2 Environmental Conservation (p.15)'

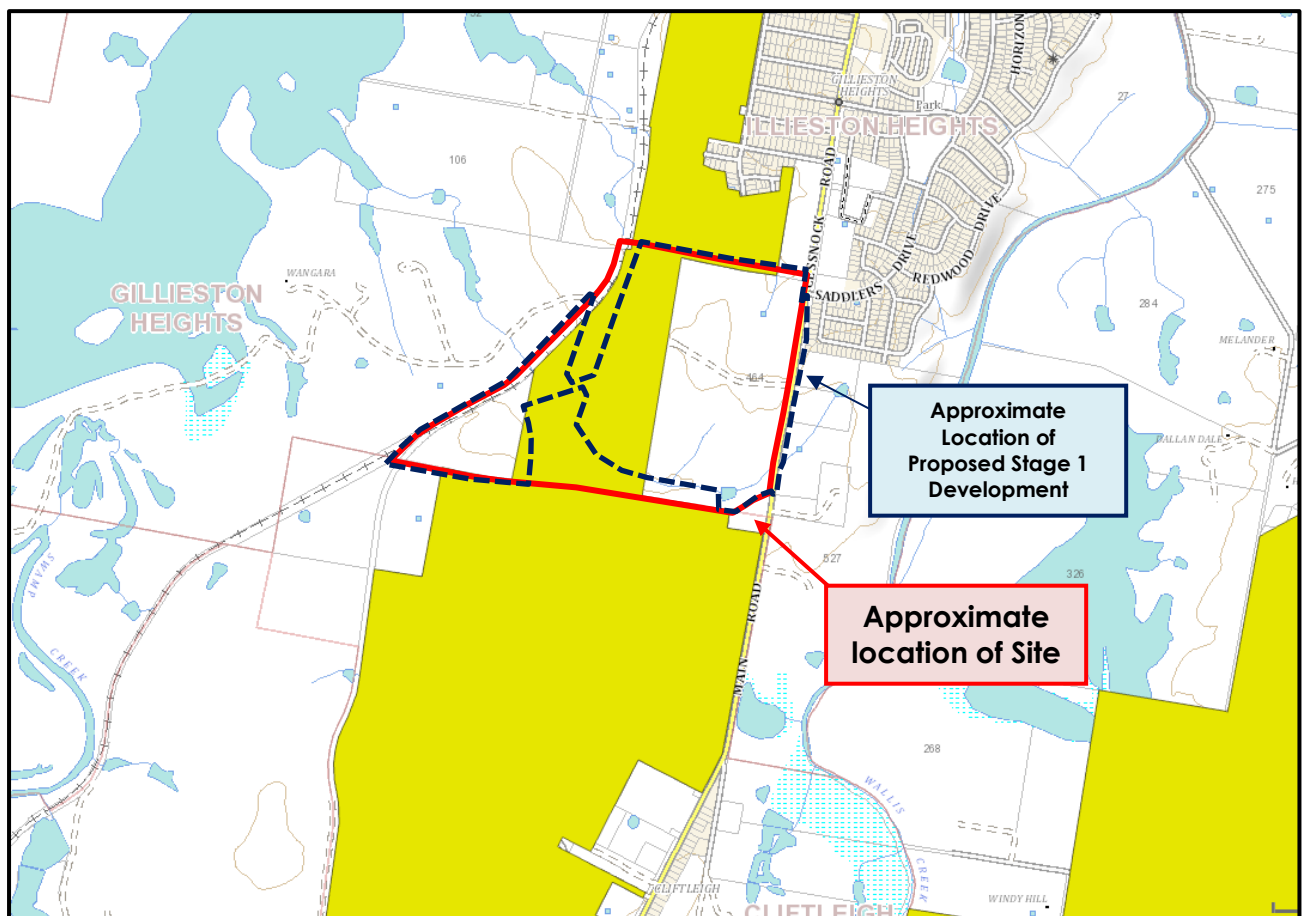
The matter of contamination and this Report and associated Statement has been the subject of ongoing discussions with Maitland City Council. On 14 February 2022, Kristen Wells identified that Council would be writing to the EPA to gain further assurances that the land is suitable for residential subdivision based on this Report and Statement.

The Site Audit Report and Statement is provided as **(Appendix K)**.

### 3.4.3 Mine Subsidence

The subject site is partly located within the Maitland West Mine Subsidence District (refer **Figure 6** below). This indicates that underground coal mining may have occurred on the site. Referral to the Subsidence Advisory NSW is therefore necessary.

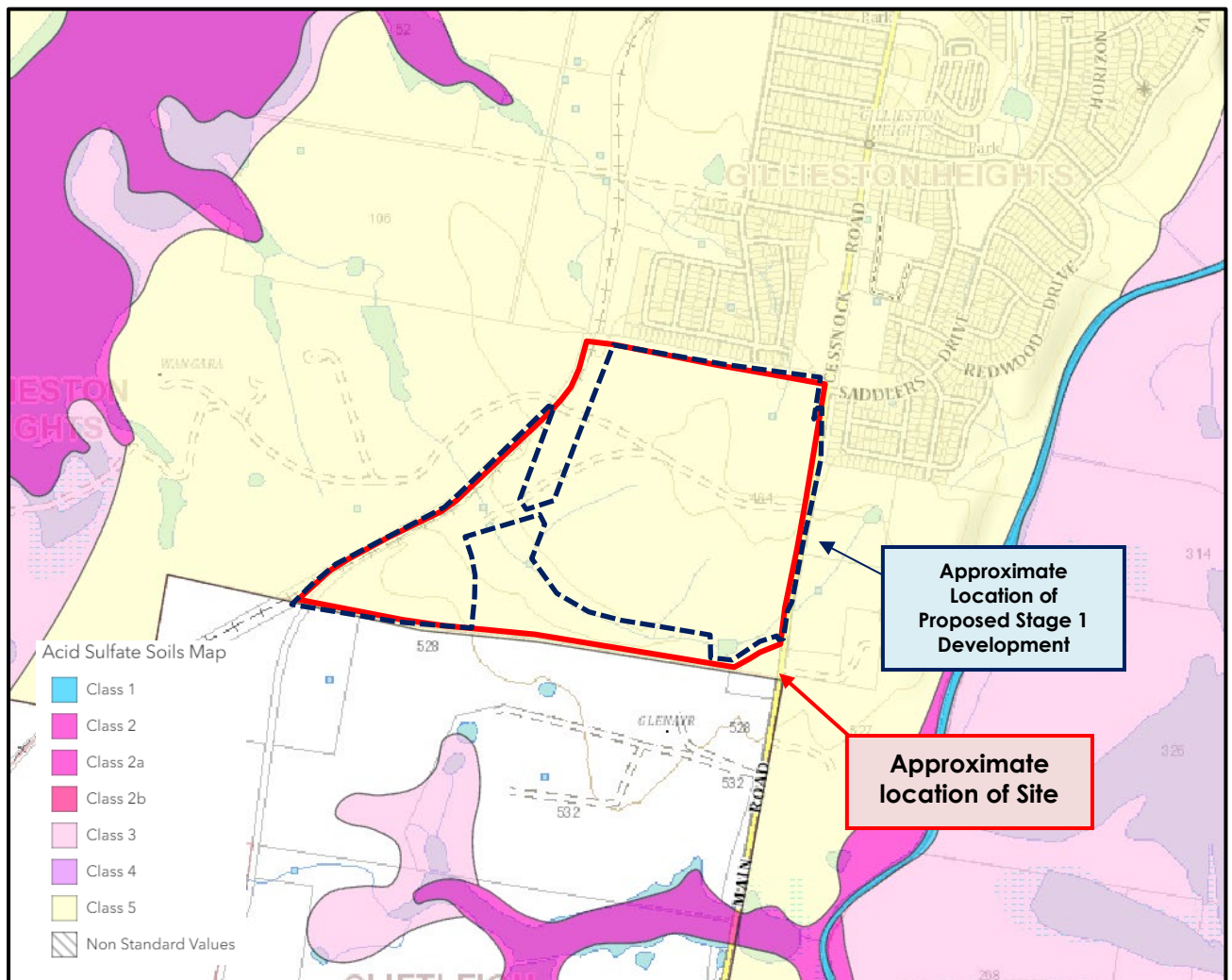
The Mine Subsidence Assessment Report **(Appendix T)** indicates that the proposed Precinct 1A development should be designed to allow for estimated subsidence impacts or subsidence impacts. The exact measures will be the subject of discussions with the NSW Subsidence Advisory through the assessment process.



**Figure 6: Mine Subsidence District Map.**

### 3.4.4 Acid Sulfate Soils

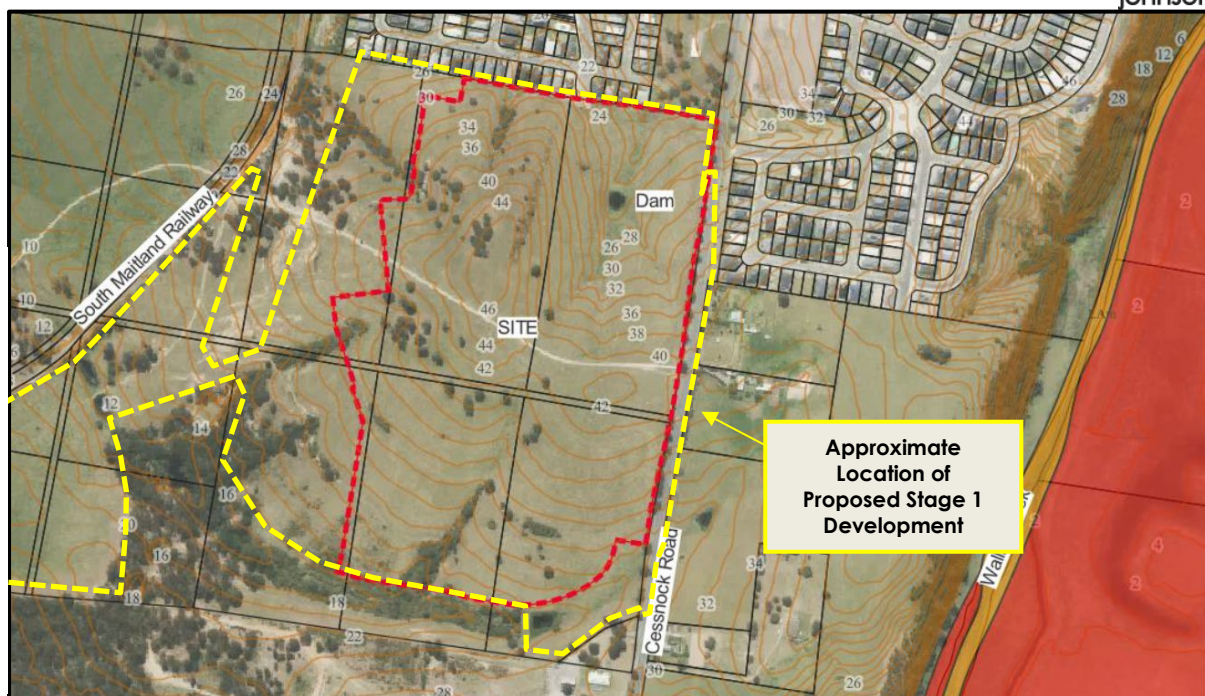
The subject site contains Class 5 Acid Sulphate Soils. An extract from Council's Acid Sulfate Soils Map is included in **7**. Class 5 is a low-risk category of Acid Sulphate Soils and is not expected to be impacted by the proposed development (refer to **Section 3.4** of Geotech Assessment up Douglas Partners in **Appendix L**).



**Figure 7: Acid Sulfate Soils Map.**  
 (Source: <https://www.legislation.nsw.gov.au>)

Reference to the NSW acid sulphate soils risk map (refer **Figure 8**) indicates that the site is located in an area with no known occurrence of acid sulfate soils.

Acid sulfate soils occur in low lying coastal areas below RL 10 (AHD), but more generally below RL 5. Elevations at this site generally range from about RL18 (northern and southern site limits) to RL 47 (north-western quadrant). Acid sulfate soils do not occur at the elevations present within the site.



**Figure 8: NSW Acid Sulfate Risk Map with Site Extents.**

### 3.5 VEGETATION

The site is only sparsely vegetated. Main areas are to be retained across the broader development site. Vegetation within the side tributary to the retained riparian corridor is to be removed along with isolated trees across the site. Trees within the public reserve area in the highest part of the site are to be retained. The following image shows trees to be removed and those to be retained.

A Biodiversity Assessment Report has been prepared by GHD, included as **Appendix H**, and a Draft Vegetation Management Plan has been prepared for the areas of retained vegetation. As part of the development additional landscaping and tree planting will be undertaken.

Approximately 12.98 ha of the proposal site is comprised of native vegetation, 43.28 ha is mixed grassland (dominated by exotic species), 1.19 ha is cleared land and 0.96 ha is planted vegetation. Assessment of the native vegetation within the site determined that 10.24 ha is in poor condition and 2.74 ha is in good condition.

There are three PCTs present within the proposal site, all of which comprise local occurrences of endangered ecological communities listed under the BC Act.

Five threatened fauna species classified as ecosystem credit species were recorded within the proposal site.

These are:

- Grey-crowned Babbler (*Pomatostomus temporalis*) (nest recorded in the proposal site);
- Eastern Coastal Free-tailed Bat (*Micronomus norfolkensis*);
- Grey-headed Flying-fox (*Pteropus poliocephalus*);

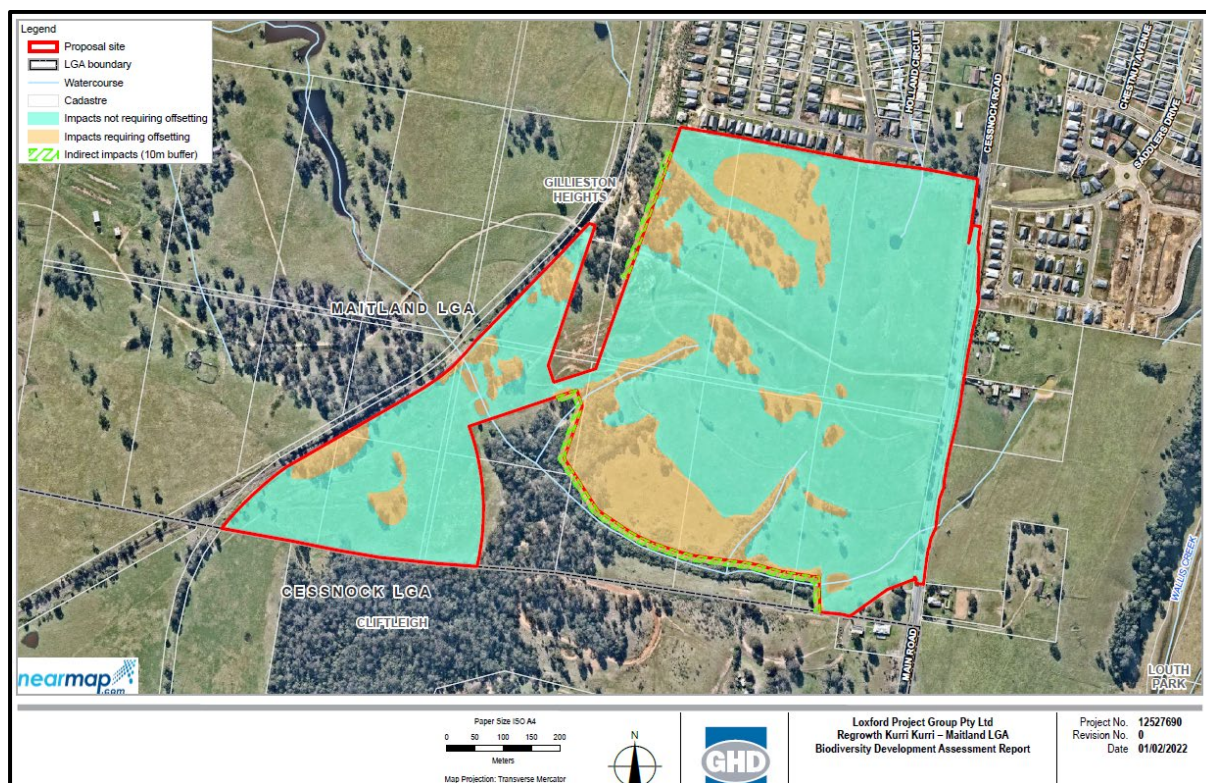
- Little Bent-wing Bat (*Miniopterus australis*); and
- Large Bent-wing Bat (*Miniopterus orianae oceanensis*) (probable call recorded).

All these species are listed as vulnerable under the BC Act. The Grey-headed Flying-fox is also listed as a vulnerable species under the EPBC Act.

One species credit fauna species (Southern Myotis (*Myotis macropus*)) was also recorded utilising a culvert located immediately adjacent to the site while a second species credit species (Squirrel Glider (*Petaurus norfolcensis*)) has been assumed present based on the presence of previous records and the presence of suitable habitat within and adjacent to the proposal site (DPIE 2020b and ELA 2016).

The proposed development has been designed to avoid impacts to areas adjacent to the site that have the best quality vegetation and highest biodiversity values. A range of mitigation measures are also proposed to minimise impacts of the development, including development and implementation of a Vegetation Management Plan (VMP) and Construction Environment Management Plan (CEMP) that would include comprehensive measures to maintain and improve vegetation adjacent to the site, manage habitat clearance, and prevent impacts associated with erosion and sedimentation, weeds, pest, noise light and vibration. These documents would also outline measures for the protection of vegetation to be retained on and adjacent to the site.

Figure 9 shows the area of the site requiring offsetting.



**Figure 9: Vegetation Removal/Retention Plan.**

The Draft Vegetation Management Plan (refer **Appendix I**) divides the site into a number of onsite management zones as indicated in Figure 3.1 of the Draft Vegetation Management Plan.

Management actions including weed removal, revegetation and supplementary planting, exclusion fencing is included as requirements of the Draft Vegetation Management Plan.

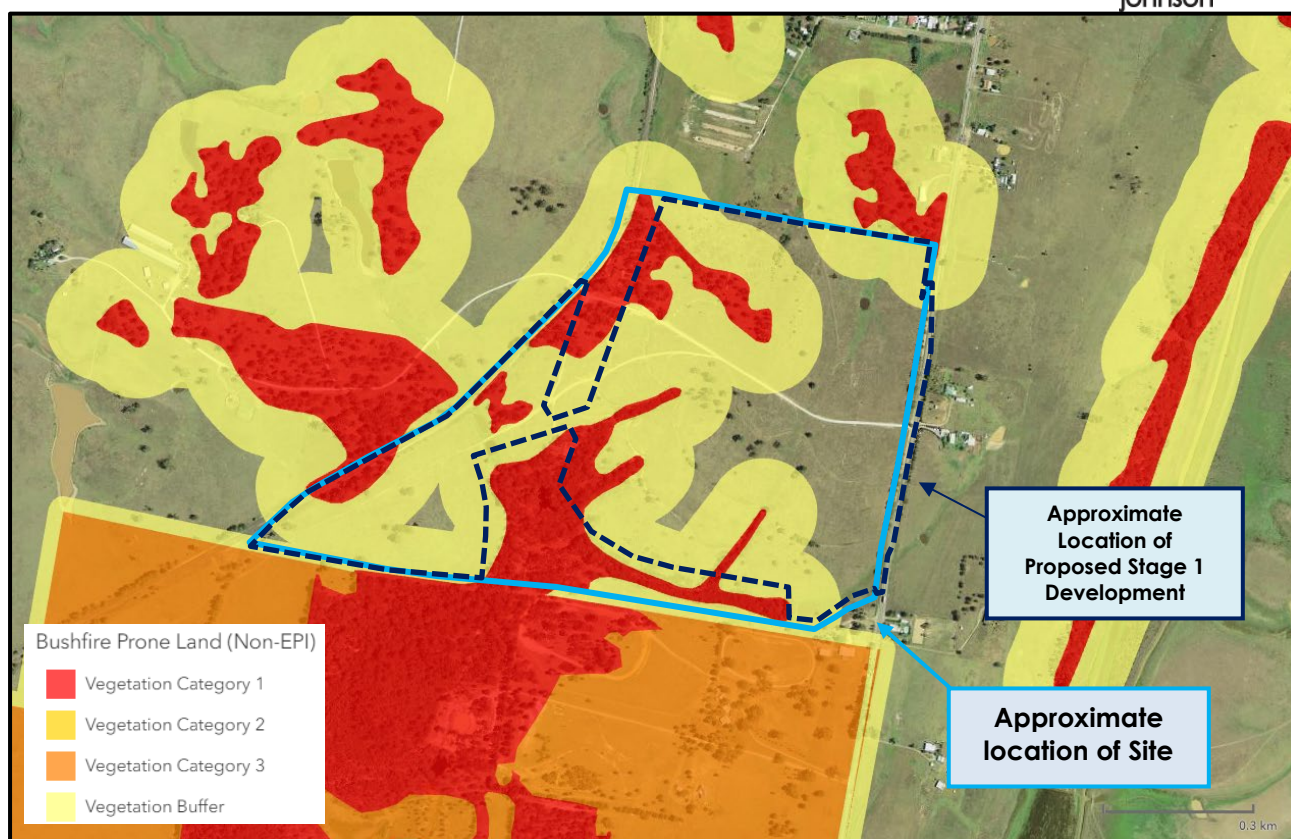
### **3.6 BUSHFIRE**

The site is identified on Council's Bushfire Prone Land Map as being bushfire prone land, partially zoned within Vegetation Category 1 and Vegetation Buffer (refer **Figure 10** below). As such the proposal will require referral to the NSW Rural Fire Service who will condition Bushfire Attack Levels (BALs) for future buildings.

For the proposed subdivision, an integrated development referral will be made to the NSW RFS under Section 100B of the Rural Fires Act 1993, as a subdivision is defined as integrated development under the Environmental Planning and Assessment Act 1979 (*Clause 4.46 – What is integrated development*) and requires a Bushfire Safety Authority (BFSA) to be issued.

A bushfire assessment report has been prepared for the proposed development by Bushfire Planning Australia Pty Ltd. The bushfire report is included as **Appendix E** and is discussed further in **Section 5** of this report.

The proposed subdivision provides for Asset Protection Zones (APZs) and appropriate building standards consistent with *Planning for Bushfire Protection 2019*.



**Figure 10: Bushfire Prone Land Map (NSW Planning Portal).**

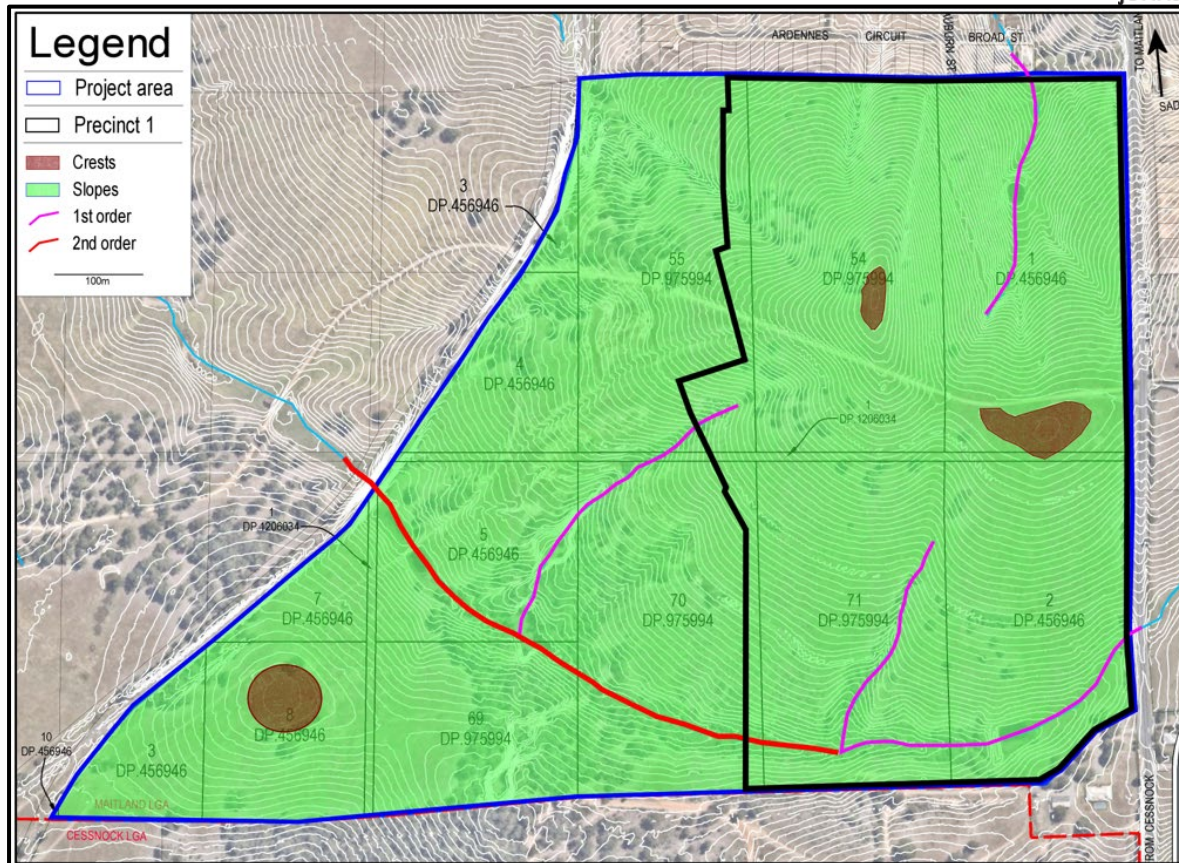
### 3.7 ABORIGINAL AND EUROPEAN HERITAGE

McCardle Cultural Heritage Pty Ltd (MCH) has provided an Aboriginal Cultural Heritage Assessment (refer **Appendix R**) for the proposed residential development (Precinct 1) as part of the Regrowth, Kurri Kurri Masterplan.

The presence of tuff, mudstone and basalt found within the project area indicates that stone materials suitable for manufacturing stone artifacts may occur in various locations throughout the project area.

The project area is situated in between three water courses, the closest being Wallis Creek (third order creek) approximately 480m east. Within the project area itself, three 1<sup>st</sup> order drainage depressions are present, two of which are located on the southern slopes and flow south to form a 2<sup>nd</sup> order that flows east west through the southern end of the project area (refer **Figure 11** below). Being situated in between fresh water sources and associated subsidence and medicinal resources, it is unlikely that the project area itself would have been utilised for camping but rather travelling, hunting and gathering activities between these water sources.





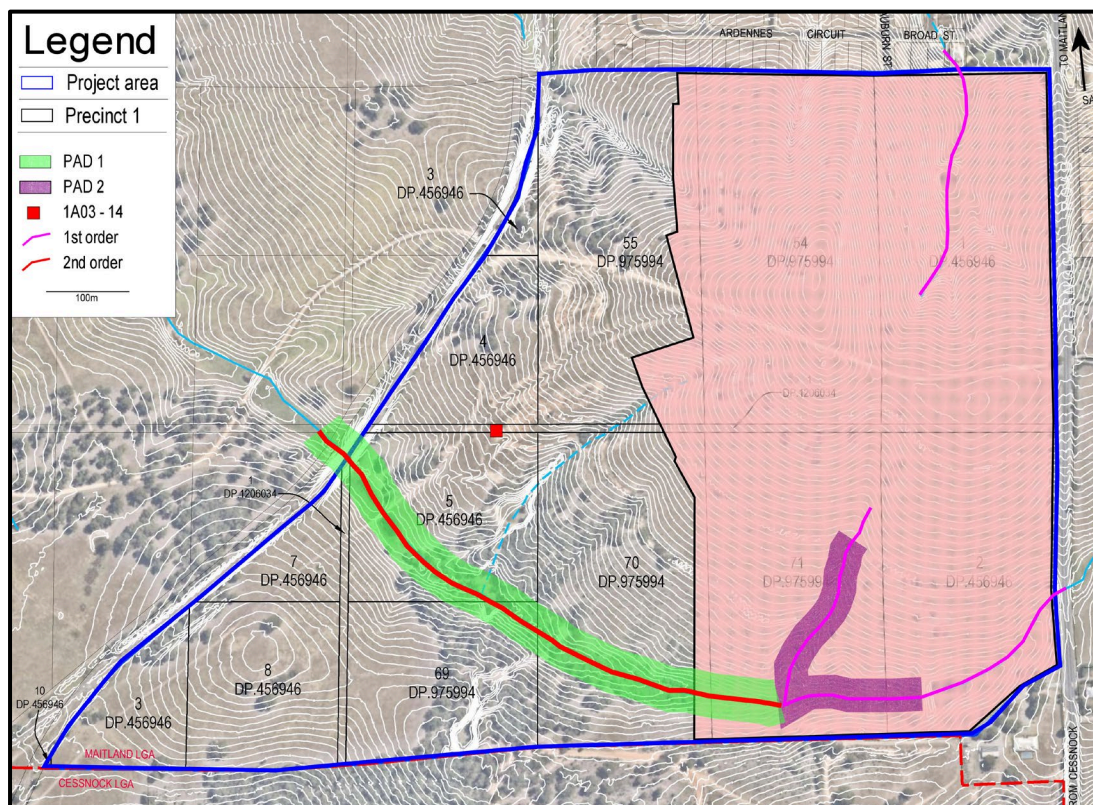
**Figure 11: Extract from the MCH Aboriginal Cultural Heritage Assessment Contour Map showing landforms.**

A search of the AHIMS register has shown that 27 known Aboriginal sites are currently recorded within two kilometres of the project area and include 16 artefact sites (AFT), 7 PADs, two AFT and PAD sites, one scar tree (TRE) and one Aboriginal resource and gathering site (ARG).

As water is necessary for survival, and as reliable fresh water is absent from the project area (the closest being Wallis Creek 480 metres east), it was predicted that it was unlikely that the project area would have been used for more than transitory activities such as hunting and gathering possibly with small camping parties along the 2<sup>nd</sup> order creek in the southern end of the project area. Such activities manifest in the archaeological record as a background scatter of discarded artefacts (isolated finds and very low-density artefact scatters).

The Aboriginal Cultural Heritage Assessment identified two Potential Archaeological Deposits (PADs). Given the known extent and content of sites typically situated along water courses throughout the Hunter and local area; and given that a 2<sup>nd</sup> order creek is located along the southern end of the project area is slightly elevated flat land along the creek, this area is confirmed as a PAD (PAD1) (refer **Figure 12** below). The PAD extends from the western boundary (extends further west outside the project area) and continues east to the confluence of two 1<sup>st</sup> order creeks.

PAD2 includes the two 1<sup>st</sup> order creeks that join to form the 2<sup>nd</sup> order creek. Both 1<sup>st</sup> order creeks consist of gently inclined slopes that flatten out towards the 2<sup>nd</sup> order creek. Both locations would have been suitable for past Aboriginal land uses, particularly the confluence area of these two water courses.



**Figure 12: Locations of Potential Archaeological Deposits (PADs).**

The identified PADs remain unknown potential archaeological deposit and as such, the impacts to any possible subsurface site remains unknown at this time. An archaeological test excavation program is recommended to identify any subsurface sites that may be present.

Finally, MCH recommends that the persons responsible for the management of onsite works ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance; namely the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974.

### 3.8 ACCESS AND ROAD NETWORK

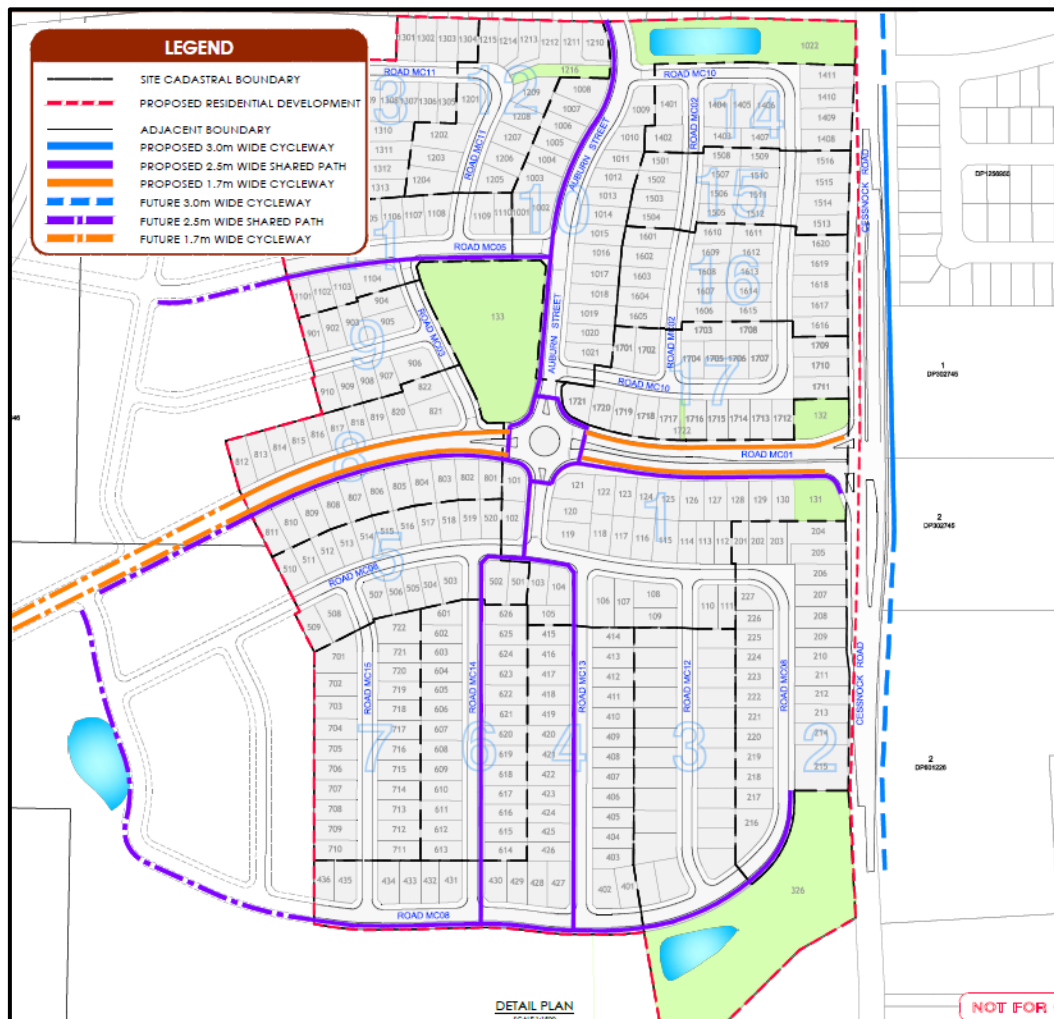
A Traffic Impact Assessment Report is provided in **Appendix S**. The main collector road runs along the ridgeline and intersects with Cessnock Road. A signalled controlled intersection will be provided, noting that the construction of the proposed intersection with Cessnock Road will potentially need to be staged due to land acquisition requirements.

The ultimate design requires two travel lanes in each direction and 2 RHT lanes out of the development plus a single RHT lane into the development.

Concept Engineering Plans provided in **Appendix D** detail proposed roads. The intersection design has been informed by the traffic study and will cater for the full development scenario.

Within the development Auburn Street is constructed as an 11.0-metre-wide collector road connecting to the development to the north. Perimeter roads are designed to meet the requirements of Planning for Bushfire Protection guidelines.

The development will also include a network of cycleways and shared paths to facilitate pedestrian and cycle movements through the development as indicated in **Figure 13** below.



**Figure 13: Mobility Plan (Pathways, Cycleways, Shared Paths) (ADW Johnson).**

### 3.9 COASTAL ZONE

The subject site is not located in the Coastal Environmental Area, Coastal Use Area or a Coastal Wetland Area.

### 3.10 UTILITY SERVICES

Public utility services including reticulated water, sewer, electricity, gas and telecommunications are available to the subject site.

## 4.0 Planning Controls

### 4.1 COMMONWEALTH PLANNING CONTROLS

#### 4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places.

### 4.2 STATE PLANNING CONTROLS

#### 4.2.1 The Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning legislation in NSW and amongst other functions, sets out process and matters for assessment of development proposals. The proposed development is consistent with the objectives of the Act.

#### Part 1 Preliminary

##### Section 1.3 Object of the Act

The proposed subdivision promotes the objects of the Act as follows:

- The proper management, development and conservation of the land consistent with the Regrowth - Kurri Kurri Masterplan and the Maitland DCP 2011 – Gillieston Heights Western Precinct Urban Release Area;
- The promotion and co-ordination of the orderly and economic use and development of land through a sequential staged implementation of the subdivision;
- The provision and co-ordination of communication and utility services to the proposed development;
- The provision of land for public purposes as public open space;
- The protection of the environment through the setting aside of land that will be managed for conservation purposes;
- Will promote ecologically sustainable residential development on the proposed residential lots;
- Will provide opportunity for the provision and maintenance of affordable housing; and
- Will provide opportunity for public involvement and participation in environmental planning and assessment through the public notification process.

#### Part 4 Development Assessment

The proposed development is to be assessed under Part 4 of the EP&A Act, with specific matters addressed as follows:

## Division 2 The procedures for development that needs consent

This assessment takes into consideration matters identified in Section 4.15 of the EP&A Act. Compliance is demonstrated in **Table 1**.

**Table 1. Compliance with Section 4.15 of the EP&A Act**

Matters for Consideration	Compliance
(a) the provisions of:	
(i) any environmental planning instrument	The provisions of applicable State Environmental Planning Policies and the MLEP are considered in <b>Sections 4.3</b> and <b>4.5.1</b> of the SoEE.
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	At the time of lodging this DA, the subject site will still be zoned RU2 Rural Landscape. A rezoning of the site to R1 General Residential has been approved by Council but not yet gazetted. The application is consistent with this Draft LEP amendment.
(iii) any development control plan	A detailed assessment of the relevant provisions of the Maitland Development Control Plan is provided in <b>Appendix U</b> .
(iii) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and	
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The proposed development is considered to be compliant with relevant matters identified within the <i>Environmental Planning and Assessment Regulation 2000</i> .
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The likely impacts of the proposed development are considered in <b>Section 5</b> of this SoEE.
(c) the suitability of the site for the development,	<p>The proposed subdivision is located on a site which is appropriately zoned. Any environmental hazards can be adequately addressed and the proposal is consistent with Council's recently approved Development Control Plan for the site.</p> <p>The suitability of the site is further considered in <b>Section 5</b> the SoEE.</p>
(d) any submissions made in accordance with this Act or the	It is understood that this development application will be advertised and notified

Matters for Consideration	Compliance
regulations,	for public comment. Any submissions would be considered by Council as part of its assessment.
(e) the public interest.	<p>The proposed subdivision is considered to be in the public interest as it will release additional vacant land lots for the purposes for which it has been zoned and approved for as part of a master plan, and as such is considered to be in the public interest through the long-term benefits of development and growth within a strategically appropriate location. Beyond this, the development will also:</p> <ul style="list-style-type: none"> <li>• Provide new shared pathways and a park;</li> <li>• Create jobs during construction;</li> <li>• Enhance ongoing future business for locals; and</li> <li>• Contribute significant funds towards provision of infrastructure, facilities and services to satisfy needs that arise from development of the land.</li> </ul>

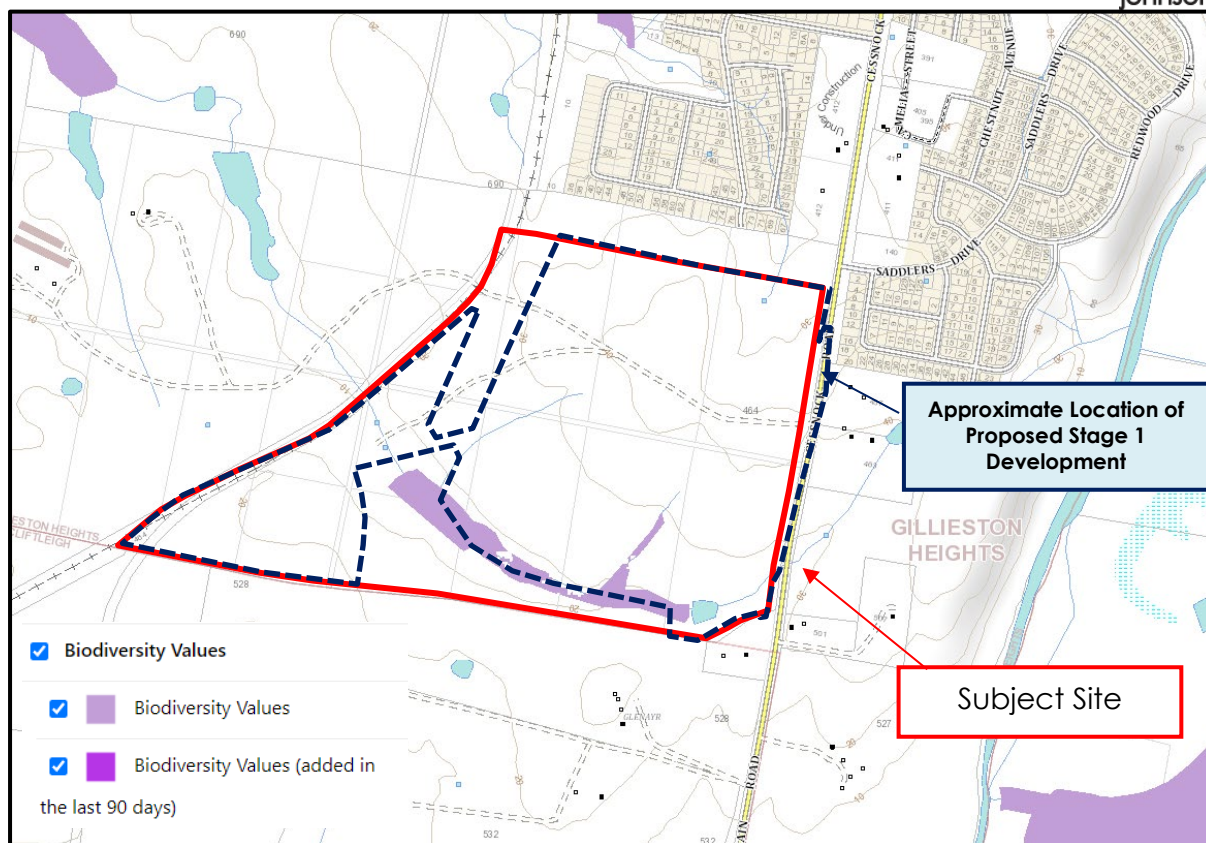
The principal matters pertaining to s4.15 of the Act are detailed in **Sections 2, 3, 4 and 5** of this report as well as the specialist documentation provided in the appendices. A range of specific sections classified as Planning Controls and the issues that flow from these aspects are examined in the following sections of the SoEE.

#### 4.2.2 Biodiversity Conservation Act 2016 and Regulation

The *Biodiversity Conservation Regulation 2017* sets out threshold levels for when the Biodiversity Offsets Scheme will be triggered. The threshold has two elements:

- Whether the impacts occur on an area mapped on the Biodiversity Values Map (refer **Figure 14** below); and
- Whether the amount of native vegetation being cleared exceeds the threshold area set out in Section 7.2(4) of the *Biodiversity Conservation Regulation 2017*. The thresholds are outlined in the Table below.

Column 1	Column 2
<b>Minimum lot size of land</b>	<b>Area of clearing</b>
Less than 1 hectare	0.25 hectare or more
Less than 40 hectares but not less than 1 hectare	0.5 hectare or more
Less than 1,000 hectares but not less than 40 hectares	1 hectare or more
1,000 hectares or more	



**Figure 14: Biodiversity Values Map.**

A Biodiversity Development Assessment Report (BDAR) was prepared by GHD for this site in February 2022 (refer **Appendix H**) which included targeted surveys and searches for threatened flora and fauna species.

#### 4.2.3 Integrated Development

The EP&A Act provides for Integrated Development where other legislation has certain requirements that may impact on future development. In the case of this development application, referral to the following agencies will be required for their approval or concurrence depending on the specific matter:

- Subsidence Advisory NSW;
- NSW Rural Fire Service;
- NSW Resources Access Regulator; and
- Transport for NSW (TfNSW).

#### **Coal Mine Subsidence Compensation Act 2017**

The proposed development is within a proclaimed mine subsidence area under the Mine Subsidence Compensation Act 1961 and the approval of the Mines Subsidence Board under Section 15 is required.

### **Rural Fires Act 1997**

The proposed development is classified as residential subdivision within a bushfire prone area and as such requires referral to the NSW Rural Fire Service (RFS) in accordance with Section 100B of the Rural Fires Act.

### **Water Management Act 2000**

Controlled activities carried out in, on or under water front land are regulated by the *Water Management Act 2000*. The Natural Resources Access Regulator administers the *Water Management Act* and is required to assess the impact of any controlled activity. The requirements of the *Water Management Act* are triggered by the proximity of works to tributaries of Swamp Creek, in the southern portion of the site.

### **Roads Act 1993**

The development proposes to dig up or disturb the surface of Cessnock Road to construct the Cessnock Road Intersection and associated collector road. The strategic design of this intersection has been informed by the Draft Cessnock Road (MR195) Corridor Strategy and subsequent discussions with Transport for NSW.

## **4.3 STATE ENVIRONMENTAL PLANNING POLICIES**

### **4.3.1 State Environmental Planning Policy No 55 Remediation of Land**

(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is:



- (a) land that is within an investigation area,
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
  - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
  - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

This matter is discussed in **Section 5.3** of this report.

#### **4.3.2 State Environmental Planning Policy (Infrastructure (2007))**

*State Environmental Planning Policy (Infrastructure) 2007* (SEPP Infrastructure 2007) provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

Section 104 of SEPP Infrastructure Requires certain development to be referred to TfNSW including:

*Subdivision of land with access to any road where 200 or more allotments where the subdivision includes the opening of a public road or access to a classified road where there are 50 or more allotments.*

Given the proposed subdivision the subject of this application seeks approval for 342 residential lots, and presents an extension of an existing residential development as part of the Gillieston Heights Urban Release Area, this application will require referral to Transport for NSW for comment.

#### **Clause 102: Impact of road noise or vibration on non-road development**

- (1) *This clause applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—*
  - (a) residential accommodation,
  - (b) a place of public worship,
  - (c) a hospital,
  - (d) an educational establishment or centre-based child care facility.

- (2) Before determining a development application for development to which this clause applies, the consent authority must take into consideration any guidelines that are issued by the Secretary for the purposes of this clause and published in the Gazette.
- (3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—
- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,
  - (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.
- (4) In this clause, freeway, tollway and transitway have the same meanings as they have in the [Roads Act 1993](#).

An Acoustic Assessment Report has been prepared by Rapt Consulting (refer **Appendix C**) noise issues are discussed further in **Section 5.8**.

#### 4.3.3 SEPP (Koala Habitat Protection) 2021

Field surveys were completed to assess whether the site would be considered important habitat for Koalas as part of the BCAR by GHD (refer **Appendix H**).

Results of these surveys assessed determined that the site does not contain “important habitat” for the Koala as there are no recent records within or near to the proposal site and no evidence was found of Koalas utilising the site during targeted surveys completed for this BDAR. A separate Koala Habitat Assessment is provided. This report is included in **Appendix J**.

#### 4.3.4 SEPP (Vegetation in Non-Rural Areas) 2017

The SEPP regulates clearing that is not ancillary to development requiring consent. As the proposed clearing activities are clearing that is ancillary to development requiring consent, it is to be assessed as part of the development assessment process.

#### 4.3.5 Coastal Management SEPP

The site is not mapped within a Coastal Use Area, Coastal Environmental Area or Coastal Wetland. The Coastal Management SEPP this thereby not applicable to this application.

#### 4.3.6 Draft Design and Place SEPP

The Draft Design and Place SEPP seeks to improve urban design outcomes in the built environment across the state and includes some reasonably significant changes to assessment requirements for all development in NSW.

Clause 6.3 of the Maitland LEP requires a development control plan to be prepared for the site. Accordingly, the provisions of 6(c) of the Draft Design and Place SEPP apply, and the site would be classified as an urban design development.

In accordance with the requirements of the Draft Design and Place SEPP a report prepared by a qualified urban designer has been provided (refer **Appendix B**).

## 4.4 REGIONAL PLANNING CONTROLS AND STRATEGIES

### 4.4.1 Hunter Regional Plan 2036

The NSW Government has developed the Hunter Regional Plan 2036 as an overarching framework to guide land use planning priorities and infrastructure funding decisions in the Hunter region over the next 20 years.

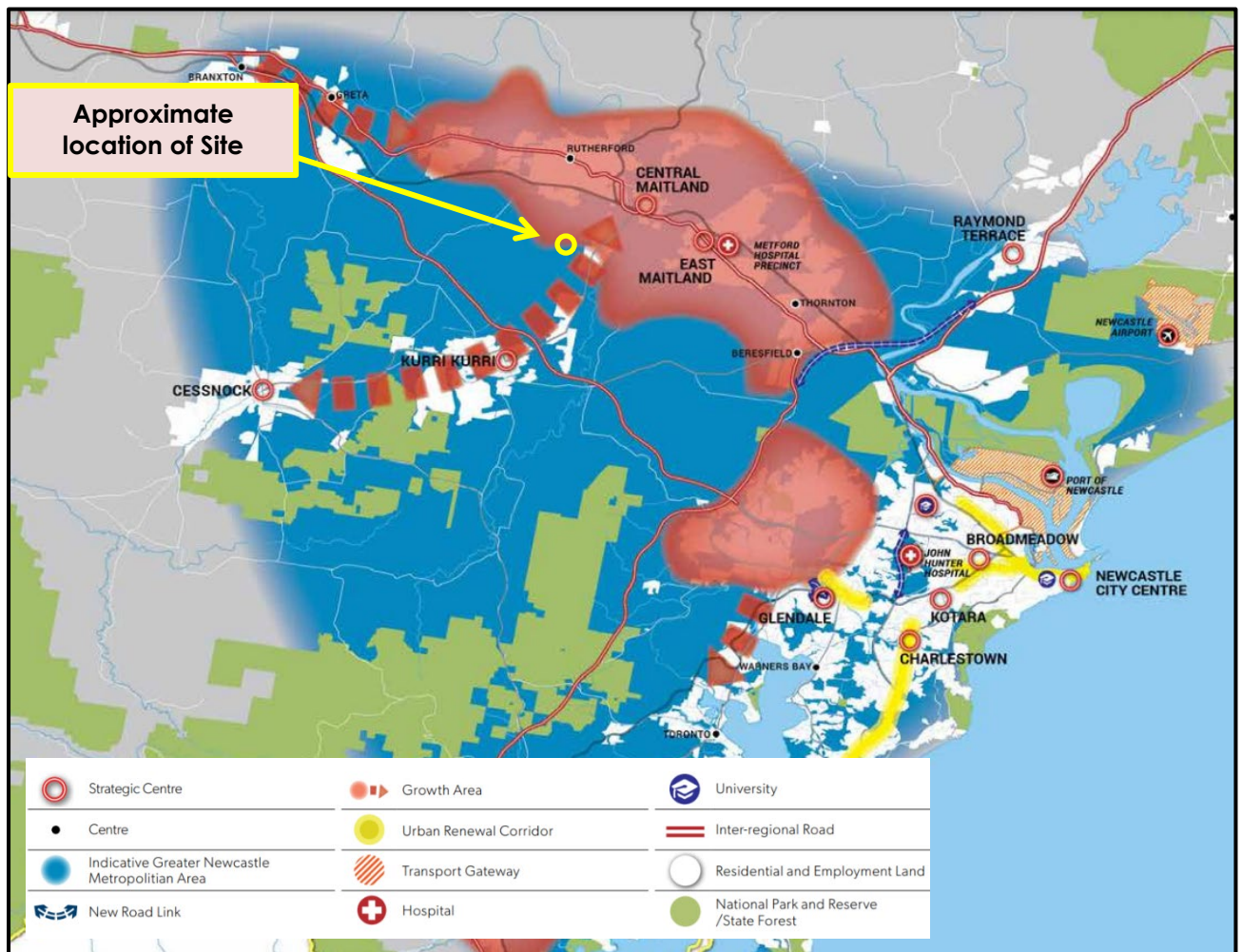
The Plan sets priorities and provides a direction for regional planning decisions. It focuses on new housing and jobs, and targets growth in strategic centres and renewal corridors close to transport to deliver social and economic benefits. It sets in place line-of-sight land use planning for the region, regional districts like the Greater Newcastle metropolitan area and each council area.

The vision of the Hunter Regional Plan 2036 is for the Hunter to be the leading regional economy in Australia with a vibrant new metropolitan city at its heart. To achieve this vision, the NSW Government has acknowledged the growing importance of Greater Newcastle and set the following regionally focused goals:

- The leading regional economy in Australia;
- A biodiversity-rich natural environment;
- Thriving communities; and
- Greater housing choice and jobs.

It is estimated that an additional 12,550 residential dwellings will be needed in Maitland by 2036. The plan focuses on providing land and infrastructure to meet this requirement and by supporting infill development opportunity in established areas and greenfield sites. The plan provides directions for housing opportunities to be located in areas with established services and infrastructure and which are close to existing towns and villages.

**Figure 13** below provides the indicative boundaries of the Greater Newcastle area and identifies the location of the site within the Greater Newcastle area.



**Figure 15: Locality of the Site within context of Greater Newcastle 2036 area.**

The Site is located within an identified growth area corridor demarked for both residential and employment uses, and within close proximity to the Strategic Centres of Maitland and Kurri Kurri.

The proposed Precinct 1A subdivision development will contribute 342 Torrens Title allotments for future dwellings towards the implied demand of 12,550 dwellings in Maitland by 2036.

Greater housing choice is sought by delivering diverse housing, lot types and lot sizes including small lot housing in infill and greenfield locations.

The Proposal directly contributes to a greater, and more diverse, housing choice within the region, providing opportunity for an alternative to dwelling houses on standard lots, via some small lot housing options.

The proposal assists in meeting the objectives of the HRP 2036, as it proposes to provide additional housing opportunity located close to existing services and infrastructure and is proximate to local employment centres.

The draft Hunter Regional Plan 2041 is currently on exhibition. The development proposal is consistent with the draft plan with the site being identified in the Interchange Growth Areas Map.

#### 4.4.2 Draft Hunter Regional Plan 2041

A key aim of the Plan is to ensure the Hunter makes a sustainable transition to a net zero emissions and remains leading regional economy in NSW.

As a response to the new ways people live and work in light of the COVID-19 pandemic its key focus is creating a sustainable '15-minute region' of connected neighbourhoods where people's everyday needs can be met close to home with a short walk, bike ride or a car trip in rural areas.

Key ideas within the new draft Plan include:

- Greater diversification of employment, mining and energy generation lands;
- Sequencing planning for new land uses and infrastructure;
- Promote economic self-determination and greater recognition and respect of traditional custodians;
- Establishment of net zero emissions as a guiding principle;
- Emphasis on infill approaches;
- A renewed focus on green infrastructure, public spaces and nature;
- Prioritisation of walking, cycling and public transport; and
- Reinforcing the importance of equity.

**Strategy 3.4:** *'15-minute neighbourhoods from urban to rural communities'*.

In support of the Regional Plans central objective to implement 15-minute neighbourhoods, the subject proposal will provide a logical extension to a new and strategically located subdivision, located in walking distance to the township of Gillieston Heights. The development will promote a dense and diverse mixed-use community in a 15-minute proximity to the essential services provided within the local centres of Maitland and Kurri Kurri.

#### 4.4.3 Greater Newcastle Metropolitan Plan 2036

The Greater Newcastle Metropolitan Plan (GNMP) was released on 18 September 2018, and sets out strategies and actions that will drive sustainable growth across Cessnock City, Lake Macquarie City, Newcastle City and Port Stephens communities, which together make up Greater Newcastle.

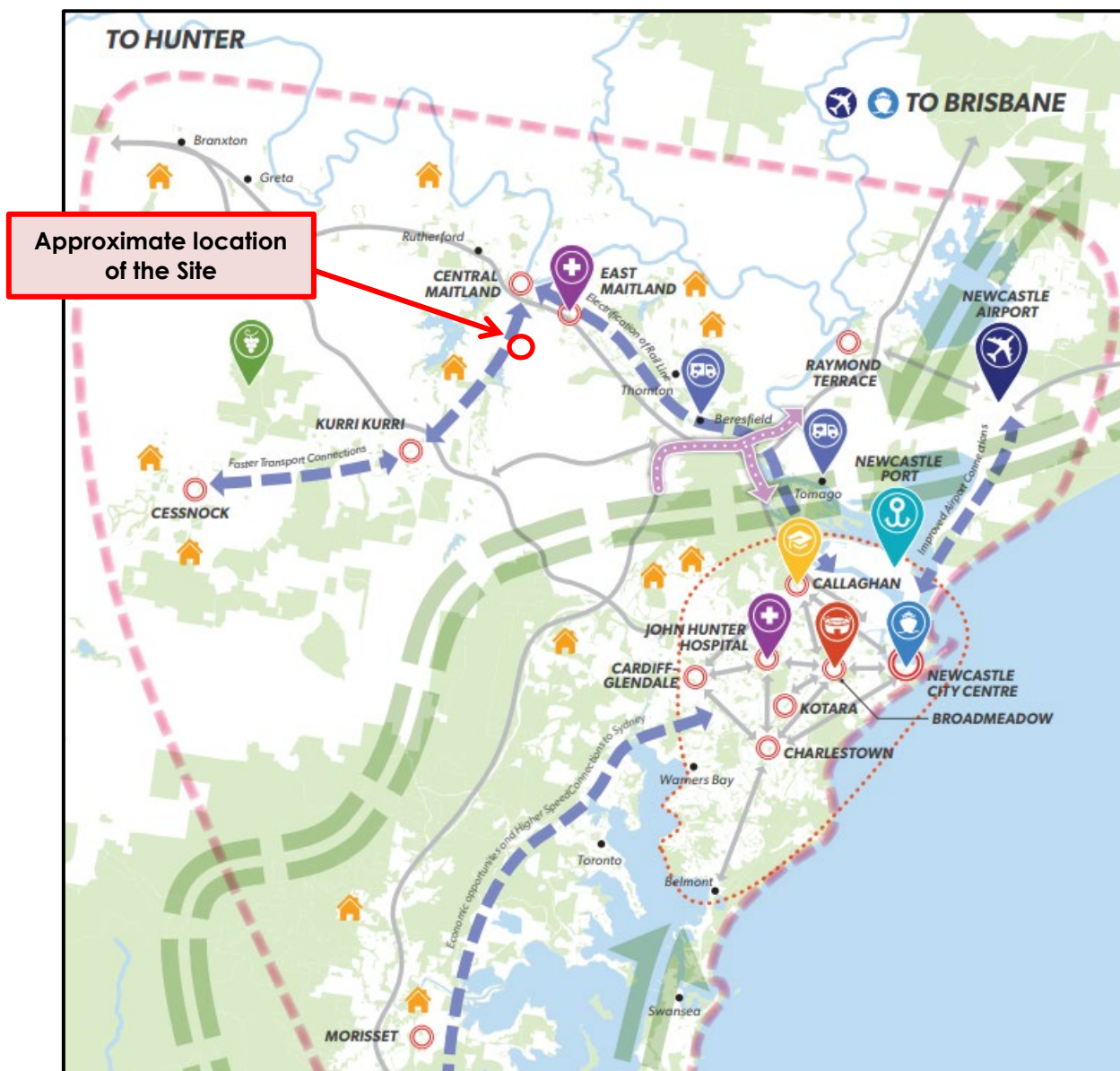
The Plan also helps to achieve the vision set in the Hunter Regional Plan 2036 – for the Hunter to be the leading regional economy in Australia with a vibrant new metropolitan city at its heart.

The GNMP establishes a collaborative framework to achieve a significant part of the regional plan by identifying the strategies and actions needed to create an integrated metropolitan city as well as prioritising infrastructure and services needed in catalyst areas.

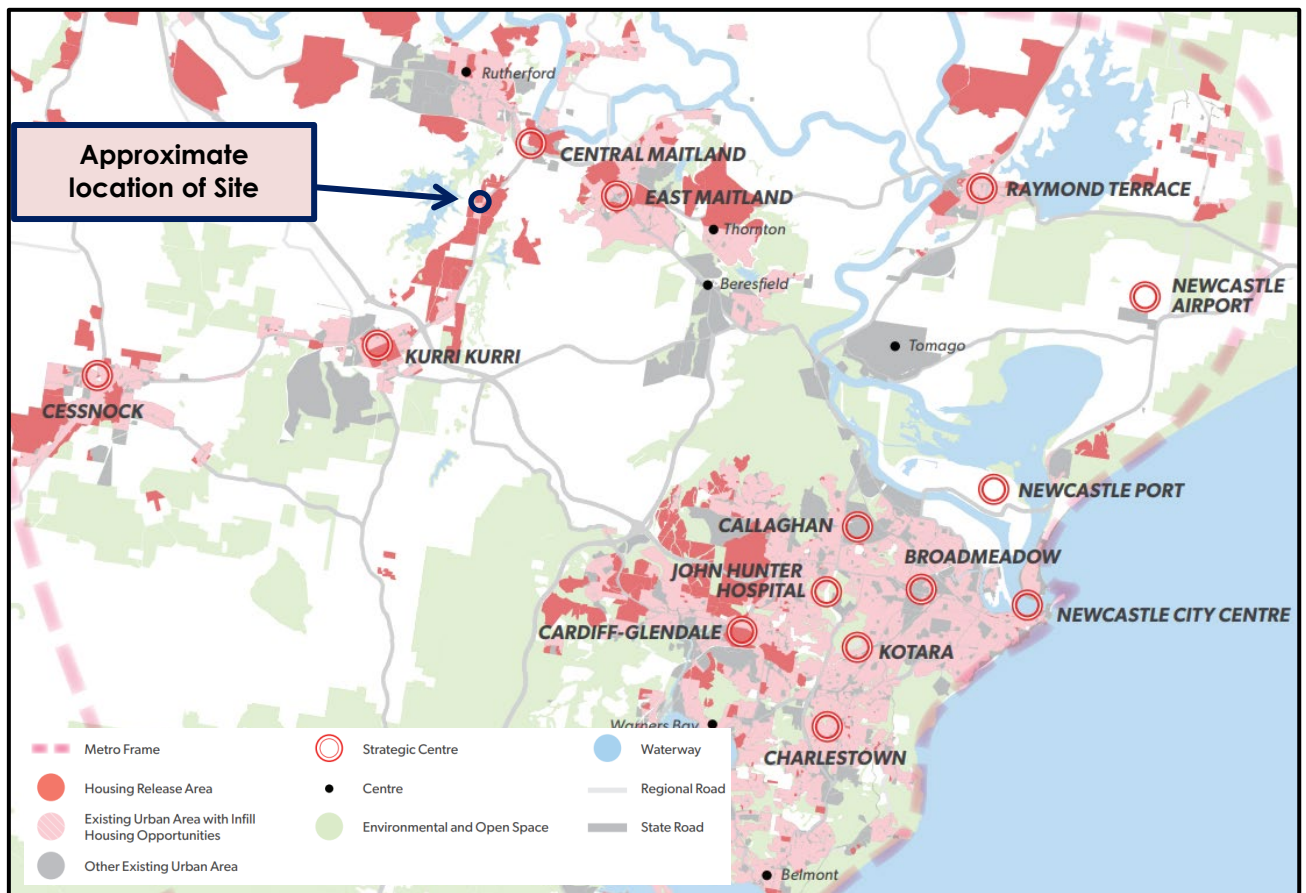
The GNMP aims to deliver the following four outcomes:

- Outcome 1 – Create a workforce skilled and ready for the new economy;
- Outcome 2 – Enhance environment, amenity and resilience for quality of life;
- Outcome 3 – Deliver Housing close to jobs and services; and
- Outcome 4 – improve connections to jobs, services and recreation.

The GNMP identifies the site as being of significant population and employment growth, within a housing release area and along a regionally significant transport corridor (refer **Figures 16** and **17** below).



**Figure 16: Greater Newcastle Vision 2036 Map (Greater Newcastle Metropolitan Plan 2036).**



**Figure 17: Housing Opportunities Map (Greater Newcastle Metropolitan Plan 2036).**

The GNMP identifies a need to increase housing diversity and choice, and indicates that Greater Newcastle Councils will prepare a local strategy within 2 years that achieves a minimum residential density of 15 dwellings per hectare in housing release areas with 25% of lots capable of providing small lot or multi dwelling housing types.

The Proposal forms part of the Gillieston Heights South Urban Release Area, which is providing a substantial contribution to meeting the housing demand within the Greater Newcastle Metropolitan area.

## 4.5 LOCAL PLANNING CONTROLS

### 4.5.1 Maitland Local Environmental Plan 2011

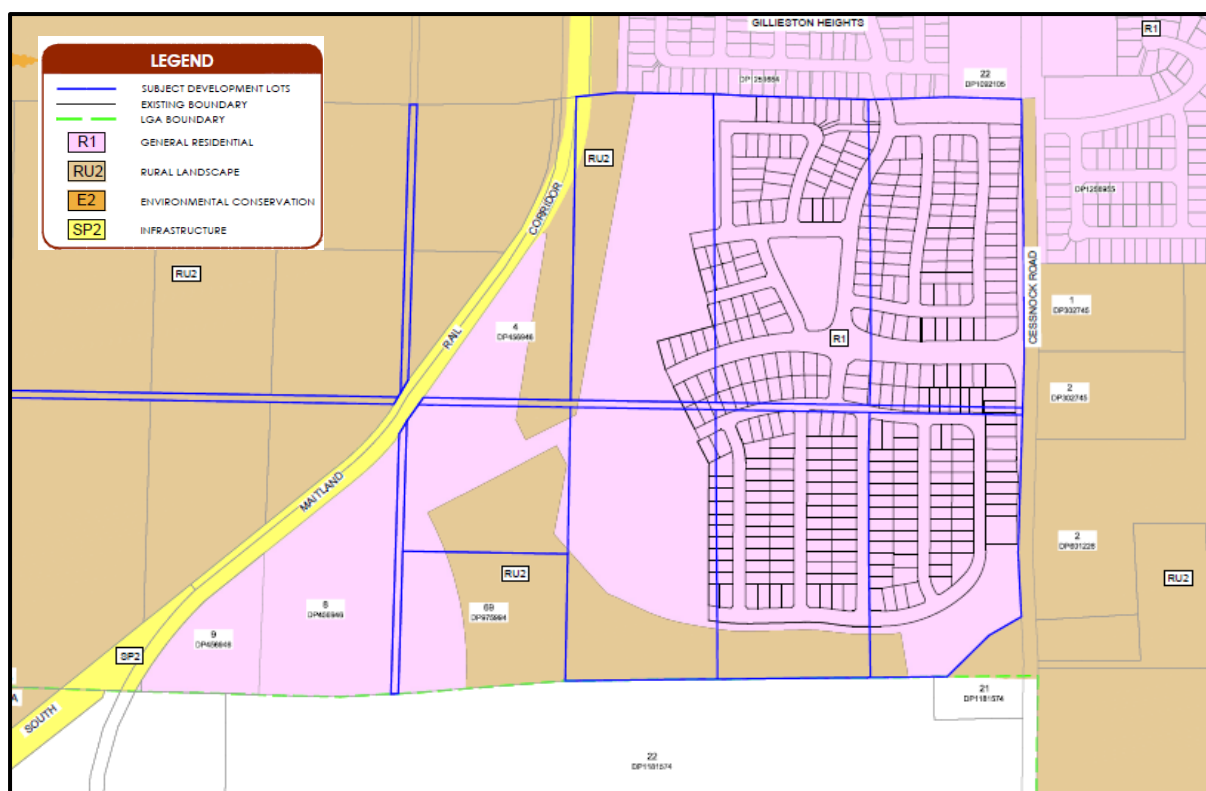
The proposed development is subject to the provisions of the Maitland Local Environmental Plan 2011 (MLEP).

#### Part 2. Permitted or Prohibited Development

The site is currently zoned as RU2 Rural Landscape. The application is submitted on the basis that the Gillieston Heights South - Western Precinct Planning Proposal will be approved and the LEP amendments gazetted prior to approval. The Draft Maitland LEP mapping has been used on the basis of this report.

**Figure 18** illustrates the proposed zoning of the site in the context of the surrounding area.

All proposed residential lots are contained within the R1 zoned land. Land within the RU2 zone is contained within the two residual lots and four drainages reserve proposed as part of the subdivision.



**Figure 18: MLEP Land Zoning Map (ADW Johnson).**

(Source: <https://www.legislation.nsw.gov.au>)

Clause 2.3 of the LEP stipulates that the consent authority must have regard to the objectives for a development in a zone when determining a development application in respect of land within the zone.



Compliance with the objectives of the applicable zones is demonstrated in the table below.

**Table 2. Zone Objectives**

Zone	Objectives	Consistency with Zone Objectives
R1 General Residential	<ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	The proposal will provide housing opportunities in accordance with the objectives for the R1 zone.
RU2 Rural Landscape	<ul style="list-style-type: none"> <li>• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>• To maintain the rural landscape character of the land.</li> <li>• To provide for a range of compatible land uses, including extensive agriculture.</li> <li>• To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.</li> </ul>	The proposed subdivision sets aside land within the RU2 zone for conservation as a natural resource. This will assist in maintaining the rural character of the area within the subdivision, consistent with the zone objectives.

The proposed subdivision is permissible in accordance with Clause 2.6 of the LMLEP, which permits subdivision of land to which the plan applies, with development consent.

#### **Clause 2.6 - Subdivision**

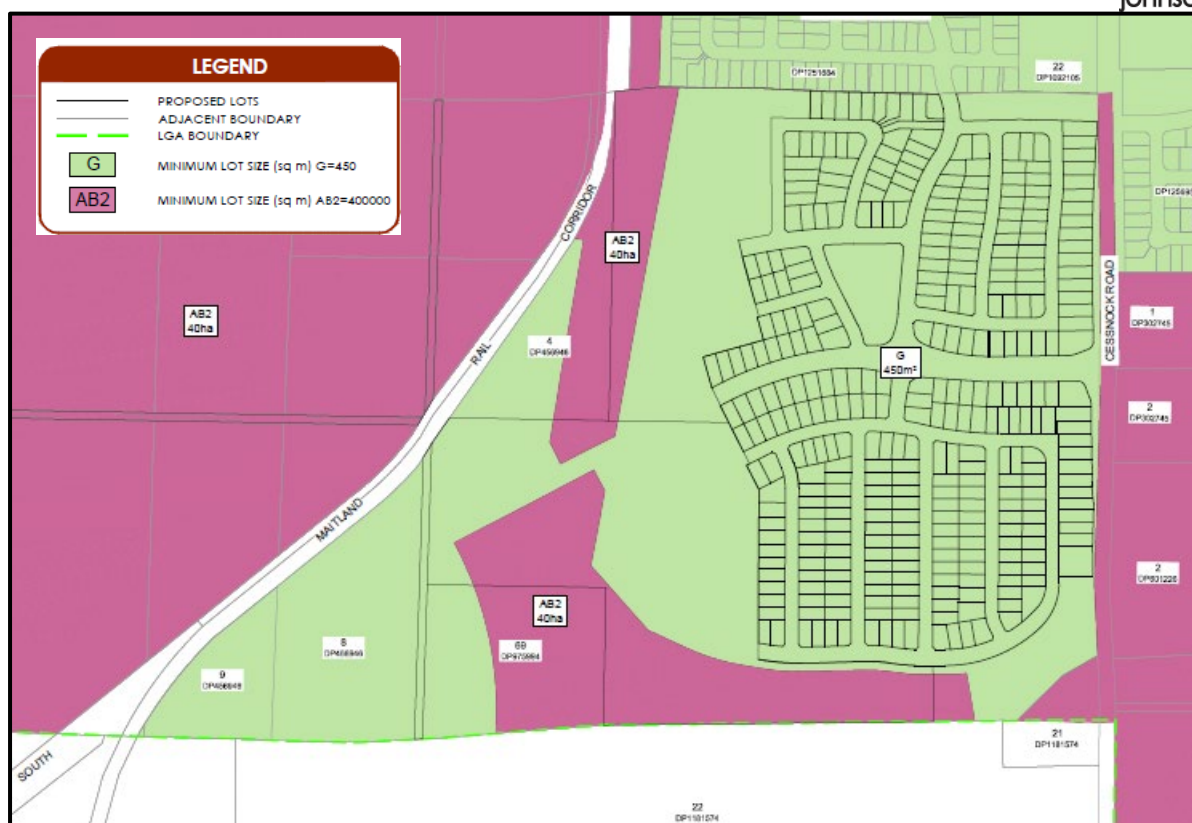
This clause confirms that land subject to the provisions of MLEP may be subdivided with development consent.

### **Part 4. Principal Development Standards**

#### **Clause 4.1 - Minimum Subdivision Lot Size**

The proposed minimum lot size is defined by the Lot Size Map, as indicated in **Figure 19**. The minimum lot size for the site is identified as 450m<sup>2</sup> within the R1 zone (depicted by Area G) and 40ha within the RU2 zone (depicted by Area AB2).

All proposed residential lots are compliant with the minimum 450m<sup>2</sup> lot requirement.



**Figure 19: MLEP Lot Size Map (ADW Johnson).**

(Source: <https://www.legislation.nsw.gov.au>)

#### **Clause 4.2C - Minimum subdivision lot sizes for certain split zones**

To subdivide an original lot to create other split-zoned lots, this clause requires one of the resulting lots to contain;

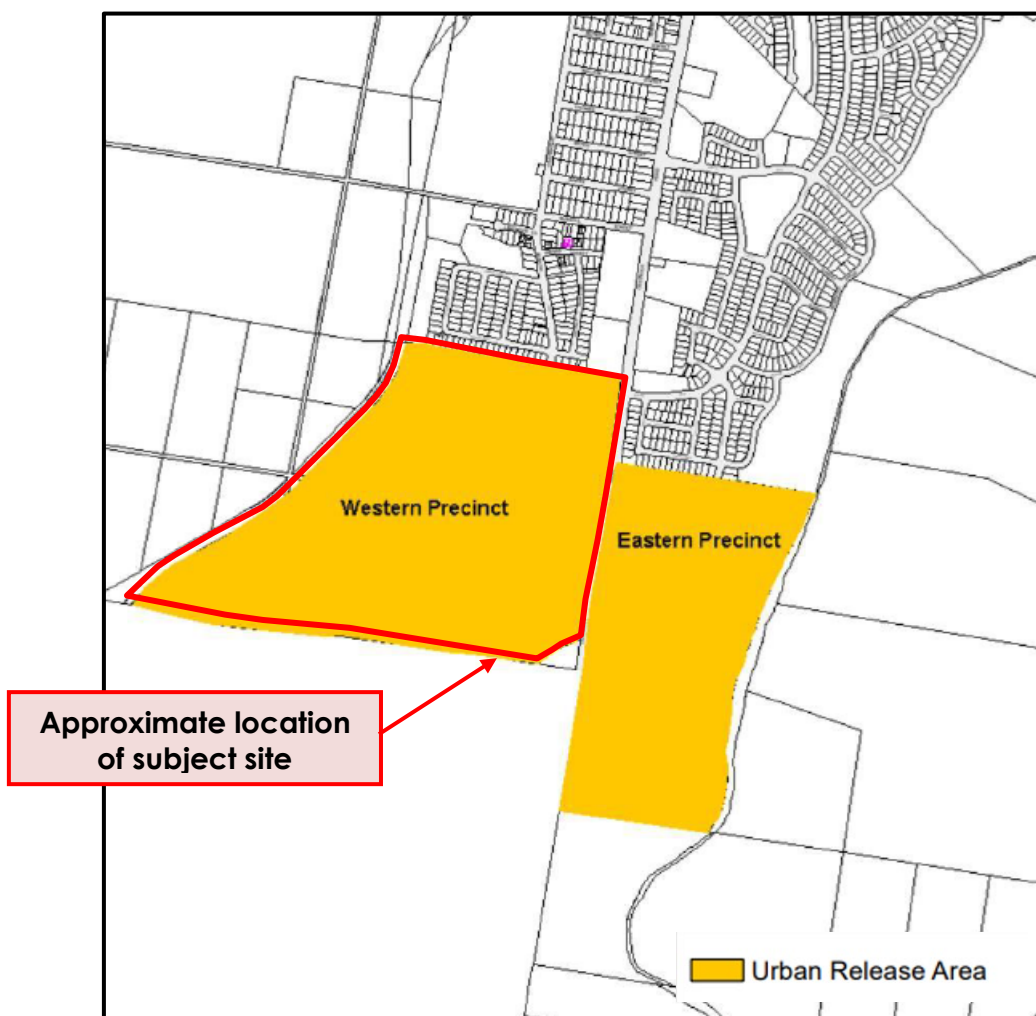
- Land in a residential zone that has an area that is not less than the minimum lot size of 450m<sup>2</sup>;
- all the land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone E2 Environmental Conservation or Zone E3 Environmental Management that was in the original lot; and

All other resulting lots will contain land that has an area that is not less than the minimum lot size of 450m<sup>2</sup>.

The proposal satisfies these standards, with all the proposed lots within the R1 General Residential zone having a size exceeding the minimum lot size, all of the proposed residue lots containing the sites RU2 Rural Landscape zoned land, and all other resulting lots having a size exceeding the minimum lot size.

#### **Part 6. Urban Release Areas**

The subject site is to be included within an Urban Release Area, as indicated on the MLEP Urban Release Area map shown in **Figure 20**. As such, Part 6 of the MLEP is applicable to this application and the relevant parts are discussed below.



**Figure 20: Extract from MLEP Urban Release Area Map.**

**Clause 6.1 - Arrangements for Designated State Public Infrastructure**

The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

The provision of State Infrastructure will be addressed by making a State Infrastructure Contribution via a Voluntary Planning Agreement. A Letter of Offer was made to the Minister for Planning and Public Spaces on 20 August 2021 (refer **Appendix P**).

It is necessary for the consent authority to be satisfied that arrangements have been made to contribute to the provision of designated State public infrastructure. The proponent will enter into a Voluntary Planning Agreement with the Minister for Planning and Environment to make the necessary contributions to State Infrastructure.

## **Clause 6.2 - Public Utility Infrastructure**

Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

It is proposed that the subdivision be connected to all relevant infrastructure services. As such, the development application adheres to the provisions of Clause 6.2.

## **Clause 6.3 - Development Control Plan**

This clause specifies that development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.

An amendment to the Maitland DCP covering the subject has been prepared. This Chapter of the DCP provides for the matters specified in subclause (3), and enables the assessment and determination of development applications to deliver the residential subdivision.

As such, the development application adheres to the provisions of Clause 6.3.

## **Part 7 Additional Local Provisions**

### **Clause 7.1 - Acid Sulfate Soils**

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The subject site contains Class 5 Acid Sulfate Soils (ASS). This Clause requires development consent for works within 500 metres of adjacent Class 1, 2, 3 or 4 ASS soils.

The NSW acid sulfate soils risk map (refer **Figure 8**) indicates that the site is located in an area with no known occurrence of acid sulfate soils. As mentioned, sulfate soils do not occur at the elevations present within the site.

### **Clause 7.2 - Earthworks**

This Clause requires development consent to be granted for earthworks that are not exempt development, or ancillary to development permitted without consent.

Site regrading and bulk earthworks will be required and are considered to be ancillary to the subdivision.

### **Clause 5.21 - Flood Planning**

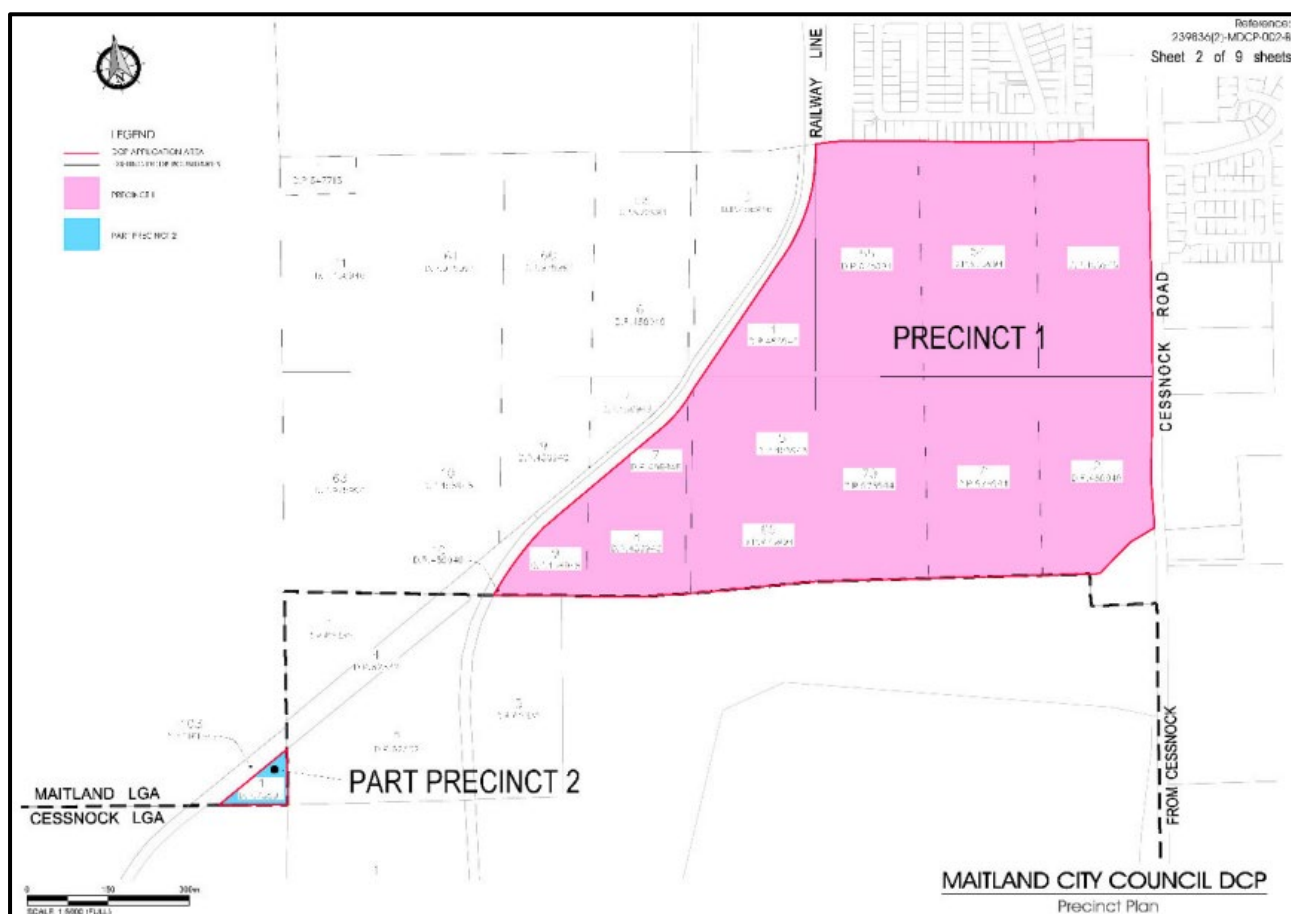
The proposed development is not identified within a flood planning area. This clause is thereby not applicable to this proposal.

#### 4.5.2 Maitland Development Control Plan 2011

Maitland Development Control Plan 2011 (MDCP) applies to the proposed development. MDCP complements the MLEP, providing clear objectives and controls for development.

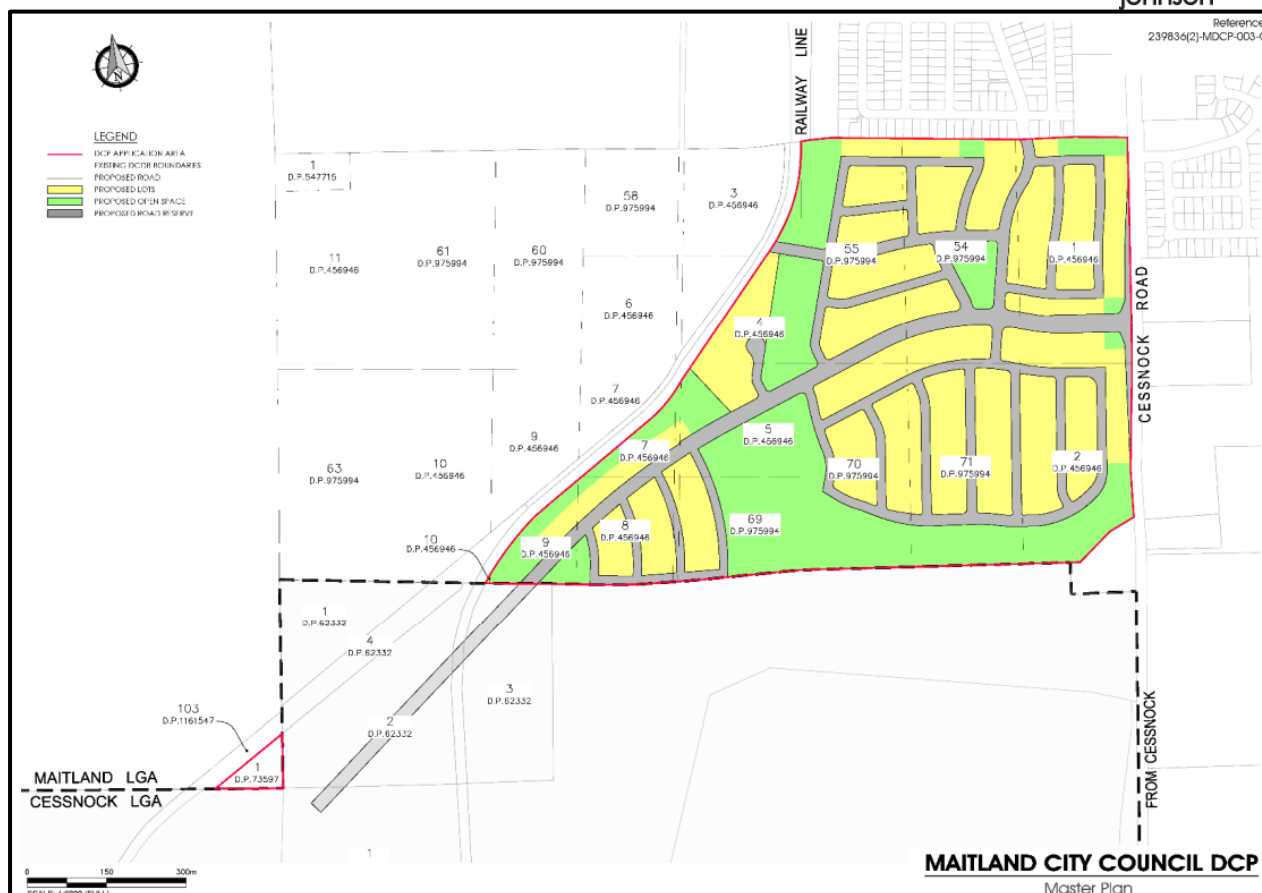
The proposed changes to Chapter F.5 of the MDCP 2011 have been used to assess the proposed development.

**Figure 21** shows the extended area of the Gillieston Heights Western Precinct.



**Figure 21: Gillieston Heights West Precinct Plan.**

**Figure 22** below shows the vision established in the DCP for development within the Western Precinct.



**Figure 22: Regrowth - Kurri Kurri Masterplan.**

The proposed subdivision provides for the following main elements, as depicted under the Western Precinct Plan:

- The proposed subdivision is located within the R1 General Residential zoned portion of the site;
- The proposal will create new residential allotments which are suitable for future residential development in accordance with the structure plan; and
- The proposed subdivision road layout is consistent with the layout identified on the precinct plan and allows connectivity to the approved development to the north and Cessnock Road to the west.

A detailed assessment of the proposed development against the relevant provisions of the MDCP are included in **Appendix U**.

#### **4.5.3 Other Relevant Policies, Strategies and Controls**

##### **Maitland Local Strategic Planning Statement**

The Maitland Local Strategic Planning Statement (MLSPS) sets out a 20 year land use vision for the Maitland Local Government Area (LGA) which outlines how growth and change will be sustainably managed through the integration of land use, transport and infrastructure planning. It articulates Council's land-use and economic context in the wider Lower Hunter Region over the next 20 years as a place of residence, visitation and employment.

The subject site sits within a regionally significant cluster of urban expansion known as the Gillieston Heights Urban Release Area, within the Central Precinct of the Maitland LGA.

Gillieston Heights is classified as a Local Centre which is a significant contributor to the supply of greenfield housing for the Greater Newcastle area.

The population of the Maitland LGA has grown by 26% and is forecast to grow by a further 33% by 2040. An additional 27,400 residents are expected to come to Maitland and require an additional 12,600 new dwellings between now and 2040. The proposed subdivision, as part of the broader Gillieston Heights Urban Release Area, will make a significant contribution in accommodating the growing population.

In addition, the proposed subdivision will support the sustainable growth of greenfield housing providing an assurance to sustain our growth for the next 20 years.

The proposed development will create a well-connected and walkable neighbourhood. The subdivision has been designed to encourage the use of open space and encourage active lifestyles. The development contains a central park to provide an open space for passive and active recreation within walking distance of residents

The proposal is thereby deemed consistent with the Maitland LSPS and its planning priorities, particularly in contributing to a greater mix of housing types to accommodate the growing population.

### ***Maitland Affordable and Adaptable Housing Action Plan 2013***

The Maitland Affordable and Adaptable Housing Action Plan provides an important framework to guide Council's future decision-making in relation to many of its functions – strategic planning, development assessment, assets management, resource allocation and community planning. This Action Plan aims to provide a balanced approach that ensures housing outcomes are achieved for a variety of target groups, in a manner that has social, economic and environmental benefits for Council and the wider community.

#### Greenfield and Urban Release Areas:

A land supply of 23,645 dwellings has been identified in the Maitland Urban Settlement Strategy 2001-2020 (MUSS) which will provide for up to 22 years of residential land supply.

The following is a summary of Council's current plan to accommodate the next 20 years of growth across greenfield and urban release areas:

- *Recent development in the new release areas of Chisholm, Gillieston Heights and Aberglasslyn suggests residential densities in the order of 9.5 lots/ha on R1 zoned land should be used as the benchmark for this new dwelling growth.*

- *To maintain the current rate of building activity (approximately 700 dwellings per year), approximately 663 dwellings per year on R1 zoned land needs to be delivered.*
- *If the current rate of building activity is maintained, Maitland has an estimated 22 year supply of residential land within existing undeveloped residential zoned lands.*
- *There is also capacity for an additional 8,225 dwellings on land identified for future urban release but which is not yet zoned residential.*
  - *The proposed subdivision, within the Gillieston Heights Urban Release Area, is classified under this point, having been recently rezoned to R1 General Residential.*

The proposed subdivision is consistent with the above points, making a significant contribution in housing the regions expected increased population. The development will maintain a high building activity rate within the region, maximising the use underdeveloped and appropriately zoned R1 zoned land.

The Plan estimates the timeframe for future residential development and ongoing residential land supply in Gillieston Heights is as follows:

*Short-term (0-5 years): 729 lots*  
*Medium-term (5-10): 728 lots*  
*Long-term (10+ years): 308 lots.*

The proposed development is consistent with this predicted timeline, making up a large portion of the regions short-term residential land supply.



## 5. Development Issues

### 5.1 ZONING AND PERMISSIBILITY

The parts of the site where subdivision works are proposed are to be zoned R1 General Residential under the provisions of the MLEP.

All residential lots are contained within the R1 zoned land.

The proposed three residue lots contain the sites riparian corridors, proposed for conservation purposes.

There are some minor instances where batters will encroach into the RU2 zone. Roads are permissible in the RU2 zone and batters that encroach into the RU2 Zone will be landscaped adding to landscaping in the remainder of the RU2 zoned riparian corridor.

The proposal is consistent with the objectives of the land zoning.

### 5.2 URBAN DESIGN

An Urban Design Analysis Report has been provided by Design IQ Pty Ltd (refer **Appendix B**).

The master plan report has been prepared to inform the landowners, Loxford Project Management Pty Ltd of the potential residential vision for the two entry village precincts for the Regrowth Kurri Kurri residential community.

The village precincts master plan has been prepared from a clear understanding of the site's key constraints and opportunities. These have been based on reviewing the following:

- The Regrowth Kurri Kurri Planning Proposal and associated investigation reports;
- Onsite investigations and assessment; and
- Discussions with landowners and various authorities.

Regrowth Kurri Kurri site comprises approximately 1440 hectares of the Hydro Land in the northeastern area of the Cessnock and Maitland LGAs.

Regrowth Kurri Kurri is a significant landholding within the Lower Hunter Region, being strategically located on the northern side of Kurri Kurri, with the South Maitland Railway running through the east of the Site and the Hunter Expressway running through the south west of the Site.

The site is in close proximity to the existing centres of Cessnock, Kurri Kurri and Maitland and is located approximately 33 kilometers to the northwest of the Newcastle CBD.

The overall development will form an integrated community providing for employment through retail, commercial and industrial opportunities, various forms of residential housing and recreational and conservation open spaces.

The following urban design principles underpin the development design.

- Optimise solar orientation to maximise energy efficiency;
- Respond holistically to the existing and future context, within and beyond the site;
- Retain existing trees and other desirable site features wherever possible;
- Respect and integrate with the conservation areas;
- Ensure streetscapes form part of the overall landscape setting and structure; and
- Provide a connected network of streets that are easy to navigate and promotes walkability.

The proposed District Park in the center of the site incorporates a cluster of significant vegetation for retention. The main riparian corridors are to be retained and incorporated into the pedestrian and cycle networks.

The boulevard style collector road off Cessnock Road, centrally divides the site to create two distinct village precincts north and south of the proposed entry road.

Overall, the urban form and structure of the proposed subdivision:

- Responds to the site's natural elements such as topography, vegetation, drainage flow paths etc;
- Provides a residential grid that provides flexibility of product that can respond to market influences; and
- Ensures the ability to manage major overland stormwater flows.

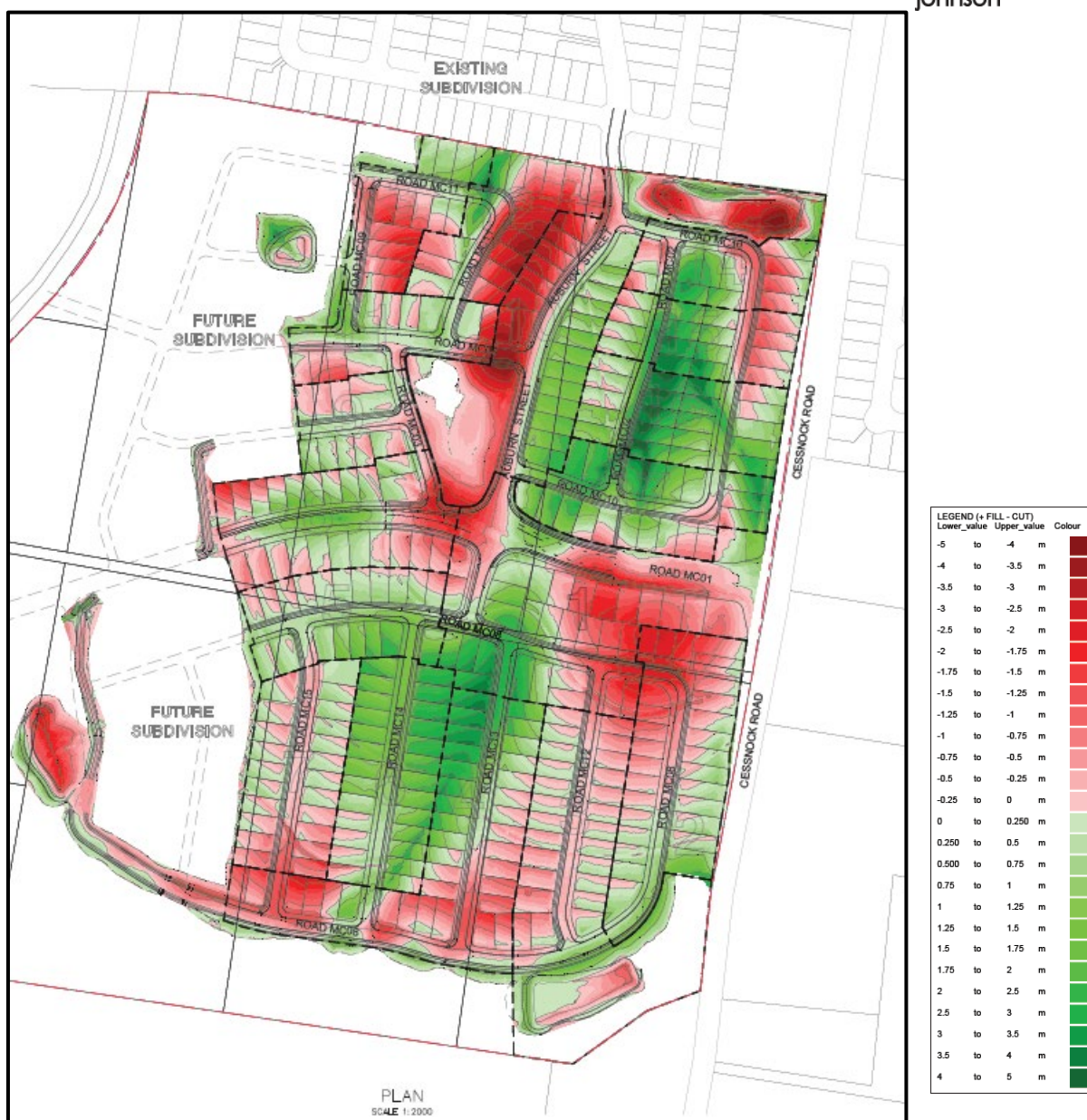
### 5.3 GEOTECHNICAL AND SITE CONTAMINATION

As discussed in **Section 3.4.1**, the site observations and topographical / geological information gathered from the project area by Douglas Partners Pty Ltd, revealed the majority of the site is considered to have a low risk of slope instability.

The results of field investigation indicated that the subsurface conditions generally comprise residual silty / sandy clay profile overlying rock at variable depth.

Bulk earthworks will include excavations in a number of areas of the site, with excavations of up to about 5.0 m depth proposed in the north-western quadrant.

A cut fill plan is included as part the Concept Engineering Plans (**Appendix D**). This cut fill plan is reproduced in **Figure 23** below.



**Figure 23: Cut and Fill Plan (ADW Johnson).**

Material won during the bulk excavations will be re-used as fill where required on the site. To achieve suitable lots, it will be necessary to provide retaining walls in addition to the site regrading works.

### 5.3.1 Contamination

A Site Audit Report and associated Statement was completed by Ross McFarland of AECOM Australia Pty Ltd on 14 September 2020. The Statement certifies that:

'The site is suitable for the following uses:

- Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry,
- Day care centre, preschool, primary school,
- Residential with minimal opportunity for soil access, including units,

- Secondary school,
- Park, recreational open space, playing field,
- Commercial/industrial, and
- Other (please specify):
  - o RU2 Rural Landscape and E2 Environmental Conservation (p.15)'.

The matter of contamination and this Report and associated Statement has been the subject of ongoing discussions with Maitland City Council. On 14 February 2022, Kristen Wells identified that Council would be writing to the EPA to gain further assurances that the land is suitable for residential subdivision based on this Report and Statement.

The Site Audit Report and Statement is provided as **(Appendix K)**.

### 5.3.2 Mine Subsidence

The subject site is partly located within the Maitland West Mine Subsidence District. This indicates that underground coal mining may have occurred on the site. Referral to the Subsidence Advisory NSW is therefore necessary.

The Mine Subsidence Assessment Report **(Appendix T)** indicates that the proposed Precinct 1A development should be designed to allow for estimated subsidence impacts or subsidence impacts. The exact measures will be the subject of discussions with the NSW Subsidence Advisory through the assessment process.

## 5.4 ECOLOGY

The site is only sparsely vegetated. Main areas are to be retained across the broader development site. Vegetation within the side tributary to the retained riparian corridor is to be removed along with isolated trees across the site. Trees within the public reserve area in the highest part of the site are to be retained. The following image shows trees to be removed and those to be retained.

A Biodiversity Assessment Report has been prepared by GHD, included as **Appendix H** and a Draft Vegetation Management Plan has been prepared for the areas of retained vegetation. As part of the development additional landscaping and tree planting will be undertaken.

Approximately 12.98 ha of the proposal site is comprised of native vegetation, 43.28 ha is mixed grassland (dominated by exotic species), 1.19 ha is cleared land and 0.96 ha is planted vegetation. Assessment of the native vegetation within the site determined that 10.24 ha is in poor condition and 2.74 ha is in good condition.

There are three PCTs present within the proposal site, all of which comprise local occurrences of endangered ecological communities listed under the BC Act.

Five threatened fauna species classified as ecosystem credit species were recorded within the proposal site.

These are:

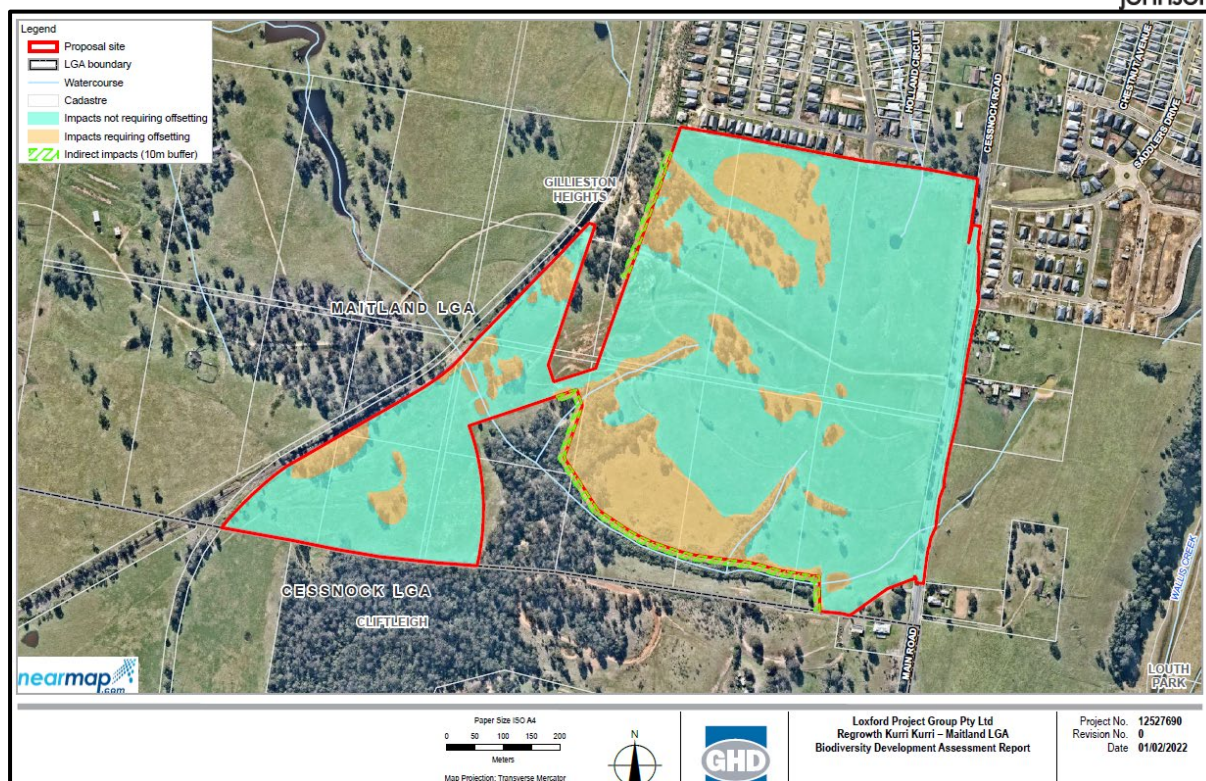
- Grey-crowned Babbler (*Pomatostomus temporalis*) (nest recorded in the proposal site);
- Eastern Coastal Free-tailed Bat (*Micronomus norfolkensis*);
- Grey-headed Flying-fox (*Pteropus poliocephalus*);
- Little Bent-wing Bat (*Miniopterus australis*); and
- Large Bent-wing Bat (*Miniopterus orianae oceanensis*) (probable call recorded).

All these species are listed as vulnerable under the BC Act. The Grey-headed Flying-fox is also listed as a vulnerable species under the EPBC Act.

One species credit fauna species (Southern Myotis (*Myotis macropus*)) was also recorded utilising a culvert located immediately adjacent to the site while a second species credit species (Squirrel Glider (*Petaurus norfolkensis*)) has been assumed present based on the presence of previous records and the presence of suitable habitat within and adjacent to the proposal site (DPIE 2020b and ELA 2016).

The location and layout of the proposal has been designed and modified to avoid impacts to areas adjacent to the site that have the best quality vegetation and highest biodiversity values. A range of mitigation measures are also proposed to minimise impacts of the development, including development and implementation of a Vegetation Management Plan (VMP) and Construction Environment Management Plan (CEMP) that would include comprehensive measures to maintain and improve vegetation adjacent to the site, manage habitat clearance, and prevent impacts associated with erosion and sedimentation, weeds, pest, noise light and vibration. These documents would also outline measures for the protection of vegetation to be retained on and adjacent to the site.

**Figure 24** shows the area of the site requiring offsetting.



**Figure 24: Vegetation Removal/Retention Plan.**

The Draft Vegetation Management Plan (refer **Appendix I**) divides the site into a number of onsite management zones as indicated in Figure 3.1 of the Draft Vegetation Management Plan.

Management actions including weed removal, revegetation and supplementary planting, exclusion fencing is included as requirements of the Draft Vegetation Management Plan.

## 5.5 BUSHFIRE

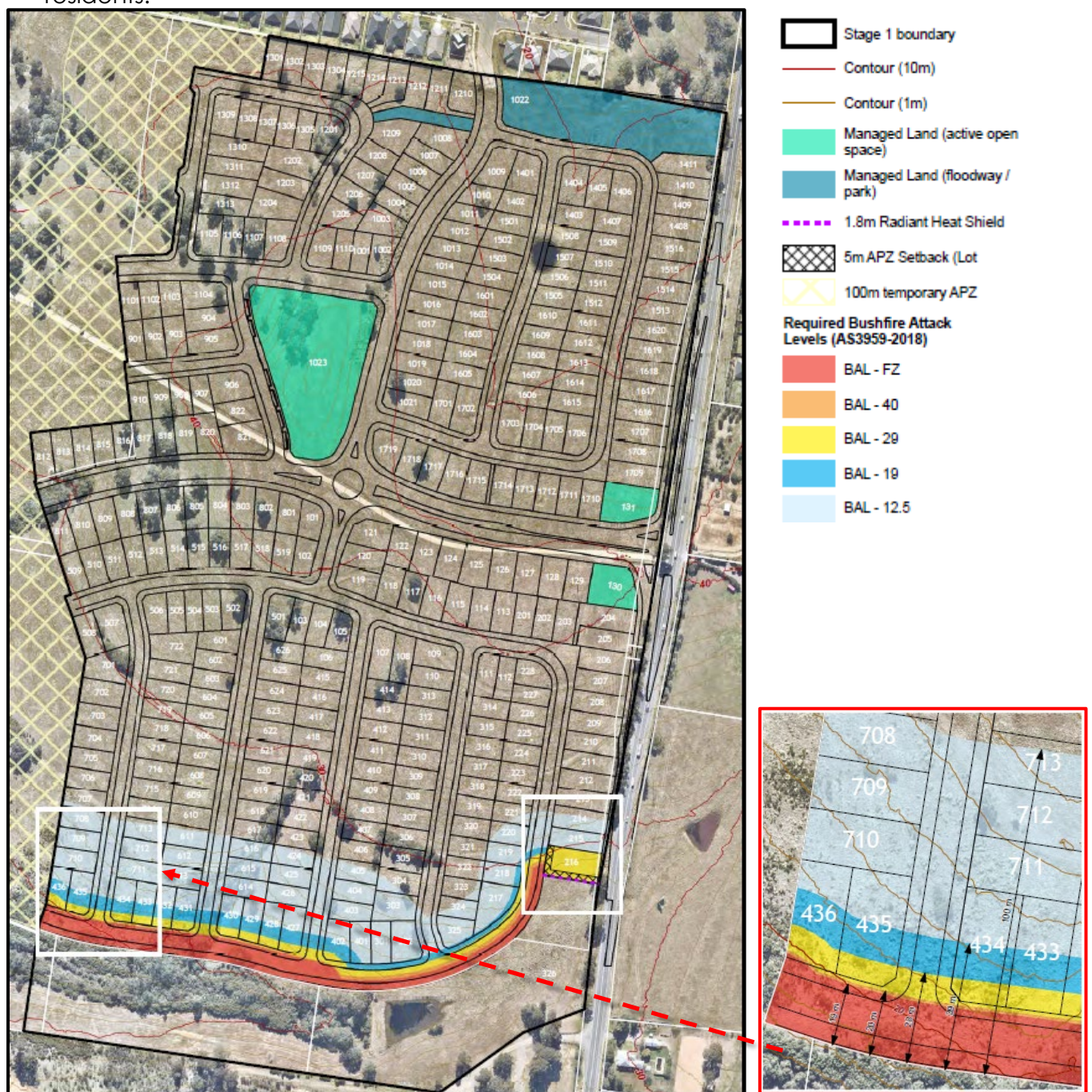
A Bushfire Assessment Report has been prepared by Bushfire Planning Australia Pty Ltd for the proposed residential subdivision and is included as **Appendix E**.

The low to moderate bushfire threat immediately to the south of the site is consistent with a *forest* vegetation, namely Hunter Macleay Dry Sclerophyll Forest (DSF) and Sydney Sand Flats DSF.

The Bushfire Assessment Report (BAR) concludes that the hazard identified can be successfully mitigated by applying the requirements of PBP 2019, such as a combination of temporary and permanent Asset Protection Zones (APZs) and appropriate construction standards. Figure 16 below shows appropriate BAL construction standards.

The Bushfire Assessment Report provides further recommendations regarding emergency management, access, and services that the proposed subdivision will comply with, including:

- The entire site; excluding areas zoned RU2 shall be managed as an Inner Protection Area (IPA) as outlined within Appendix 4 of PBP 2019 and the RFS document Standards for asset protection zones;
- A temporary APZ shall be provided up to 100m (excluding land zoned RU2 Rural Landscape) as each stage is completed and contained to within the development footprint (as shown on **Figure 25** below); and
- The provision of a minimum of two (2) separate road access points provided from the development site to the north and east to ensure safe evacuation for all residents.



**Figure 25: Subdivision Bushfire Attack Level (BAL) Plan.**

## 5.6 ABOIGINAL HERITAGE

An Aboriginal Cultural Heritage Assessment has been provided by McCardle Cultural Heritage Pty Ltd (MCH) (refer **Appendix R**).

The project area is situated in between three water courses, the closest being Wallis Creek (third order creek) approximately 480m east. Being situated in between fresh water sources and associated subsidence and medicinal resources, it is unlikely that the project area itself would have been utilised for camping but rather travelling, hunting and gathering activities between these water sources.

The assessment identified two Potential Archaeological Deposits (PADs) as discussed in **Section 3.7**. Both locations would have been suitable for past Aboriginal land uses, particularly the confluence area of these two water courses.

## 5.7 TRAFFIC AND ACCESS

A Traffic Impact Assessment Report is provided in **Appendix S**. The main collector road runs along the ridgeline and intersects with Cessnock Road. A signalled controlled intersection will be provided, noting that the construction of the proposed intersection with Cessnock Road will potentially need to be staged due to land acquisition requirements.

The ultimate design requires two travel lanes in each direction and 2 RHT lanes out of the development plus a single RHT lane into the development.

Concept engineering details provided in **Appendix D** detail the proposed roads. The intersection design has been informed by the traffic study and will cater for the full development scenario.

Within the development Auburn Street is constructed as an 11.0-metre-wide collector road connecting to the development to the north. Perimeter roads are designed to meet the requirements of Planning for Bushfire Protection guidelines.

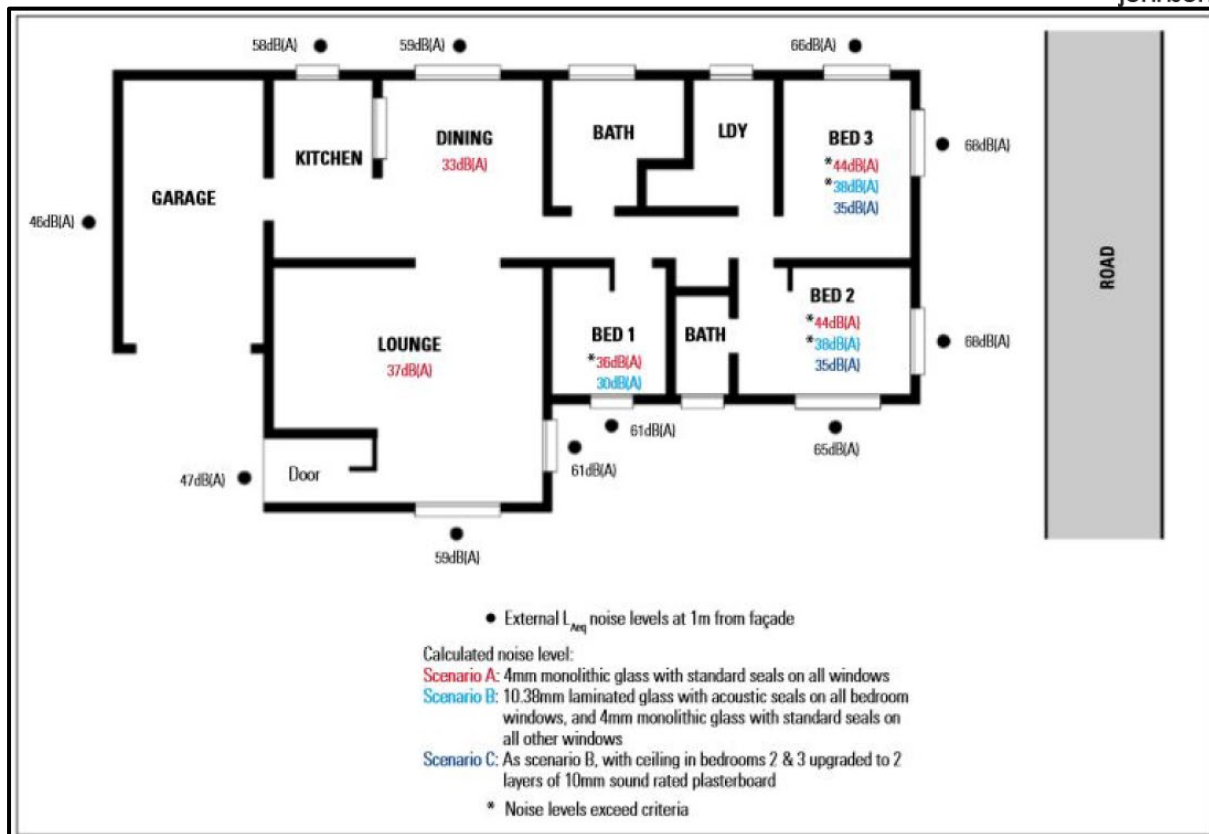
The development will also include a network of cycleways and shared paths to facilitate pedestrian and cycle movements through the development.

## 5.8 NOISE

Based on the monitoring results, windows with direct line of sight to traffic such as areas on the eastern façade, sleeping area / bedroom would need to attenuate at least 26dB(A) of the traffic noise (60.3 calculated - 35 acceptable). The façade of any living areas would need to attenuate at least 25 dB(A) (64.3 – 40).

Modelling indicates noise may be reduced by 30dB(A) through construction methods which would allow standards to be met. Refer to Acoustic Assessment Report in **Appendix C** and **Figure 26** below.





**Figure 26: Noise Level Mapping.**

Based on the monitoring results inclusive of road traffic, natural sounds and the information provided regarding the development, it is expected compliance with all noise goals can be achieved provided design measures similar to what has been outlined in **Section 4.2** of this report are investigated and implemented.

## 5.9 STORMWATER MANAGEMENT AND FLOODING

The site represents the highest point in the Regrowth Kurri Kurri Development and therefore the village precincts naturally drain to the north, west and south boundaries:

- To accommodate pre-development flows detention basins will be required in several locations as indicated below;
- Two basins on the northern boundary which will connect into existing stormwater system in the adjacent Gillieston Grove development;
- A small basin on the western boundary which will ultimately flow into the Swamp Creek; and
- Several on-line and off-line basins by the riparian corridor located on the southern boundary.

The stormwater detention basins also function as water quality control facilities. A detailed stormwater management plan is provided in **Appendix D**.

The construction phase of the development will present the most significant risk to the environment regarding damage resulting from erosion and transportation of sediment. A preliminary sediment control plan is included in the Concept Engineering Plans included in **Appendix D**.

### Issues Relevant to Controlled Activity Approval

Works are proposed within 40 metres of the tributary creek lines running through the site, and across the watercourse on the western part of the site. A Controlled activity will be required for subdivision works for those stages over or adjacent to these watercourses.

The stormwater management plan addresses flows into the adjacent wetland is relevant to the consideration of this application having regard for the requirements of the Coastal Management SEPP which needs to confirm that the development will not significantly impact:

- (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or
- (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.

## 5.10 LANDSCAPING

Landscape works are proposed as part of the development. These works will include:

- Street tree planting including a landscape buffer along Cessnock Road, median planting on the collector road and at the entry to the site;
- Planting of detention basins;
- Additional planting along riparian corridors; and
- Planting with the proposed District Park.

Once established the landscaping works will contribute to the amenity and quality of the proposed development.

Details of these works are included in **Appendix G**.

## 5.11 SOCIAL AND ECONOMIC IMPACTS

The proposed subdivision will generate a number of positive social and economic benefits including:

- The development of community and social infrastructure relies on the support from a critical mass of users in a defined catchment. The local community will benefit from an increased population which can then improve the range of services available to the local residents;
- Provision of local employment opportunities during the construction and development of the residential subdivision; and

- The development will include open space facilities as part of the development. This will provide a positive social outcome.

## 5.12 SAFETY/SECURITY MEASURES

Crime Prevention through Environmental Design (CPTED) seeks to influence the design of buildings and places in ways that lessen or prevent the incidence of crime. CPTED employs four key strategies:

1. Territorial re-enforcement;
2. Surveillance;
3. Access control; and
4. Space/activity management.

Five CPTED principles which can be utilised to integrate these strategies into developments include territorial definition, natural surveillance, access control, activity support and target hardening. The proposed development will include:

- A legible and unambiguous park with clear definitional form and safe-place visibility;
- Natural surveillance maximised and promoted internally and externally;
- Signage to the main entries and access points;
- A combination of access control features including properly secured bins and features; and
- Lighting and wayfinding.

The park has been designed with robust materials, a high amount of natural surveillance, access control through boundary bollards and a clear definitional form being surrounded by pathways. Trees will be separated from external elevations to avoid 'natural ladders'.

Passive surveillance will be incorporated throughout the subdivision by future housing fronting all internal roads which are aligned with shared pathways.

During the construction phase, all construction areas within the proposed subdivision will be fenced off and signposted as a construction area with public access restricted.

The proposed subdivision is generally designed in accordance with the CPTED principles.

## 5.13 WASTE MANAGEMENT

The subject site is largely vacant, cleared land and construction waste will be minimal. Recycling of any waste material will be encouraged. Council's Waste Management Template is completed and included as **Appendix V**.

## 7. Conclusion

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The proposal is for the subdivision of Lots 1 & 2 DP302745; Lot 2 DP 6011226; Lots 1, 2, 3, 4, 5, 7, 8 & 9 DP456946; Lots 54, 55, 70 and 71 DP975994; and Lot 1 DP1206034. The proposal represents Precinct 1A of the Gillieston Heights Western Precinct residential development and seeks consent for the creation of 342 residential allotments, three (3) residual lots and seven (7) public reserve lots.

The proposed subdivision is an appropriate and suitable development when tested against the relevant heads of consideration detailed within Section 79(c) of the *Environmental Planning and Assessment Act 1979*.

The proposal will facilitate the provision of additional land supply for housing in Gillieston Heights in a location accessible to existing facilities and services including public transport shops and schools. The provision of open space facilities along with landscaping / rehabilitation works along the tributary of Swamp Creek will create a pleasant environment for people to live.

The proposal has satisfactorily addressed all key issues associated with the development. There are no major issues that would preclude the subdivision from being approved.

The proposal will satisfy both statutory and merit-based planning considerations. The proposal will generate a suite of positive social and economic benefits and will make a positive contribution to Gillieston Heights.



# Appendix A

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## SUBDIVISION PLANS



## Appendix B

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URBAN DESIGN ANALYSIS REPORT



# Appendix C

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ACOUSTIC REPORT



## Appendix D

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### CONCEPT ENGINEERING PLANS AND WATER CYCLE MANAGEMENT PLAN





# Appendix E

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## BUSHFIRE ASSESSMENT REPORT

## ABORIGINAL CULTURAL HERITAGE ASSESSMENT (ACHA) REPORT



# Appendix G

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## LANDSCAPE PLANS

# Appendix H

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## BIODIVERSITY DEVELOPEMNT ASSESSMENT REPORT



# Appendix I

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## DRAFT VEGETATION PLAN OF MANAGEMENT

## Appendix J

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### KOALA HABITAT ASSESSMENT



## Appendix K

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CONTAMINATION – SITE AUDIT REPORT & STATEMENT



# Appendix L

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GEOTECHNICAL REPORT





## Appendix M

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### DETAILED COST SUMMARY REPORT



## Appendix N

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INTERSECTION WORKS – STRATEGIC DESIGN



## Appendix O

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### LETTER OF OFFER – LOCAL INFRASTRUCTURE CONTRIBUTIONS



## Appendix P

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LETTER OF OFFER – STATE INFRASTRUCTURE CONTRIBUTIONS



## Appendix Q

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HUNTER WATER STAMPED PLANS



## Appendix R

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LANDOWNER PERMISSION



# Appendix S

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## TRAFFIC IMPACT ASSESSMENT REPORT



# Appendix T

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## MINE SUBSIDENCE ASSESSMENT REPORT





## Appendix U

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### MAITLAND DCP COMPLIANCE TABLE



# Appendix V

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## WASTE MANAGEMENT PLAN