

# Planning proposal

## Part 130 Munibung Road, Boolaroo

Summary	Details
<b>Name of draft LEP:</b>	Part 130 Munibung Road, Boolaroo
<b>Subject land:</b>	Part of Lot 196 DP 1290647 - 130 Munibung Road Boolaroo and Part of Lot 195 DP 1290647 - 30 Mackenzie Parade Boolaroo
<b>Proponent:</b>	HUNTER DEVELOPMENT BROKERAGE PTY. LIMITED
<b>Landowner:</b>	GREENCAPITAL WEEMALA PTY LTD
<b>Planning portal reference:</b>	PP-2022-3908
<b>Council reference:</b>	RZ/3/2022
<b>Version:</b>	V2 - Finalisation
<b>Date:</b>	August 2024
<b>Authors:</b>	Iain Moore - Strategic Landuse Planning Coordinator Amber Vergot - Senior Strategic Land Use Planner
<b>Attachments:</b>	Attachment 1 – Proposed Lot Layout and Retaining Walls (Council ref. D11260056) Attachment 2 – Civil Designs and Site Line Assessment (Council ref. D11299508)
<b>Supporting studies</b>	<ol style="list-style-type: none"> <li>1. Aboriginal Heritage Information Management System (AHIMS) Report (Council ref. D10711369)</li> <li>2. Assessment of Hunter Regional Plan 2041 Strategies (Council ref. D11268178)</li> <li>3. Bushfire Assessment (Council ref. D10899510)</li> <li>4. Contamination Testing Results (Council ref. D11294447)</li> <li>5. Ecological Assessment Report (Council ref. D10899504)</li> <li>6. Geotechnical Assessment (Council ref. D11074726)</li> <li>7. Proposed Park Design for Weemala (Council ref. D11260067)</li> <li>8. Site Audit Statement (Council ref. D10711365)</li> <li>9. Stormwater Management Plan (Council ref. D10970918)</li> <li>10. Stormwater Strategy (Council ref. D10899516)</li> <li>11. Visual Impact Assessment (Council ref. D11260078)</li> <li>12. Water Servicing Strategy (Council ref. D10899529)</li> </ol>

Version	Author	Date	Details
1	Iain Moore; Amber Vergot	November 2023	Pre-Gateway Version
2	Amber Vergot	August 2024	Finalisation

## Table of Contents

Part 1 – Objectives and intended outcomes .....	3
Part 2 – Explanation of provisions .....	3
Part 3 – Justification of strategic and site-specific merit .....	3
Section A – Need for the planning proposal .....	3
Section B – Relationship to the strategic planning framework .....	4
Section C – Environmental, social and economic impact .....	13
Section D – Infrastructure (Local, State and Commonwealth) .....	17
Section E – State and Commonwealth interests .....	17
Part 4 – Mapping.....	20
Map 1 – Locality.....	20
Map 2 – Aerial.....	20
Map 3 – Existing Land Use Zones .....	21
Map 4 – Proposed Land Use Zones.....	22
Map 5 – Existing Height of Buildings Map .....	23
Map 6 – Proposed Height of Buildings Map .....	24
Map 7 – Existing Minimum Lot Size Map .....	25
Map 8 – Proposed Minimum Lot Size Map.....	26
Part 5 – Community Consultation.....	27
Part 6 – Project Timeline.....	28
Attachment 1. Proposed Lot Layout and Retaining Walls.....	30
Attachment 2. Civil Designs and Site Line Assessment .....	41

## Part 1 – Objectives and intended outcomes

### Objective

To amend the *Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014)* to enable low density residential development on the mid-western slopes of Munibung Hill.

### Intended outcomes

The intended outcome is to rezone the subject land (1.6 ha, Part Lot 196 DP 1290647 No. 130 Munibung Road Boolaroo and Part Lot 195 DP 1290647 No. 30 Mackenzie Parade Boolaroo) from C2 Environmental Conservation to R2 Low Density Residential to support:

- residential use of remediated land areas on the former Pasminco site
- increased residential opportunity and housing diversity close to Cockle Creek train station and Boolaroo economic centre.

## Part 2 – Explanation of provisions

The proposed objective will be achieved amending the *LMLEP 2014* by:

Amendment applies to	Explanation of provision
Land Zoning Map	The planning proposal will amend land use zones on the subject land as follows: <ul style="list-style-type: none"><li>- C2 Environmental Conservation to R2 Low Density Residential</li></ul>
Height of Building Map	The planning proposal will amend the Height of Building map, as follows: <ul style="list-style-type: none"><li>- 5.5m to 8.5m</li></ul>
Minimum Lot Size	The planning proposal will amend the minimum lot size map, as follows: <ul style="list-style-type: none"><li>- 40ha to 450m<sup>2</sup></li></ul>

## Part 3 – Justification of strategic and site-specific merit

No.	Question	Considerations
<b>Section A – Need for the planning proposal</b>		
1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	No The Planning Proposal (PP) is not a result of an endorsed Local Strategic Planning Statement (LSPS) strategic study or report.
2.	Is the planning proposal the best means of achieving the objectives or	The planning proposal is the best means of achieving the following intended outcomes to: <ul style="list-style-type: none"><li>- provide additional low density residential development on the western slopes of Munibung Hill</li><li>- Amend the Height of Building and Limited Lot Size maps to be consistent with the adjoining residential land areas</li></ul>

No.	Question	Considerations
	intended outcomes, or is there a better way?	The approach taken in drafting a planning proposal is consistent with the legislative planning framework set out in the <i>EP&amp;A Act 1979</i> (in <i>making an environmental planning instrument, the planning authority is required to prepare a document that explains the intended effect of the proposed instrument and sets out the justification for making the proposed instrument (the planning proposal) (EP&amp;A Act cl3.33 (1)).</i>

## Section B – Relationship to the strategic planning framework

<p><b>3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</b></p>	<p><b>Hunter Regional Plan 2041 (HRP 2041)</b></p> <p>The Hunter Regional Plan 2041 has recently come into effect and extends the Hunter Regional Plan 2036 with an intention to reset the priorities, adapt and meet evolving circumstances and strategic intentions.</p> <p>The objective of the HRP 2041 is to deliver a long-term vision for the region with clear objectives and approaches to pursue the vision. The region seeks to continue to be the leading regional economy in Australia, connected to Country with a vibrant metropolitan core. The proposal is consistent with aspects of the HRP 2041.</p> <p>Part 3 of the HRP 2041 identifies the North West Lake Macquarie regionally significant growth area as evolving into, amongst other aspects, a housing hub where 10,000 new residents will be located east of Cockle Creek and supporting 15-minute neighbourhoods. The proposed amendments will provide additional land for residential development within a 15-minute catchment of relevant transport and services.</p> <p>The HRP 2041 identifies the need to “Deliver and maximise the potential of urban infill opportunities at the Pasminco redevelopment area in Boolaroo.” The proposed amendments will facilitate low density residential development.</p> <p>This growth area also seeks to include public and green open spaces that also serve a wider regional community. More specifically, the Cockle Creek Precinct seeks to “enhance open spaces and connect the cultural and recreational potential of Munibung Hill”. The subject land is zoned for environmental conservation consistent with early master planning for the former Pasminco site. The site had the potential to connect Munibung Hill to open space in Cockle Creek and potentially provide scenic relief from surrounding residential development on the western slopes of Munibung Hill. However, land to the north, west and south of the subject site has been subsequently rezoned for low density residential development. The site is no longer required as a key link in a vegetation corridor. The supporting ecological report undertaken by AEP found that the extent of native vegetation within the site is highly degraded and there are no biodiversity values within the site.</p> <p>The Munibung Hill Management Plan (2022) identifies the subject site for further investigation. The site is not part of the Munibung Hill Management Area for the Management Plan as it is subject to this current planning proposal. Depending on the outcomes of the rezoning</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

No.	Question	Considerations
		<p>proposal and future potential development, part of this land may be added in a future iteration of the Management Plan.</p> <p>The Assessment of Hunter Regional Plan 2041 Strategies provides a detailed assessment against the relevant objectives and strategies of the Hunter Regional Plan 2041.</p> <p><b>Greater Newcastle Metropolitan Plan 2036 (GNMP 2036)</b></p> <p>The Greater Newcastle Metropolitan Plan (GNMP) sets out strategies and actions that will drive sustainable growth across Cessnock City, Lake Macquarie City, Maitland City, Newcastle City and Port Stephens communities, which together make up Greater Newcastle.</p> <p>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.</p> <p>The plan specifically identifies the objective of the Munibung Precinct to align local plans to facilitate urban renewal through increased housing density and mixed-use including large format retail and office uses.</p> <p>The planning proposal will facilitate delivery of additional housing in an infill area, in close proximity to large format retail and commercial development.</p> <p>Whilst the subject land is zoned for conservation purposes, the supporting ecological report found that the extent of native vegetation within the site is highly degraded and there is no tree cover or biodiversity values within the site. Rezoning the subject land will not detract from the Blue and Green Grid and urban tree canopy identified in the Plan.</p>
<p><b>4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan</b></p>		<p><b>Lake Macquarie LSPS</b></p> <p>The LSPS identifies the North West Growth Area of Lake Macquarie as a location that will drive investment and change in the broader North West Growth Area. The Munibung Precinct is a strategic location for infill mixed use, residential development and other employment opportunities to occur in a range of scales. The planning proposal will facilitate delivery of additional housing in the North West Growth Area and provide economic benefits usually associated with increasing residential development.</p> <p>The outcomes for the Munibung Precinct also include improved scenic amenity including maintaining a ridgeline native vegetation corridor on Munibung Hill with appropriate access. As concluded in the Ecological Study, the subject land has no biodiversity values and it is considered highly unlikely for a significant impact to occur as part of the proposed rezoning and future development. As access to Munibung Hill through the subject site is not a preferred route, the proposal is consistent with maintaining a ridgeline native vegetation corridor on Munibung Hill with appropriate access. The proposal will not impact the vegetation on the upper slopes of Munibung Hill. In addition, the Visual Impact Assessment and the Site Line Assessment concludes the proposal will have minimal impact on the scenic setting of the area.</p>

No.	Question	Considerations
		<p>The proposal is consistent with Planning Priority 2 <i>A city to call home</i>, as it delivers housing in infill areas close to jobs, services, strategic centres and public transport.</p> <p>The proposal is consistent with Planning Priority 6 <i>A city with a vast natural environment – that is valued, protected and enhanced</i>. The land has no biodiversity values and limited capacity to act as a biodiversity corridor.</p> <p>The proposal is consistent with Planning Priority 7 <i>A city of resilience – where the people and places are responsive and proactive to change</i>. Given the subject land has no biodiversity values, and the supporting studies support residential development of the site, it is appropriate to consider facilitating residential development on the land.</p> <p><b>Lake Macquarie Housing Strategy</b></p> <p>The Lake Macquarie City Housing Strategy (adopted 2020) provides a long-term approach to the design and delivery of quality housing in and around the City centres and neighbourhoods of Lake Macquarie, this confirms that the City requires more housing to meet the needs of the growing population. The Lake Macquarie community and households are changing and so the types of housing needed are diversifying. The City is projected to grow by almost 30,000 people by 2036, or 14 percent.</p> <p>Lake Macquarie has an estimate capacity to supply between 33,000 and 52,000 dwellings by 2050 of which greenfield housing will supply 24 - 37 percent and infill housing providing 63 - 76 percent.</p> <p>The Housing Strategy identifies the North West Growth Area as a focus area for new growth and seeks to support growth in this part of Lake Macquarie with infill and greenfield housing development. The subject planning proposal is classified as an urban infill site. It is anticipated the proposal will enable up to 20 dwellings to be added to the infill housing supply in the LGA.</p> <p>The proposal will enable increased housing choice, close to open space, and in a co-ordinated and efficient way. It will provide a local contribution to the priorities and strategy objectives identified by the LMHS.</p>
5	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	<p>The proposal is generally consistent with the following State and regional strategies:</p> <p><b>A 20-Year Economic Vision for Regional NSW (2021)</b></p> <p>The 20-Year Economic Vision for Regional NSW is the NSW Government's plan to drive sustainable, long-term economic growth in regional NSW. The proposal is consistent with ensuring adequate infrastructure, housing and services in growing centres. The proposal is located in a well-serviced area with infrastructure and employment opportunities.</p>

No.	Question	Considerations
-----	----------	----------------

**Hunter Regional Transport Plan (H RTP) and Future Transport Strategy 2056 (FTS)**

The H RTP details the actions the NSW Government will take to address the transport challenges in the Hunter Region. The subject site is located within a 5-minute drive or 10-minute bicycle ride of the Cockle Creek train station, which provides links to Sydney and Newcastle. Future development of the site will be required to contribute to the local transport infrastructure and address any upgrade requirements. Any future development will need to include appropriate provision for walking and cycling and connection with existing network in accordance with the H RTP.

The planning proposal is consistent with the Future Transport Strategy 2056 as it supports the potential of existing infrastructure located within walking distance of the subject area - enhances liveability and supports thriving places in co-locating mixed use business close to light industrial and residential areas. The subject sites are part of the wider catalytic urban renewal project located at the former Pasmenco heavy industrial site.

**Housing 2041: NSW Housing Strategy**

The 20-year vision to 2041 aims to deliver better housing outcomes in the right locations and to suit diverse needs. The planning proposal will enable additional residential dwellings and increase housing choice in Boolaroo and surrounds. The proposal aligns directly with three of the four pillars – supply, diversity and resilience, while the fourth pillar of affordability is not specifically addressed by the proposal it does locate residential accommodation close to employment opportunities and jobs.

**6 Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?**

**SEPP (Biodiversity and Conservation) 2021**

This policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The subject land has undergone extensive excavation as part of the remediation process which has resulted in the loss of vegetation on the site. Additionally, previous industrial activities on the Pasmenco site are associated with extensive land clearing on the western slopes of Munibung Hill.

Although native vegetation has been identified within the subject site, the AEP Ecological Report concludes it is difficult to ascertain a Plant Community Type (PCT). The lack of structure and function means that the current site is unlikely to be contributing meaningfully to the broader ecosystem and biodiversity values in the area. Due to the lack of topsoil, regeneration of adjoining species is limited. It is considered highly unlikely for a significant impact to occur as part of the proposed rezoning and future development.

The site has also been found to be unsuitable as a source for translocating seed and soil materials to other sites.

No.	Question	Considerations
		<p>The supporting ecological assessment report highlights that there were no koalas or koala records identified within 2.5kms of the site in the past 18 years. There is no upper stratum or canopy species, koala use trees species or any koala habitat present within the subject site. As such no further survey work is required.</p> <p>The subject land is not identified as “avoided land” or a “strategic conservation area” under Chapter 13 of the SEPP.</p> <p>The proposal is <b>consistent</b> with this policy.</p> <p><b>SEPP (Building Sustainability Index: BASIX) 2004</b></p> <p>This SEPP is not applicable at the rezoning stage.</p> <p><b>SEPP (Housing) 2021</b></p> <p>This proposal is consistent with this policy.</p> <p><b>SEPP (Resilience and Hazards) 2021</b></p> <p><b>Chapter 2</b></p> <p>The subject site is not located within any of the following coastal management areas:</p> <ul style="list-style-type: none"> <li>- the Land Application Area</li> <li>- Coastal Environmental Area</li> <li>- Coastal Use Area</li> <li>- Coastal Wetland and buffer area</li> <li>- Littoral Rainforest and buffer area.</li> </ul> <p>The planning proposal is <b>consistent</b> with Chapter 2 of this SEPP.</p> <p><b>Chapter 4</b></p> <p>The policy aims to provide a state-wide approach for remediation of contaminated land to ensure there is minimal risk to human health and any other part of the environment.</p> <p>Clause 4.19 of the policy is specifically introduced for the former Cockle Creek Zinc and Lead Smelter and Incitec Fertiliser factory site and aims to ensure that there are adequate measures in place to reduce the risk to human health and other parts of the environment on this site.</p> <p>Clause 4.19 requires that development consent may not be granted for the subject land unless the Planning Secretary has certified the consent authority that adequate measures are in place for perpetual care of the land on the former Cockle Creek Smelter and Incitec site immediately.</p> <p>Remediation of the Pasmaenco Cockle Creek Smelter (PCCS) site was approved by the Department of Planning, Housing and Infrastructure (under delegation of the Minister for Planning). The approval was for the remediation of the PCCS and Incitec site, which included the construction of a containment cell. A number of site audit reports and site audit statements have been prepared for the Pasmaenco site as</p>



No.	Question	Considerations
-----	----------	----------------

remediation has progressed, including for the land subject to this planning proposal.

The subject site is subject to Site Audit Statement GN 416-12, which certifies the site is suitable for the following uses:

- residential – with accessible soil, including garden (minimal home-grown produce contributing less than 10 per cent fruit and vegetable intake), excluding poultry
- day care, preschool and primary school
- secondary school
- park, recreation open space and playing field
- commercial/industrial.

In August 2022, Council staff undertook further testing of the subject land using an X-ray Fluorescence Analyzer. The results, provided in the Contamination Testing Results, show levels of Lead, Arsenic, Cadmium and Zinc well below the criteria for residential land use for lead, being 300ppm. The results demonstrate that there has been very limited (if any) migration of contamination from unremediated areas adjacent to the property. It is concluded that the rezoning proposal can rely on the Site Audit Statement GN416-12 issued for the property on 23 March 2015.

The planning proposal is **consistent** with Chapter 4 of this SEPP.

The proposal is **consistent** with the relevant SEPP

**7 Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?**

**1.1 Implementation of Regional Plans**

As discussed above, the Hunter Regional Plan (HRP) 2041 applies to the subject land. The land is within the North West Lake Macquarie regionally significant growth area, where 13,000 new residents will be located east of Cockle Creek, supporting 15 minute neighbourhoods. The proposed amendments will provide additional land for residential development within a 15-minute catchment of relevant transport and services.

The HRP 2041 identifies the need to “Deliver and maximise the potential of urban infill opportunities at the Pasminco redevelopment area in Boolaroo.” The proposed amendments will facilitate low density residential development.

Within the Growth Area, the Cockle Creek Precinct seeks to “enhance open spaces and connect the cultural and recreational potential of Munibung Hill”. The subject land is zoned for environmental conservation consistent with early master planning for the former Pasminco site. The site had the potential to connect Munibung Hill to open space in Cockle Creek and potentially provide scenic relief from surrounding residential development on the western slopes of Munibung Hill. However, land to the north, west and south of the subject site has been subsequently rezoned for low density residential development. The site is no longer required as a key link between Munibung Hill and open space in Cockle Creek.

No.	Question	Considerations
		<p>The Assessment of Hunter Regional Plan 2041 Strategies provides an assessment of the proposal against the objectives and strategies of the HRP 2041 (Council ref: D11268178).</p> <p>The proposal is <b>consistent</b> with the Hunter Regional Plan 2041.</p> <p><b>1.3 Approval and Referral Requirements</b></p> <p>The planning proposal does not:</p> <ul style="list-style-type: none"> <li>- include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority</li> <li>- contain provisions requiring concurrence, consultation or referral of a Minister or public authority</li> <li>- identify development as designated development.</li> </ul> <p>The planning proposal is <b>consistent</b> with this Direction.</p> <p><b>1.4 Site Specific Provisions</b></p> <p>The planning proposal seeks to:</p> <ul style="list-style-type: none"> <li>- rezone the site to an existing zone already in the <i>LMLEP 2014</i> that allows residential use without imposing any development standards or requirements in addition to those already contained in that zone</li> <li>- allows residential use on the subject land without imposing any development standards or requirements in addition to those already contained in the <i>LMLEP 2014</i>.</li> </ul> <p>The planning proposal is <b>consistent</b> with this Direction.</p> <p><b>3.1 Conservation Zones</b></p> <p>This Direction applies as it determines; a planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land.</p> <p>As discussed above, the subject land has undergone extensive excavation as part of the remediation process which has resulted in the loss of vegetation on the site. Additionally, previous industrial activities on the Pasminco site are associated with extensive land clearing on the western slopes of Munibung Hill.</p> <p>Although native vegetation has been identified within the subject site, the AEP Ecological Report concludes it is difficult to ascertain a Plant Community Type (PCT) and the lack of structure and function, means that the current site is unlikely to be contributing meaningfully to the broader ecosystem and biodiversity values in the area. Due to the lack of topsoil, regeneration of adjoining species is limited. It is considered highly unlikely for a significant impact to occur as part of the proposed rezoning and future development.</p> <p>The AEP ecological report also highlights that there were no koalas or koala records identified within 2.5kms of the site in the past 18 years.</p>

No.	Question	Considerations
		<p>There is no upper stratum or canopy species, koala use trees species or any koala habitat present within the site.</p> <p>The ecological assessment concludes that the proposal to remove approx. 1.3ha of native vegetation will be unlikely to have significant impacts on the ecological communities and potential threatened species that may occur on site. There are no biodiversity values within the site.</p> <p>The planning proposal seeks to rezone land zoned C2 Environmental Conservation to R2 Low Density Residential. The planning proposal is inconsistent with this Direction as it reduces the conservation standards that apply to the subject land. However, it is considered that that the inconsistency is justified by the AEP ecological report prepared to support the planning proposal. Given the finding that there are no biodiversity values within the site, it is also considered that the inconsistency is of minor significance.</p> <p>The delegate to the Secretary agrees that the inconsistency with Direction 3.1 Conservation Zones is justified based on the AEP ecological report finding no biodiversity values within the site.</p>
		<p><b>3.2 Heritage Conservation</b></p> <p>The AHIMS report does not identify any Aboriginal sites recorded in or near the subject site. The report also highlights that no Aboriginal places have been declared in or near the subject site.</p> <p>The subject site contains no known items of environmental heritage significance.</p> <p>The subject site adjoins the Sensitive Aboriginal Landscape layer in <i>LMLEP 2014</i>.</p> <p>Previous comments received from the Awabakal Descendants Traditional Owners Aboriginal Corporation in 2011 in regard to the rezoning and redevelopment of the Pasminco site advised that Munibung Hill and its upper slopes are of high significance to the traditional owners. Therefore, it is recommended the planning proposal be referred to the Awabakal Descendants Traditional Owners Aboriginal Corporation for comment during exhibition of the planning proposal.</p> <p>The Awabakal Descendants Traditional Owners Aboriginal Corporation spoke to Council Officers and stated that previous advice provided during development of the Munibung Hill Management Plan (March 2022) is still applicable. The site of the planning proposal is outside the identified Management Plan Area, however, is identified as land for further investigation.</p> <p>The delegate to the Secretary acknowledges that the planning proposal is considered consistent with section 9.1 Direction 3.2 Heritage.</p>
		<p><b>4.1 Flooding</b></p> <p>Not applicable.</p>
		<p><b>4.2 Coastal Management</b></p> <p>Not applicable.</p>

---

### 4.3 Planning for Bushfire Protection

Part of the subject land is identified as a Bushfire Vegetation Buffer Zone, with a proposed northeast boundary close to Vegetation 3 Category. A bushfire assessment has been prepared.

Pre-lodgement referral to NSW Rural Fire Service noted no concerns or issues in relation to bushfire, however they did identify that the land may have inadequate emergency or water supply access.

Post-gateway comments raised no concerns or issues in relation to the proposed servicing requirements as per the Boolaroo Pasmenco Site Redevelopment Potable Water Servicing Strategy requirements and associated works, as long as they are all undertaken and compliant with Planning for Bush Fire Protection November 2019 and Addendum November 2022 and the relevant Australian Standard.

The delegate to the Secretary agrees that the inconsistency with Direction 4.3 Planning for Bushfire Protection is justified on the basis that the NSW Rural Fire Service does not object to the progression of the planning proposal.

### 4.4 Remediation of Contaminated Land

The planning proposal is consistent with this Direction as the subject land is deemed suitable for residential use in Site Audit Statement GN 416-12.

Council staff undertook more recent contamination testing on 19 August 2022. The results provided in the Contamination Testing Results, support the findings of the Site Audit Report.

The planning proposal is **consistent** with this Direction.

### 4.5 Acid Sulfate Soils

The subject land to which this planning proposal applies is not identified to contain acid sulfate soils within the *LMLEP 2014* Acid Sulfate Soils Map, hence the proposal is **consistent** with the Direction.

### 4.6 Mine Subsidence and Unstable Land

The subject land is within the Mine Subsidence District. Consultation at pre-lodgement stage with NSW Subsidence determined; *The subject site (as detailed in figure 1 of the Planning Proposal report by HDB dated 14 June 2022) is not undermined by historical mine workings and does not overlie a current coal title. Noting this SA NSW has no comments on the proposal (Council ref: D10738452).*

As directed, further consultation will need to occur if a development application is submitted in the future.

The proposal is **consistent** with this Direction.

### 5.1 Integrating Land Use and Transport

The planning proposal is **consistent** with this Direction as it will enable residential development close to shopping services (proposed Costco), existing public transport (proposed on Fotheringham Road), and the emerging strategic centre (Glendale). Additionally, Lake Macquarie

---

No.	Question	Considerations
		<p>Transport Interchange is proposed in close proximity to the subject land which is further expected to reduce the car dependency.</p> <p><b>5.2 Reserving Land for Public Purposes</b></p> <p>The planning proposal does not seek to alter, create or reduce the existing land reserved for public purposes; therefore, it is <b>consistent</b> with this Direction.</p> <p><b>6.1 Residential Zones</b></p> <p>The proposal will facilitate the delivery of up to 22 infill dwellings in an area with existing infrastructure and services. Land immediately to the north and south of the subject land is zoned for low density residential development and being developed accordingly. The proposal does not contain provisions that reduce the permissible residential development of the land.</p> <p>Whilst the site is currently zoned for environmental conservation the supporting ecological study concludes that the current site condition is highly degraded and modified as a result of previous site activities and rehabilitation works. As a result, there are no biodiversity values within the site.</p> <p>As per the Gateway Determination the minor inconsistency with Direction 6.1 Residential Zones is considered appropriate, as the planning proposal seeks to rezone a small portion of C2 Environmental Conservation zoned land that has no to little biodiversity values and is not required as part of an ecological corridor as outlined in the ecological report.</p> <p><b>7.1 Business and Industrial Zones</b></p> <p>Not applicable.</p> <p><b>8.1 Mining, Petroleum Production and Extractive Industries</b></p> <p>Not applicable.</p>

**Section C – Environmental, social and economic impact**

<p><b>8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?</b></p>	<p>The ecological assessment report found that the extent of native vegetation within the site is highly degraded and is limited to a few species in the mid and ground stratum levels with no canopy species present.</p> <p>Typically clearing of native vegetation above the clearing threshold would trigger entry into the Biodiversity Offset Scheme (BOS) however, the current site condition as described above is highly degraded and modified as a result of previous site activities and rehabilitation works. There are no biodiversity values within the site.</p> <p>As such although native vegetation has been identified within the Subject Site it is difficult to ascertain a Plant Community Type (PCT) and the lack of structure and function, means that the current site is unlikely to be contributing meaningfully to the broader ecosystem and biodiversity values in the area. Due to the lack of topsoil, regeneration of adjoining species is limited.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

No.	Question	Considerations
		<p>It is considered highly unlikely for a significant impact to occur as part of the proposed rezoning and future development.</p> <p>The ecological assessment concludes that the proposal to remove approx. 1.3ha of native vegetation will be unlikely to have significant impacts on the ecological communities and potential threatened species that may occur on site.</p>
<p><b>9 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?</b></p>	<p><b>Visual Impact</b></p>	<p>The Hunter Regional Plan 2041, Greater Newcastle Metropolitan Plan, the Lake Macquarie Local Strategic Planning Statement and the Cockle Creek Precinct Area Plan identify that Munibung Hill as a significant scenic landmark which can be viewed from many locations to the west. The Bunderra Master Plan, prepared in 2008, identified that the subject land could potentially absorb the visual impact of residential development on the lower western slopes of Munibung Hill.</p> <p>The Visual Impact Assessment, prepared in accordance with the Lake Macquarie Scenic Quality Guidelines, indicates the subject land can be observed from a distance. However, as neighbouring land to the north, west and south is zoned for residential development, the potential visual effects of rezoning the subject land would be minor to moderate. Future development on the site would be substantially screened from view due to future adjoining residential development and the undulating topography in the vicinity of the site. This includes screening by the containment cell to the west of the site.</p> <p>The assessment also demonstrates that the scenic setting of Munibung Hill, being identified as a feature within a Very High Scenic Management Zone in the Scenic Quality Guidelines, will not be adversely compromised by the proposed rezoning.</p> <p>The Site Line Assessment provides an assessment of sight lines from Fotheringham Road to the subject site, demonstrating minimal visual impact of potential residential development. The concept layout design for potential future residential development has been amended over time, and it is possible future designs may change. Accordingly, the site line assessment and visual assessment should be updated if and when there are any changes to concept design of future residential development, including extent and size of retaining walls and telecommunication poles/towers.</p>
	<p><b>Bushfire Assessment</b></p>	<p>Part of the subject land is identified as a Bushfire vegetation buffer zone, with a proposed northeast boundary close to vegetation 3 category. A bushfire assessment report has been prepared.</p> <p>Pre-gateway referral to NSW Rural Fire Service noted no concerns or issues in relation to bushfire, however they did identify that the land may have inadequate emergency or water supply access.</p> <p>The post-gateway referral to NSW Rural Fire Service raised no concerns or issues for the planning proposal in relation to the</p>

No.	Question	Considerations
		<p>proposed servicing requirements as per the Boolaroo Pasmenco Site Redevelopment Potable Water Servicing Strategy.</p> <p>Any future development of the site will need to comply with the relevant bushfire management requirements. The bushfire assessment report demonstrates that the site can be developed for residential use.</p> <p><b>Contamination</b></p> <p>The subject site is subject to Site Audit Statement GN 416-12, which certifies the site is suitable for the following uses:</p> <ul style="list-style-type: none"> <li>- Residential – with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry</li> <li>- Day care, preschool and primary school</li> <li>- Secondary school</li> <li>- Park, recreation open space and playing field</li> <li>- Commercial/industrial</li> </ul> <p>There has been no work carried out on this site since the EPA remediation ended.</p> <p>Council staff undertook more recent contamination testing on 19 August 2022. The results provided in the Contamination Testing Results, support the findings of the Site Audit Report.</p> <p><b>Flood and Stormwater Management</b></p> <p>The proposed amendment does not impact existing approved flood and stormwater management design. In this regard, all developments will be above 1% AEP. The subject land was included in the Stormwater Strategy for adjoining development applications and includes an approved stormwater concept plan and stormwater management plan. An updated report will be prepared for the additional lots as part of any subsequent development applications.</p> <p><b>Traffic</b></p> <p>The planning proposal seeks to increase the residential capacity of the approved Weemala development by up to 22 lots. Applying the standard trip generation of 6.5 trips per dwelling would increase traffic by 143 movements per day. This increase in traffic would be distributed over the road network to the east, Blantyre Road, to the north, Munibung Road, and to the west, Main Road. Given the limited size of the development and indicated dwelling yield, the current level of analysis is adequate to support the proposed amendments. A detailed Traffic Impact Assessment will be included at the DA stage if required.</p> <p><b>Heritage</b></p> <p>Due to the remediation of the land, the AHIMS report prepared for the site suggests that there are no existing items of Archaeological or Heritage significance present on the site. Given the proximity of the site to Munibung Hill, it is also recommended that the Awabakal</p>



No.	Question	Considerations
		<p>Descendants Traditional Owners Aboriginal Corporation be consulted during exhibition of the planning proposal.</p> <p><b>Geotechnical and Slope Stability</b></p> <p>The Geotechnical Assessment indicates the risk of slope instability on the subject land to be low, provided future development is undertaken in accordance with good hillside construction practice and specific recommendations provided in the risk assessment report. The assessment acknowledges that there may be extensive future cuts (of up to 10 m) on the site and makes recommendations as to the treatment of these. The assessment concludes “the site is considered suitable for the proposed residential development from a geotechnical perspective”.</p> <p>Preliminary civil designs provided in Attachments 1 and 2 indicate retaining may be up to 6m along the eastern boundary of the subject site, with a corresponding regrade of the land and terracing of future lots. This is generally consistent with regrading that is already approved on land to the south-west of the subject land (DA/1525/2020), which will result in terracing with retaining walls up to 5-6m.</p>
<p><b>10</b>Has the planning proposal adequately addressed any social and economic effects?</p>		<p>The subject land has the potential to deliver a number of additional residential lots to supplement the housing market. The proposed rezoning of the C2 Environmental Conservation zone to R2 Low Density Residential Zone would facilitate the development of infill housing types in the area which is consistent with the character of the area.</p> <p>The proposal will result in positive social and economic effects for the local area by the generation of employment opportunities during construction and post-construction phases. It will also promote and assist the overarching aim for the area facilitating housing growth.</p> <p>The LMCC Parks and Play Strategy 2021 supports the health and wellbeing of residents. The objective of this strategy is:</p> <ul style="list-style-type: none"> <li>• <i>To provide a strategic framework for the provision, management, maintenance and promotion of parks, play spaces and public amenity buildings throughout the local government area.</i></li> <li>• <i>This strategy aims to ensure access to park opportunities within walking distance of all residential areas.</i></li> </ul> <p>A park (with an area of approximately 5,000 m<sup>2</sup>) has been designed and located at approximately 400m from the subject site. Due to the projected small lot yield, an additional park has not been proposed nor is one required under the Parks and Play Strategy. The proposed park within the ‘Weemala’ development is inclusive of walking tracks, children’s play area, picnic areas, and park furniture including seating and landscaping. As mentioned in the strategy, 100% of the residents will have access to this park within 800m. The central location of the</p>



No.	Question	Considerations
		<p>proposed park is accessible via Tussock Road, Vicat Street and Mackenzie Parade.</p> <p>Open spaces, landscaping and visual enhancement have been considered in the planning for the wider 'Weemala' residential area. Detailed landscaping plans will be submitted with the development application for the future dwellings. At this stage, the park design proposed for the broader development and other landscaping features have been submitted for council consideration under separate approvals.</p>

**Section D – Infrastructure (Local, State and Commonwealth)**

<b>11 Is there adequate public infrastructure for the planning proposal?</b>	<p>The site is located within a developing residential precinct and can be fully serviced with electricity, telecommunications, water, sewer and drainage. It is located within the road grid system connected to Fotheringham Road, which will support transport options for buses and provide a connection to Munibung Road and the nearby train station.</p> <p>An updated servicing strategy has been prepared for the Weemala Residential Development to address the additional demand and the Water Booster Station is currently being designed by Mr. David Powell (DGP Waters Pty Ltd) to meet Hunter Water and Firefighting specifications.</p> <p>A Water Servicing Strategy for the site and surrounding developments has been prepared by DGP Water Pty Ltd.</p> <p>The planning proposal does not place significant additional demands on public infrastructure.</p>
------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Section E – State and Commonwealth interests**

<b>12 What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination and planning proposal for finalisation?</b>	<p>There are no identifiable legislative requirements which would impact Commonwealth interests.</p> <p>Consultation was undertaken with the following government agencies during the pre-lodgement phase:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Heritage - Biodiversity and Conservation Division (BCD)</li> <li>• Subsidence Advisory NSW</li> <li>• NSW Environmental Protection Authority</li> <li>• Department of Planning, Housing and Infrastructure (DPHI)</li> <li>• NSW Rural Fire Service</li> <li>• Hunter Water Corporation</li> <li>• Department of Planning and Environment - Natural Resource Assets Regulator</li> <li>• Awabakal Descendants Traditional Owners Aboriginal Corporation</li> <li>• Biraban Local Aboriginal Land Council (LALC)</li> </ul>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

No.	Question	Considerations
		<p>Further consultation was undertaken with the following government agencies was required by the Gateway determination:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Heritage - Biodiversity and Conservation Division (BCD)</li> <li>• NSW Rural Fire Service</li> <li>• Awabakal Descendants Traditional Owners Aboriginal Corporation</li> <li>• Biraban Local Aboriginal Land Council (LALC)</li> </ul> <p>Key issues raised by agencies during pre-lodgement and post-Gateway are summarised below:</p> <p><b><i>Department of Environment and Heritage - Biodiversity and Conservation Division (BCD)</i></b></p> <p>BCD responded to referral requests identifying they have no further comment.</p> <p><b>Subsidence Advisory NSW</b></p> <p>NSW Subsidence Advisory identified:</p> <ul style="list-style-type: none"> <li>- The land is located within a declared mine subsidence district.</li> <li>- Development within a district requires approval from Subsidence Advisory NSW (SA NSW).</li> <li>- The subject site is not undermined by historical mine workings and does not overlie a current coal title.</li> <li>- Subsidence Advisory has no further comments on the proposal</li> </ul> <p><b>NSW Environmental Protection Authority (NSW EPA)</b></p> <p>EPA responded to the referral request identifying they have no comments at this stage.</p> <p><b>Department of Planning, Housing and Infrastructure (DPHI)</b></p> <p>During pre-lodgement DPE noted that a Traffic Impact Assessment is required in accordance with Transport for NSW Guidelines.</p> <p>Advice since provided by Council's subject matter experts, advised given the limited size of the development and indicated dwelling yield, the impact on the road network will be minimal and therefore a Traffic Impact Assessment is not required at this stage. A detailed Traffic Impact Assessment will be included at the development application stage if required.</p> <p><b>NSW Rural Fire Service</b></p> <p>NSW RFS provided the following comments:</p> <ul style="list-style-type: none"> <li>- Based on an analysis of information provided, there are no concerns or issues raised in relation to the proposed servicing requirements as per the Boolaroo Pasmaingo Site</li> </ul>

No.	Question	Considerations
-----	----------	----------------

Redevelopment Potable Water Servicing Strategy requirements and associated works, as long as they are all undertaken and compliant with Planning for Bush Fire Protection November 2019 and Addendum November 2022 and the relevant Australian Standard.

- In addition, all works are undertaken as per the proposed earlier rezoning and NSW RFS assessment Ref: SPI20220623000061 and dated 18 August 2022, which was undertaken in accordance with the recommendations of the applicants Bushfire Consultant, Newcastle Bushfire Consulting Pty Ltd, Proposed Land Rezoning Proposal, Phillip Couch and report dated 6/6/2022.

### **Hunter Water Corporation**

Prior to public exhibition Hunter Water noted that the water servicing strategy requires updating with a water booster pump station to service elevated properties.

An updated Water Servicing Strategy for the site and surrounding developments has been prepared by DGP Water Pty Ltd and the developer is required to deliver the water booster station prior to occupation.

A detailed assessment will be included at the development application stage if required.

### **Department of Planning and Environment - Natural Resource Assets Regulator**

The Department of Planning and Environment - Water (Licencing and Approvals) have reviewed the proposal and had no comments, as the proposal does not impact waterfront land.

### **Awabakal Descendants Traditional Owners Aboriginal Corporation**

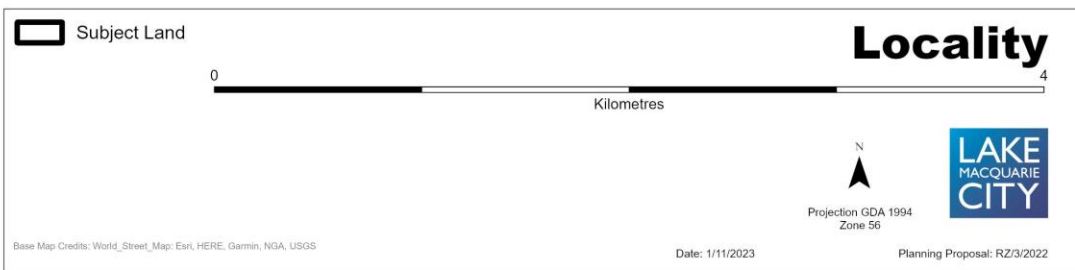
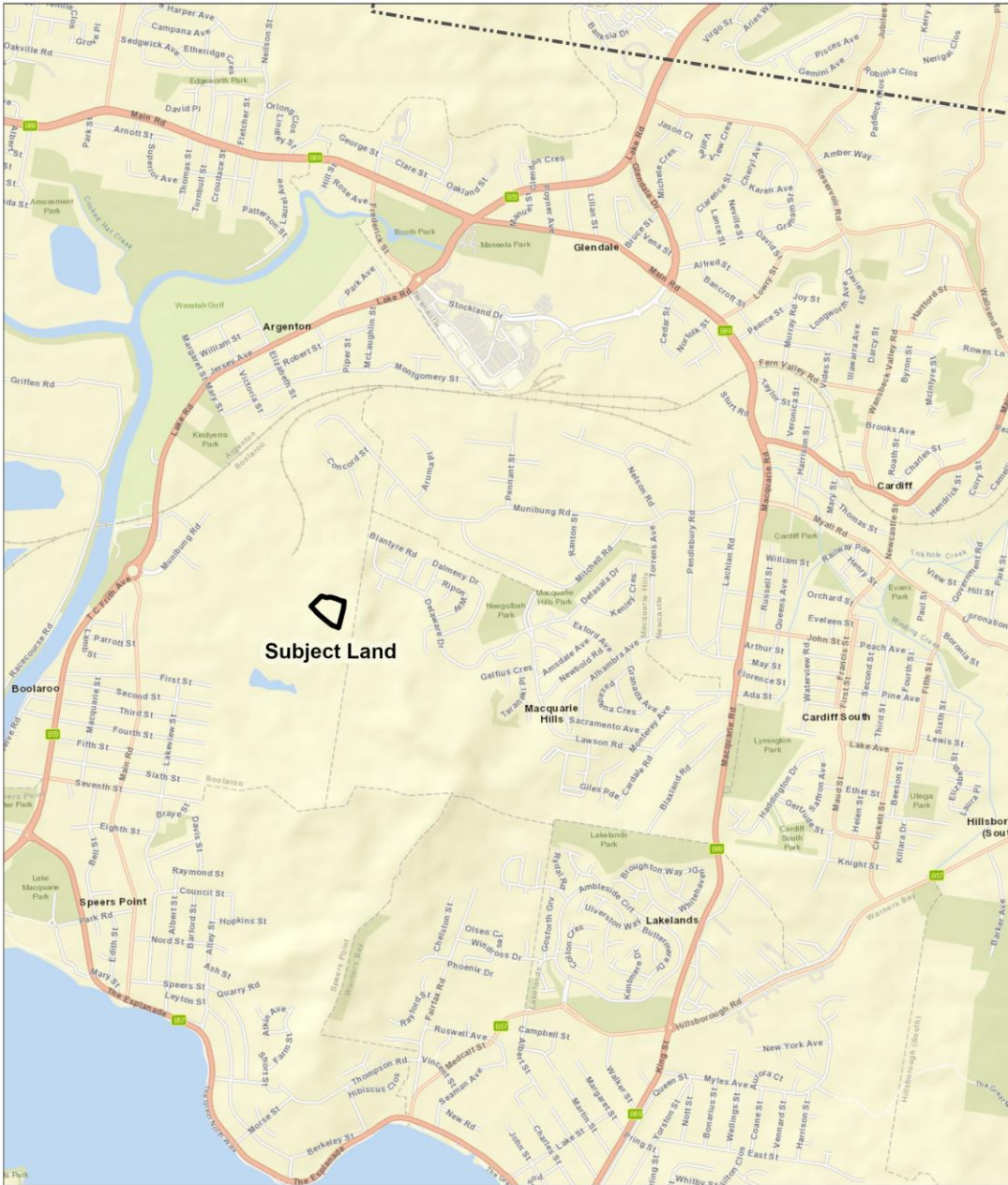
The Awabakal Descendants Traditional Owners Aboriginal Corporation spoke to Council Officers and stated that previous advice provided during development of the Munibung Hill Management Plan (March 2022) is still applicable. The site of the planning proposal is outside the identified Munibung Hill Management Plan Area.

### **Biraban Local Aboriginal Land Council (LALC)**

Biraban LALC provided no comments.

# Part 4 – Mapping


## Map 1 – Locality



## Map 2 – Aerial



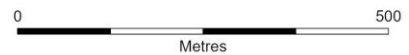


 Subject Land

## Air Photo

2023 Aerial Photography

Nearmap Imagery 2023

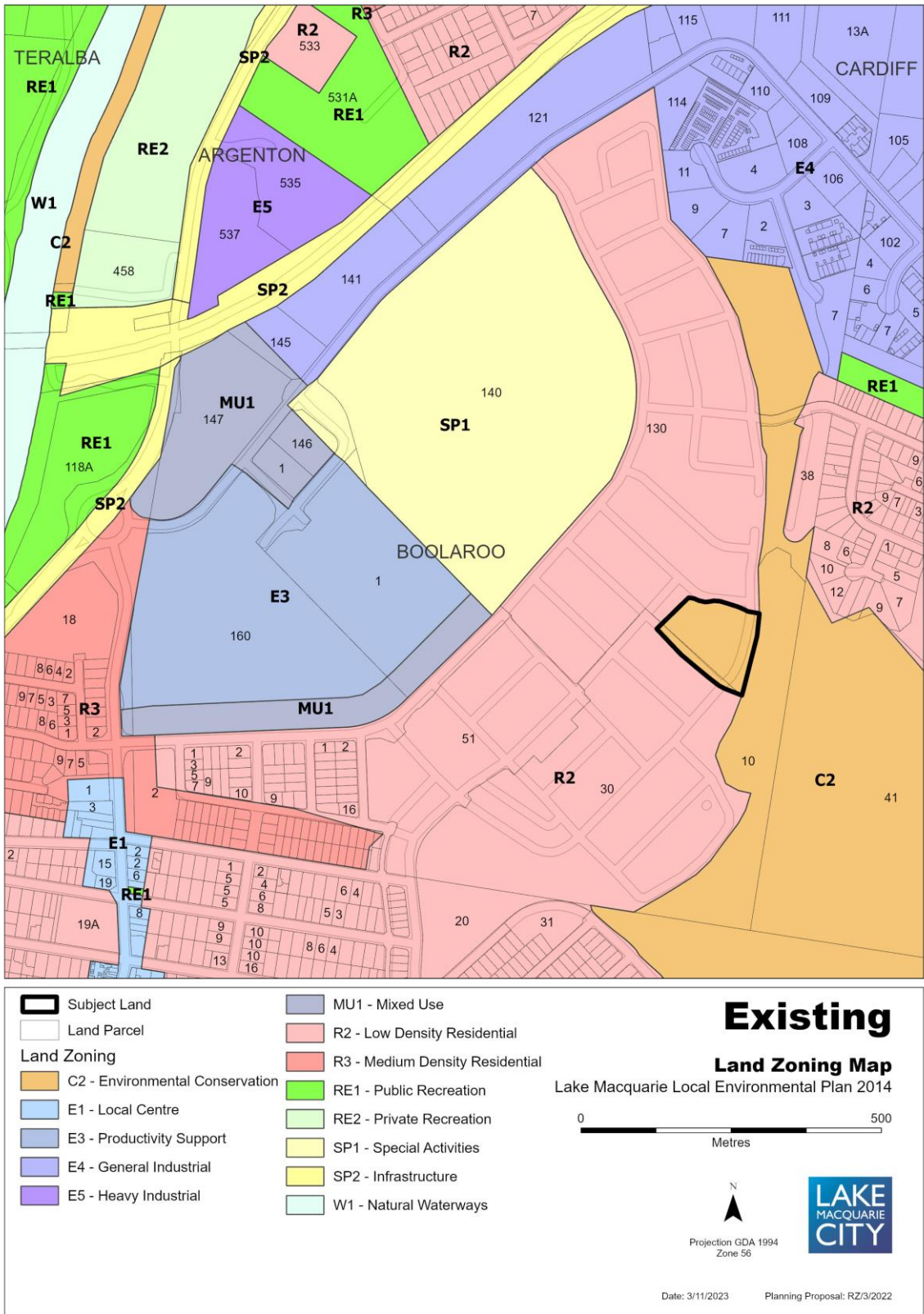


Date: 30/10/2023

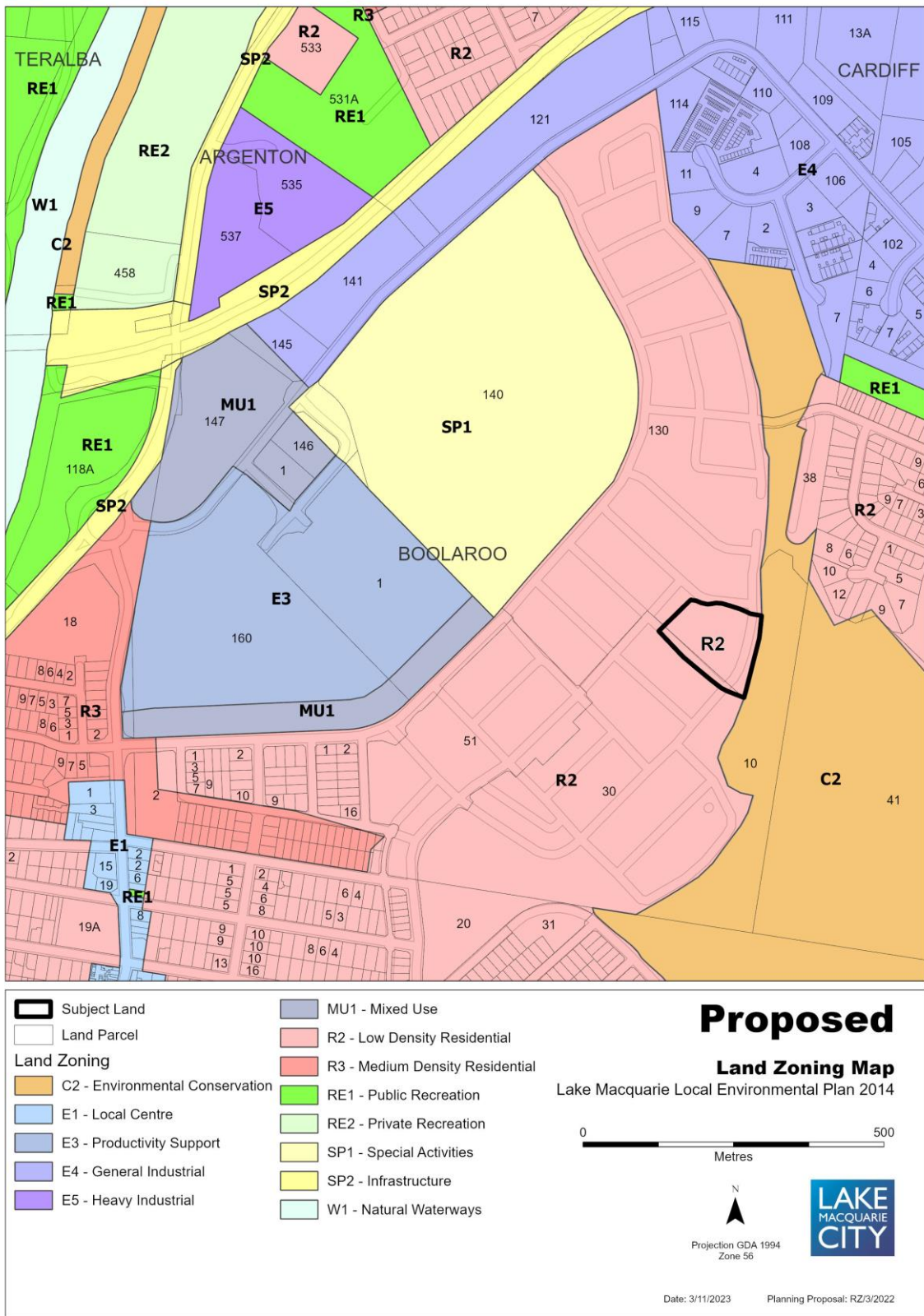
Planning Proposal: RZ/3/2022

### Map 3 – Existing Land Use Zones



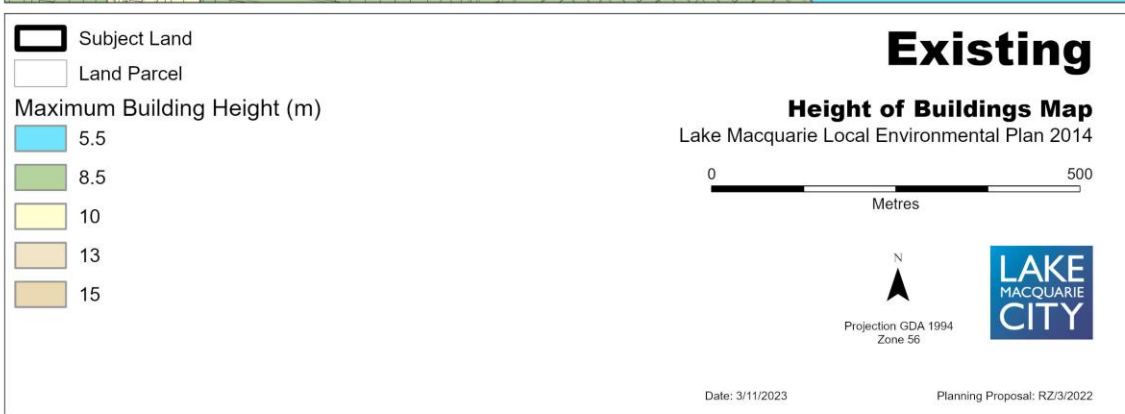
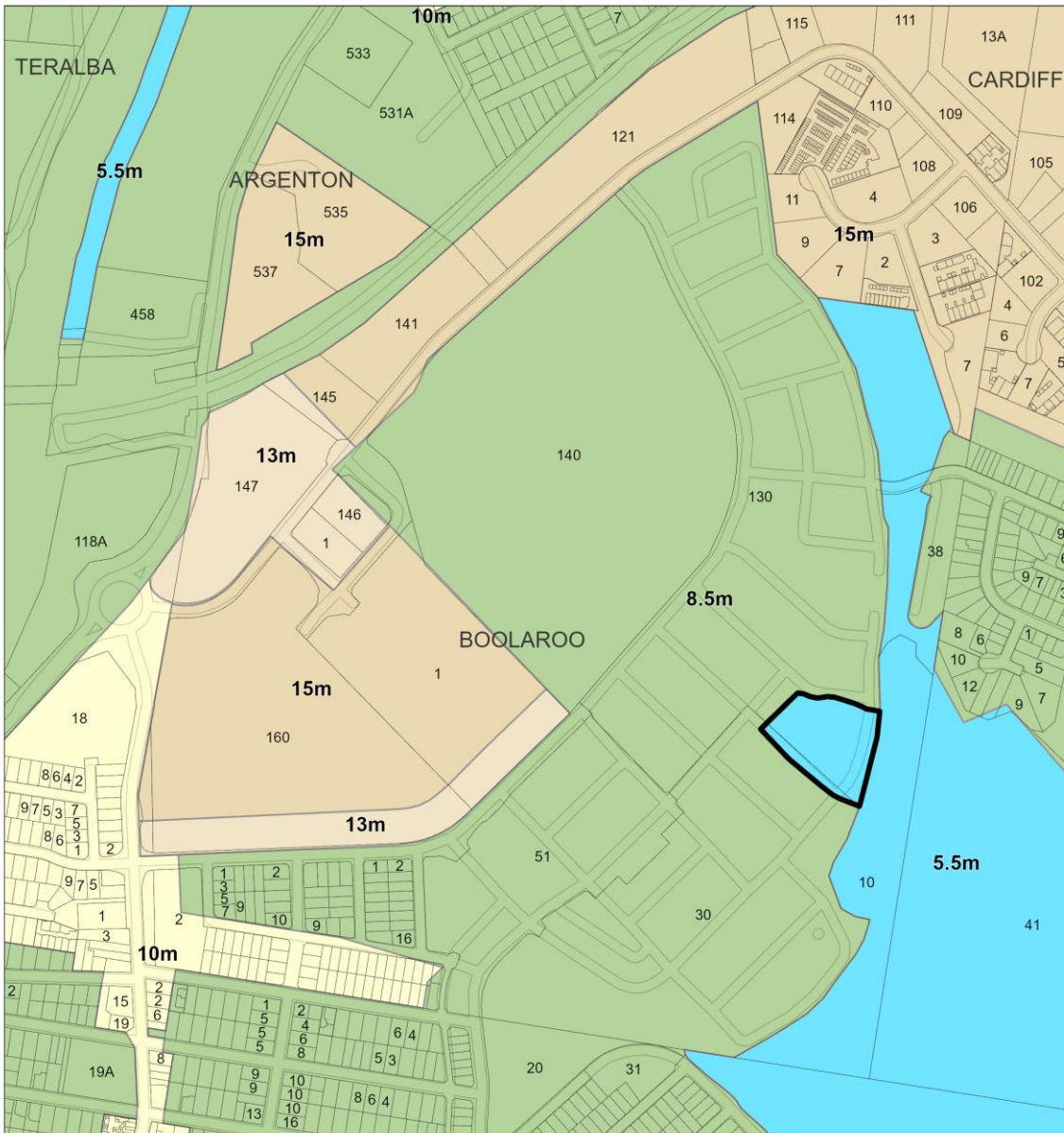


Map 4 – Proposed Land Use Zones



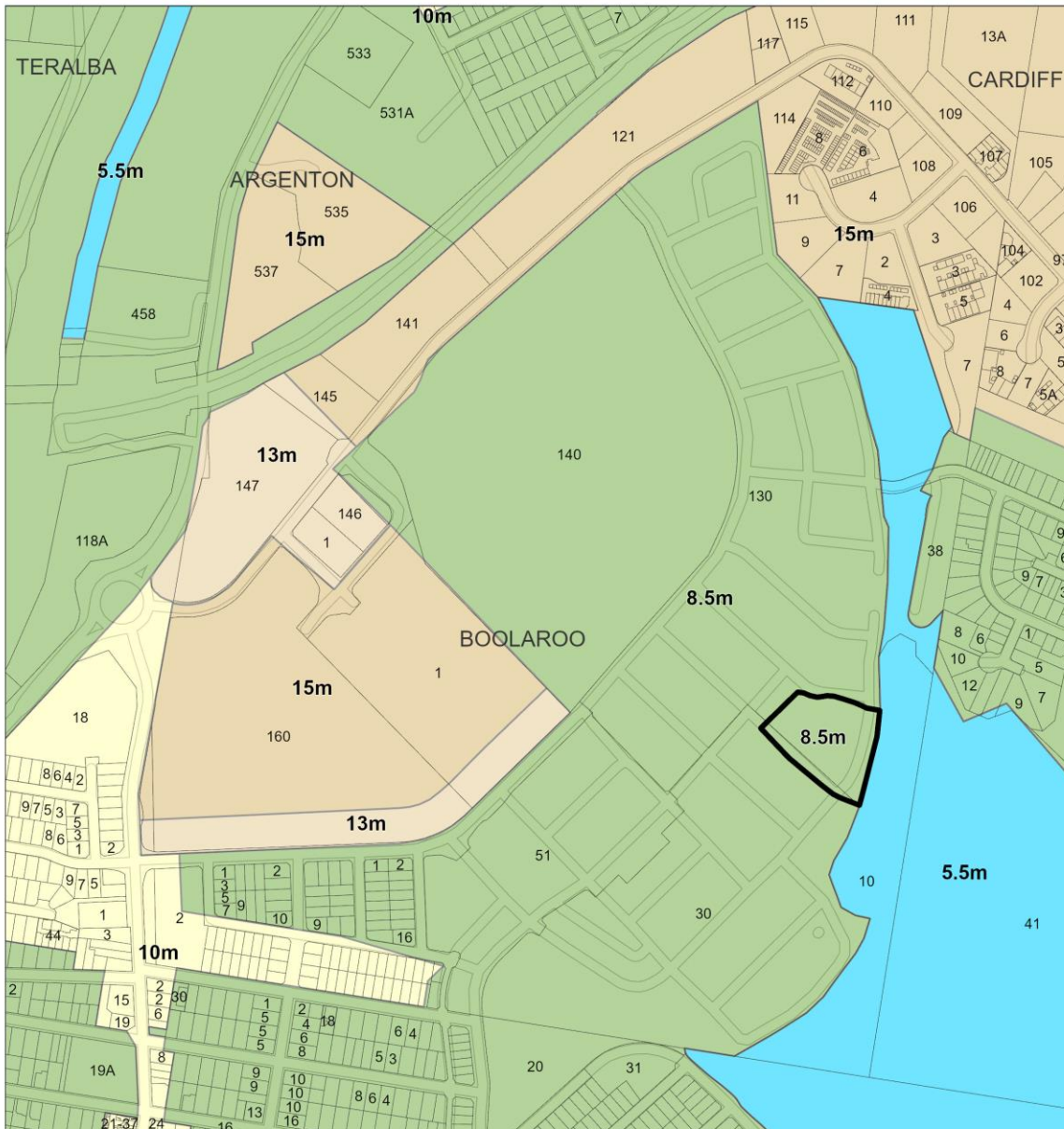
Map 5 – Existing Height of Buildings Map












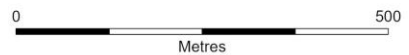
**Map 6 – Proposed Height of Buildings Map**





-  Subject Land
-  Land Parcel
- Maximum Building Height (m)
-  5.5
-  8.5
-  10
-  13
-  15

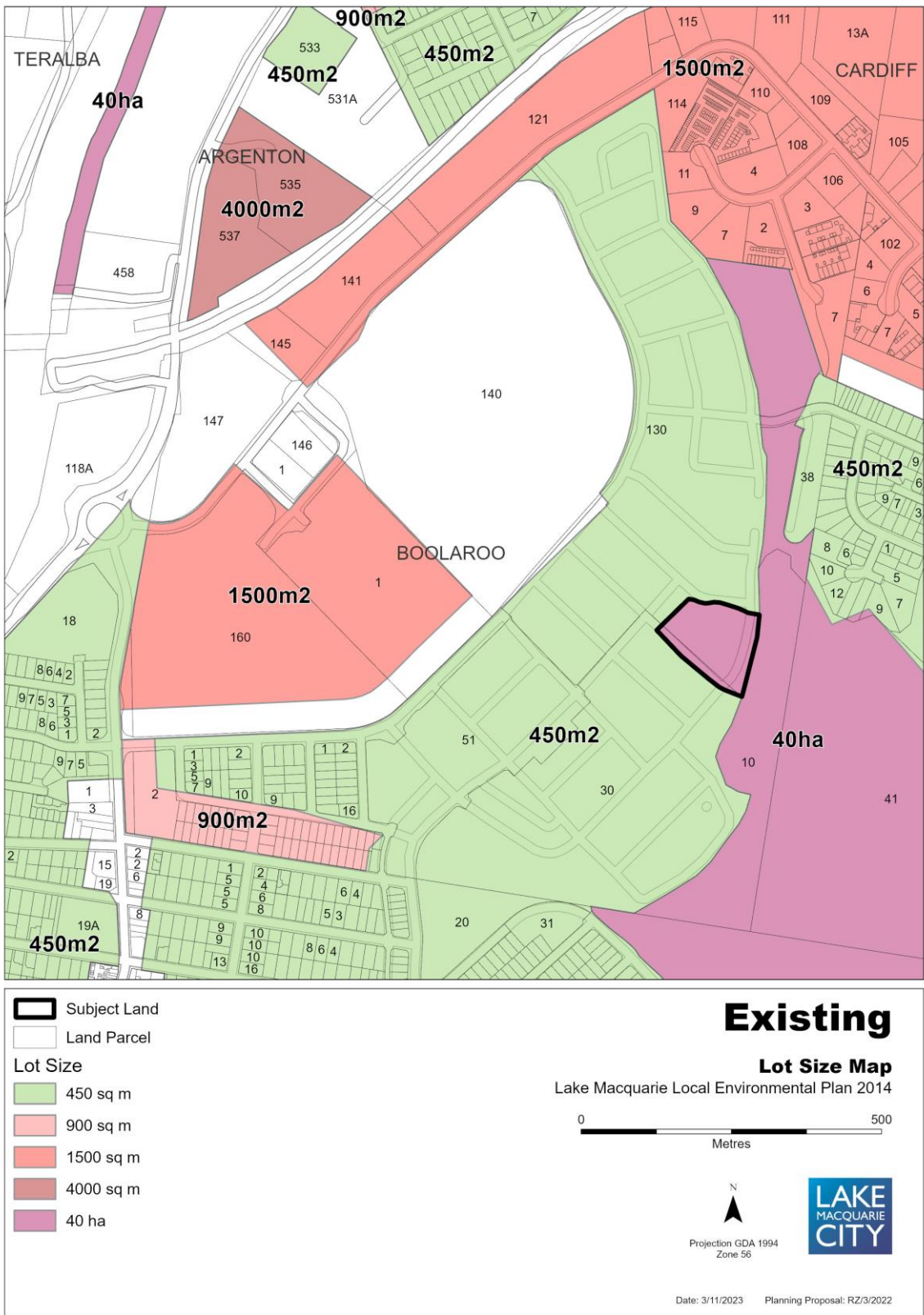
**Proposed**  
**Height of Buildings Map**  
 Lake Macquarie Local Environmental Plan 2014



Date: 3/11/2023

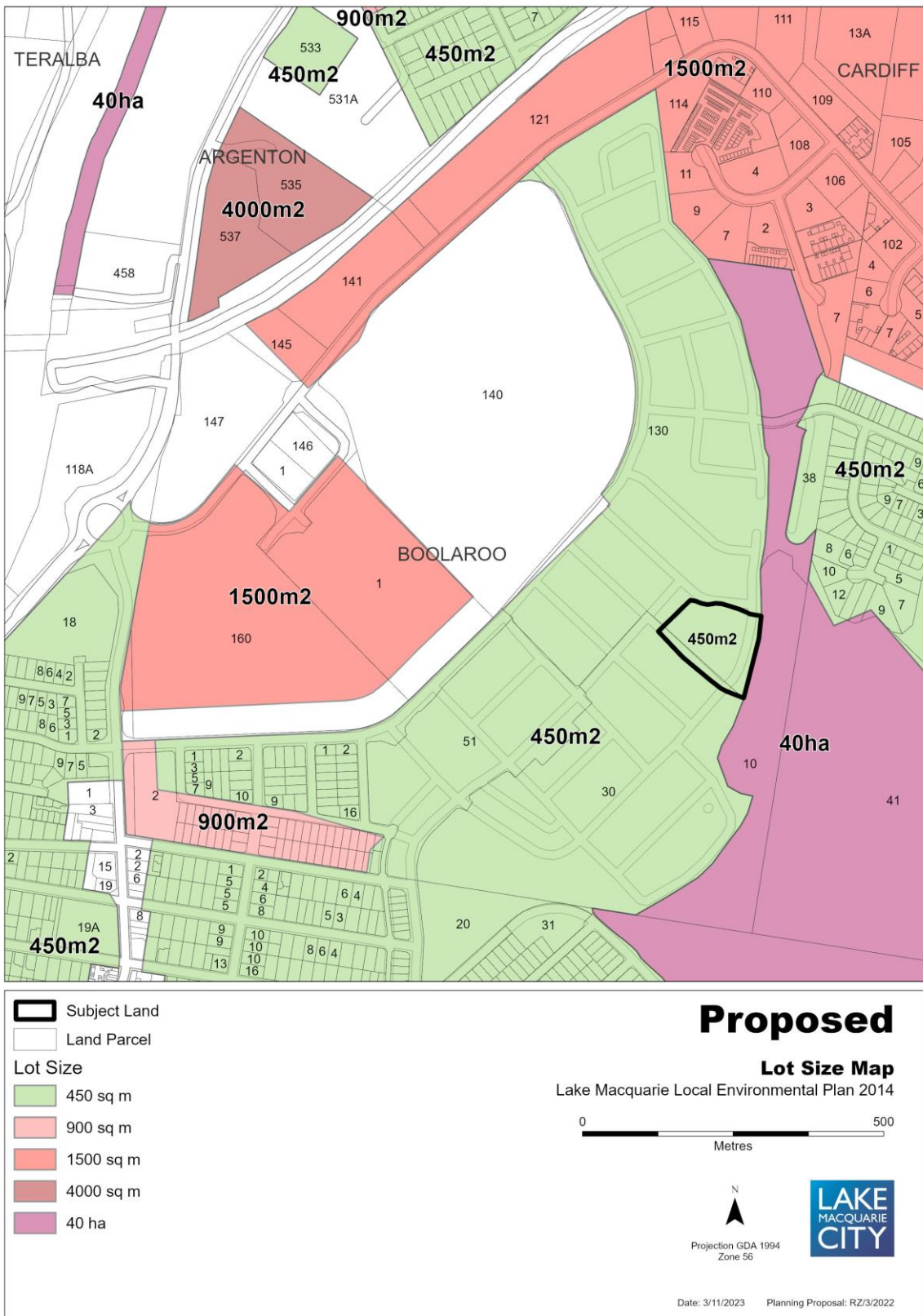
Planning Proposal: RZ/3/2022

**Map 7 – Existing Minimum Lot Size Map**



**Map 8 – Proposed Minimum Lot Size Map**





## Part 5 – Community Consultation

The planning proposal was publicly exhibited between 11 June to 9 July 2024 in accordance with the Gateway Determination. Notification letters were sent to 195 property owners and residents of Boolaroo. The planning proposal was also advertised on the Shape Lake Mac website and e-newsletter. A total of three submissions were received.

The key concerns raised by the submissions were that the current road infrastructure could not accommodate increased traffic movements, further reduction of environmental conservation land and the need for an ecological assessment to be undertaken. All issues raised in the submissions have been considered and addressed. Refer to Attachment 2 of the Council report considered at the 12 August 2024 Council meeting for further detail.

## Part 6 – Project Timeline

Stage	Timeframe and / or date
Gateway determination	26 March 2024
Pre-exhibition	50 working days
Commencement and completion of public exhibition period	20 working days (11 June to 9 July 2024)
Consideration of submissions	10 working days
Post-exhibition review and additional studies	10 working days
Post exhibition planning proposal consideration / preparation	55 working days
Submission to Department for finalisation (where applicable)	10 working days
Gazettal of <i>LMLEP 2014</i> Amendment	45 working days (prior to 26 March 2025)

## ATTACHMENTS

**Attachment 1. Proposed Lot Layout and Retaining Walls**

# PROPOSED REZONING OF PART OF LOT 1006 DP 1270101 128 MUNIBUNG ROAD BOOLAROO



LOCALITY PLAN

DRAWING SCHEDULE		
NUMBER	TITLE	SCALE
1	COVER SHEET	N.T.S
2	OVERALL PLAN	1:2500
3	DETAIL PLAN	1:500
4	VICAT STREET	AS NOTED
5	FOOT PATH & CRIB WALL - VICAT TO BISHOP	AS NOTED
6	BISHOP STREET	AS NOTED
7	BISHOP STREET	AS NOTED
8	GRILLO STREET	AS NOTED
9	MACKENZIE PARADE	AS NOTED
10	DAWIGHT STREET	AS NOTED

REV.	DATE	DESCRIPTION	INITIAL	APP.
A	24/12/23	PERMETER WALL	R.R.	R.R.
B	15/01/23	ROAD DETAILS	R.R.	R.R.
F	15/01/23	LOT LAYOUT	R.R.	R.R.
H	13/04/23	VICAT ST	R.R.	R.R.
D	21/07/23	LOT AREAS	R.R.	R.R.
C	20/07/23	CRIB WALL DETAIL	R.R.	R.R.
E	24/08/23	LOT REVISIONS	R.R.	R.R.
A	23/08/23	DATE	R.R.	R.R.



**hdb**
  
 TownPlanning & Design

1st Floor, 44 Church Street, PO Box 40, MATHON QLD 4210  
 P: (07) 4233 9552    F: (07) 4233 9553  
 E: admin@hdb.com.au    W: www.hdb.com.au  
 ABN 55 010 017 520

© COPYRIGHT 2021 - LUNAR DEVELOPMENTS (NSW) PTY LTD.  
 All rights reserved. Lunar Developments (NSW) Pty Ltd. and its related entities and its employees and contractors shall be held responsible for any errors or omissions in this document. This document is for the sole use of the client and is not to be used for any other purpose without the written consent of Lunar Developments (NSW) Pty Ltd.

PRELIMINARY SCALE: FOR GUIDANCE	
SCALE:	N.T.S
DRAWING:	T.O.
SURVEY:	-
DATE:	AHD
DRAWN BY:	-

PROJECT:	TITLE:
PROPOSED REZONING OF PART OF LOT 1006 DP 1270101 128 MUNIBUNG ROAD BOOLAROO	OVERALL PLAN
HDB/23012	22012
DRAWING NO:	22012(RZ)
CURT:	GREEN CAPITAL

Sheet	REV
1	H





A1

**NOTE:**  
 1. AREAS & DIMENSIONS SUBJECT TO:  
 • DEVELOPMENT CONSENT  
 • FINAL SURVEY

REV	DATE	DESCRIPTION	INITIAL	APP.
M	24/12/23	PERIMETER WALL	R.E.	R.E.
D	15/09/23	ROAD DETAILS	R.E.	R.E.
F	15/09/23	LOT LAYOUT	R.E.	R.E.
E	13/04/23	VEGETATION	R.E.	R.E.
D	03/05/23	LOT AREAS	R.E.	R.E.
C	07/07/23	ORIENTATION	R.E.	R.E.
B	14/05/23	LOT FLOOR/TO/F	R.E.	R.E.
A	23/02/22	DA TITLE	R.E.	R.E.



**hdb**  
 TownPlanning & Design  
 1st Floor, 44 Church Street, PO Box 40, MAITLAND NSW 2320  
 P: (02) 4933 6599 F: (02) 4933 6593  
 E: admin@hdb.com.au W: www.hdb.com.au  
 ABN 35 011 017 348

© COPYRIGHT 2021 - Current development  
 8933/2021 (P) - (C)  
 All rights reserved. Under Developmental Stage 1a, the Lot and Sub-division boundaries and all information contained therein is preliminary and subject to the final determination of the Council under the Local Government Act 1995. The location of the boundaries is based on aerial photography. The information contained herein is for informational purposes only and should not be used for any purposes for which it is not intended. It is recommended that the Council be consulted for the boundaries. Any information or documents must be used in accordance with the terms of the relevant Council Development Stage 1a.

PRELIMINARY	
SCALE:	1:2500
DESIGNED:	T.O.
SURVEY:	-
DRAWN:	AHD
CHECKED:	-

**PROJECT:**  
 PROPOSED REZONING OF  
 PART OF LOT 1006  
 DP 1270101  
 128 MUNIBUNG ROAD  
 BOOLAROO

LEGEND	
	C2 ZONING

TITLE	
OVERALL PLAN	
JOB NO:	22012
DRAWING NO:	22012(RZ)
CURT:	GREEN CAPITAL

Sheet	REV:
2	H





**NOTE:**  
 1. AREAS & DIMENSIONS SUBJECT TO-  
 \* DEVELOPMENT CONSENT  
 \* FINAL SURVEY

LEGEND	
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	CG 2016

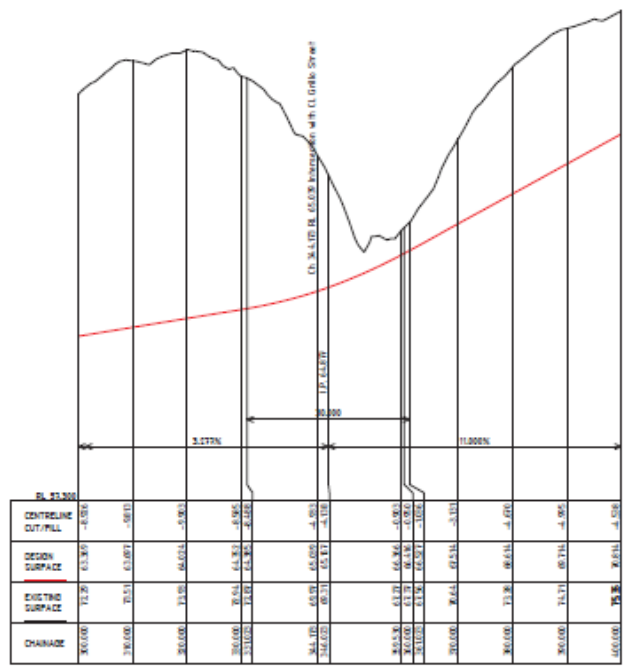
REV.	DATE	DESCRIPTION	INITIAL	APP.
A	24/12/23	PERIMETER WALL	RE	RE
B	15/01/24	ROAD DETAILS	RE	RE
F	15/01/24	LOT CATCHES	RE	RE
C	15/04/23	VICAR ST	RE	RE
D	03/07/23	LOT AREAS	RE	RE
E	20/07/23	SPRINT TRACKING	RE	RE
G	04/07/23	CONTRACTORS	RE	RE
H	23/08/23	QA ISSUE	RE	RE



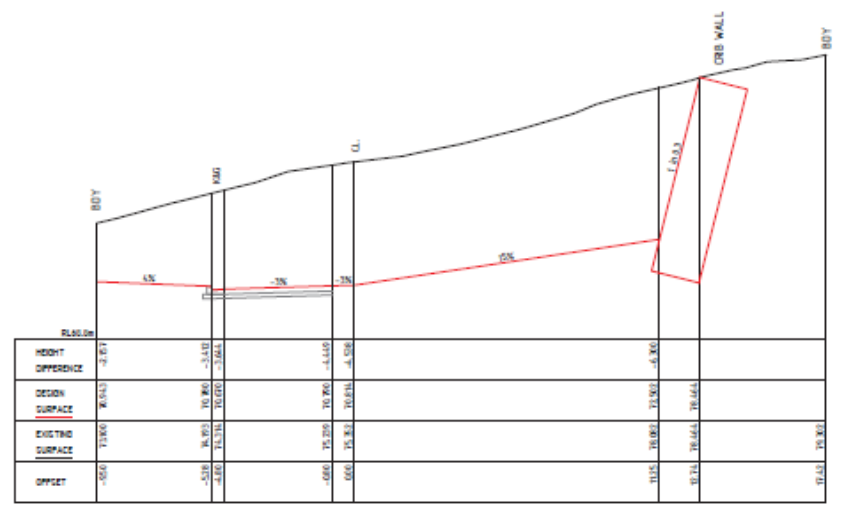
**hdb**  
 TownPlanning & Design  
 1st Floor, 44 Church Street, PO Box 40, MOUNTAIN VIEW 2020  
 P (01) 4933 9999 F (01) 4933 9999  
 E admin@hdb.com.au W www.hdb.com.au  
 AHS (30 271) 011 391

© copyright 2024 - urban development 803/2024/1/1/23	PRELIMINARY SCALE: 1:500 DATE: 20/01/24 SURVEY: - DATE: AHD CONTOUR: DESIGN 0.2m
---------------------------------------------------------	-------------------------------------------------------------------------------------------------

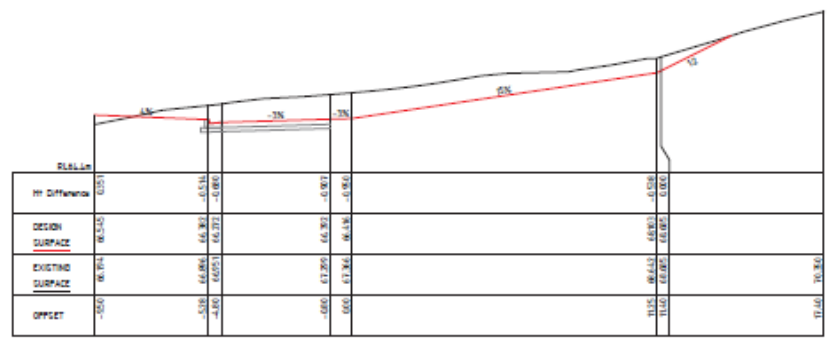
PROJECT: <b>PROPOSED REZONING OF PART OF LOT 1006 DP 1270101 128 MUNIBUNG ROAD BOOLAROO</b>	TITLE: <b>DETAIL PLAN VIEW</b>
DATE: 22/01/24 DRAWING NO: 22012(RZ) CLIENT: GREEN CAPITAL	REV: <b>3 H</b>



**LONGITUDINAL SECTION**  
**CL Vicat Street Ch 300.000 to Ch 400.000**  
 HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3  
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

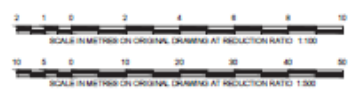


**Ch 400.00 m**  
**CL Vicat Street**  
 HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



**Ch 360.00 m**  
**CL Vicat Street**  
 HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV	DATE	DESCRIPTION	INITIAL	APP
1	04/10/20	PERIMETER WALL	RF	RF
2	15/09/20	ROAD DETAILS	RF	RF
3	15/09/20	LANDSCAPE	RF	RF
4	15/09/20	VICARIFT	RF	RF
5	23/09/20	LOT AREAS	RF	RF
6	23/09/20	CHANGING ROOM	RF	RF
7	24/09/20	CONCRETE FLOOR	RF	RF
8	23/09/20	DA ISOLE	RF	RF



**hdb**  
 TownPlanning & Design  
 1st Floor, 44 Church Street, PO Box 40, MANTLAND NSW 2030  
 P (02) 4933 0002 F (02) 4933 0003  
 E admin@hdb.com.au W www.hdb.com.au  
 www.hdb.com.au

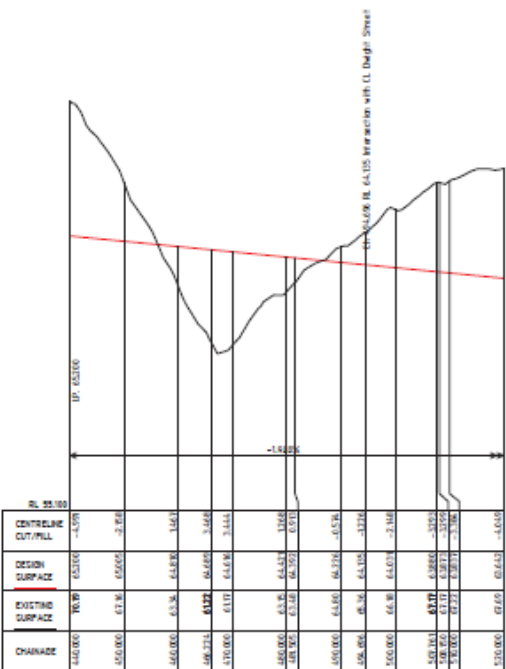
© COPYRIGHT 2021 - ALL RIGHTS RESERVED  
 PRELIMINARY  
 ALL RIGHTS RESERVED. LUNAR DEVELOPMENTS HOLDINGS PTY LTD  
 All rights reserved. Lunar Developments Holdings Pty Ltd wishes to acknowledge and thank the Council for the information provided to assist in the preparation of this plan. The information is provided for your information only and is not intended to be used for any purpose other than that for which it was prepared. The information is provided for your information only and is not intended to be used for any purpose other than that for which it was prepared. The information is provided for your information only and is not intended to be used for any purpose other than that for which it was prepared.

SCALE:	AS NOTED
DRAWN:	T.D.
CHECKED:	-
DATE:	AHD
CONTR:	-

**PROJECT:**  
 PROPOSED REZONING OF  
 PART OF LOT 1006  
 DP 1270101  
 128 MUNIBUNG ROAD  
 BOOLAROO

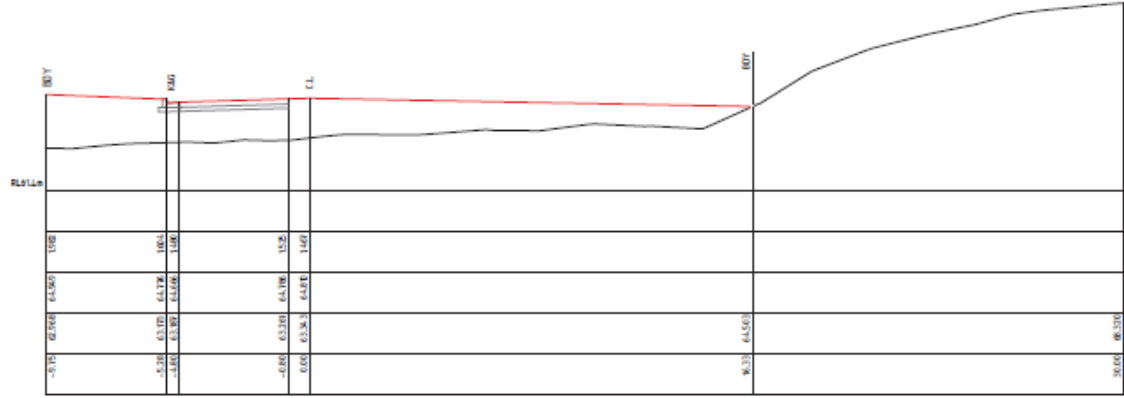
<b>TITLE:</b>	VICAT STREET		
LOT 1006/101	22012	Sheet	REV
DRAWING NO:	22012(RZ)		4 H
CURT:	GREEN CAPITAL		





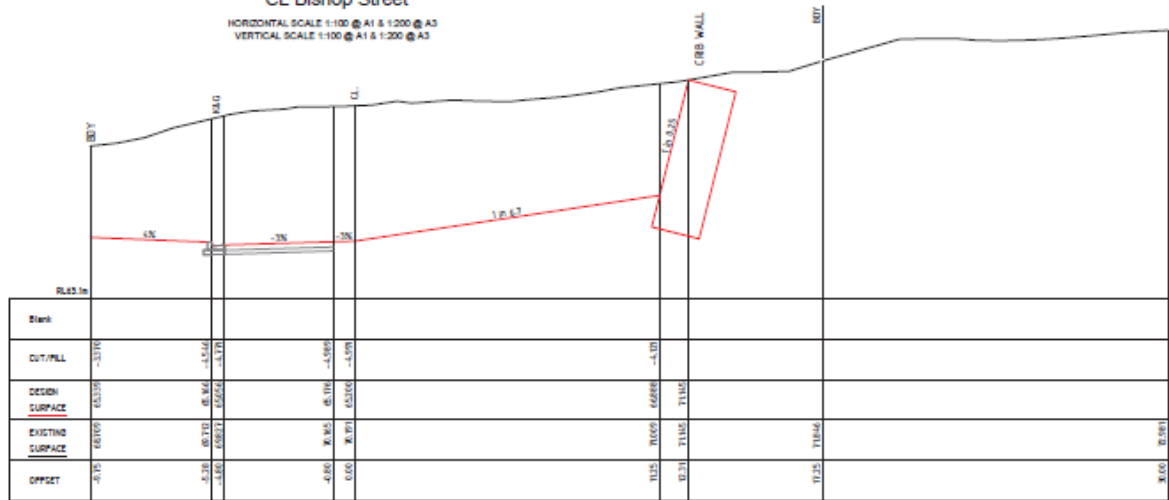
CL Bishop Street Ch 440.000 to Ch 520.000

HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3  
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 460.00 m CL Bishop Street

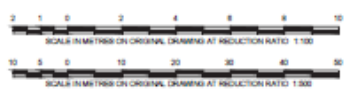
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 440.00 m CL Bishop Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV.	DATE	DESCRIPTION	ISSUED BY	APP.
1	24/05/23	PERIMETER WALL	RK	RK
2	15/05/23	ROAD DETAILS	RK	RK
3	15/05/23	TOP SURFACE	RK	RK
4	15/05/23	NEARBY	RK	RK
5	01/05/23	LOT AREAS	RK	RK
6	01/05/23	PROPOSITIONS	RK	RK
7	24/05/23	CONSTRUCTION	RK	RK
8	24/05/23	CONSTRUCTION	RK	RK
9	24/05/23	CONSTRUCTION	RK	RK



**hdb**  
TownPlanning & Design  
1st Floor, 44 Church Street, PO Box 40, MANTLAND NSW 2020  
P (02) 4933 0000 F (02) 4933 0003  
admin@hdb.com.au www.hdb.com.au  
ABN 55 011 017 528

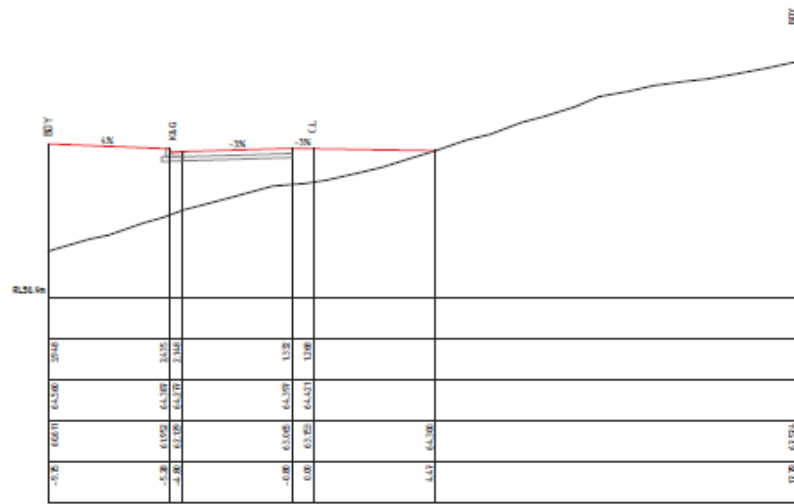
© COPYRIGHT 2023 - TOWN PLANNING & DESIGN  
RESERVED (PTY LTD)  
All Rights Reserved. Under Development/Endorsement  
This drawing is the property of hdb and is not to be  
reproduced or used in any way without the written  
consent of hdb. This drawing is the property of hdb  
and is not to be used for any other purpose. The  
information contained herein is for informational  
purposes only and does not constitute an offer or  
any other financial product. The information  
contained herein is for informational purposes only  
and does not constitute an offer or any other  
financial product. The information contained herein  
is for informational purposes only and does not  
constitute an offer or any other financial product.

PRELIMINARY	
ROADWORK DRAWING	
SCALE:	AS NOTED
DESIGN NO:	T.O.
SURVEY:	-
DATUM:	AHD
CONTRACT:	-

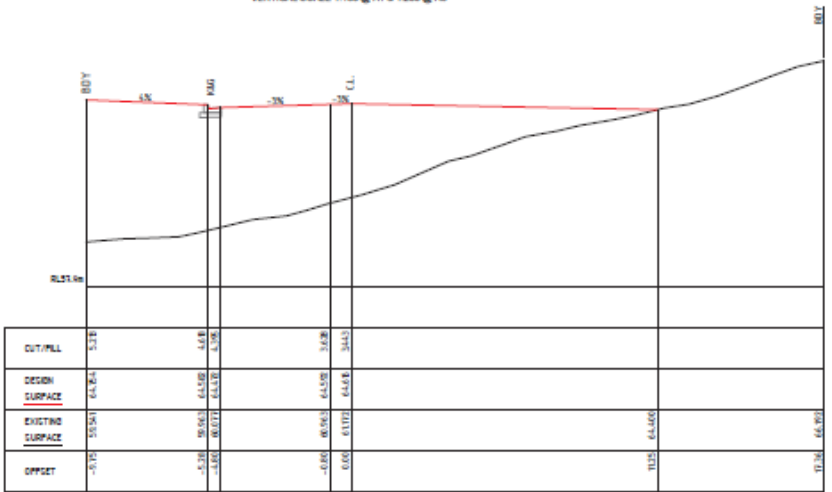
PROJ. ECT:  
**PROPOSED REZONING OF  
PART OF LOT 1006  
DP 1270101  
128 MUNIBUNG ROAD  
BOOLAROO**

TITLE			
BISHOP STREET			
DATE:	22/12	Sheet:	REV:
DRAWING NO:	22012(RZ)		6 H
CURT:	GREEN CAPITAL		

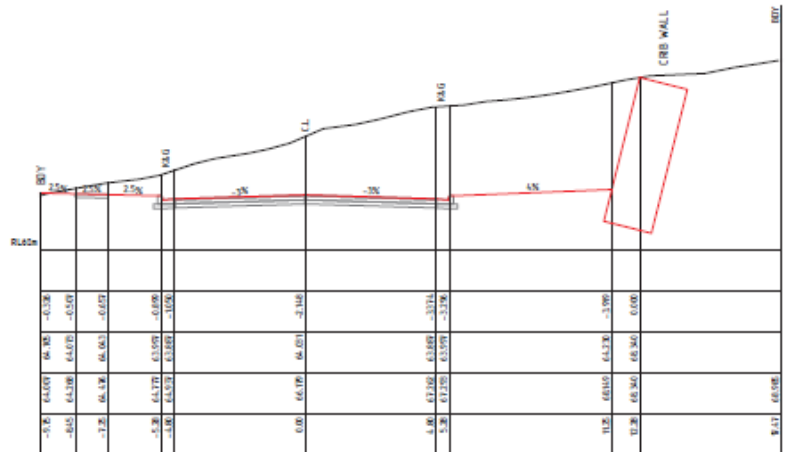




Ch 480.00 m  
CL Bishop Street  
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

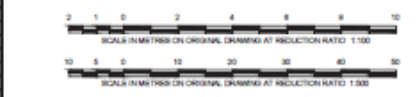


Ch 470.00 m  
CL Bishop Street  
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 500.00 m  
CL Bishop Street  
HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV	DATE	DESCRIPTION	INITIAL	APP
H	04/10/23	PERIMETER WALL	RK	RK
G	15/08/23	ROAD DETAILS	RK	RK
F	15/08/23	LOT CAYOUT	RK	RK
E	15/08/23	VCAR ST	RK	RK
D	07/05/23	LOT AREA	RK	RK
C	04/07/23	ROAD TIE-IN	RK	RK
B	04/07/23	LOT EASEMENT	RK	RK
A	03/08/22	DATE	RK	RK



hdb  
TownPlanning & Design  
1st Floor, 44 Church Street, PO Box 40, MAITLAND NSW 2320  
P: (02) 4933 8999 F: (02) 4933 8993  
E: admin@hdb.com.au W: www.hdb.com.au  
ABN 30 019 017 598

© COPYRIGHT 2023 - LUMEN DEVELOPMENT SERVICES PTY LTD

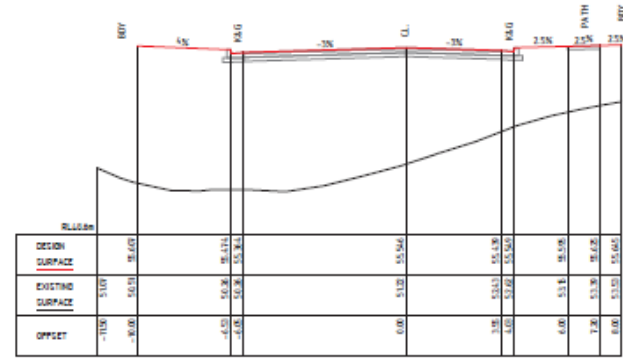
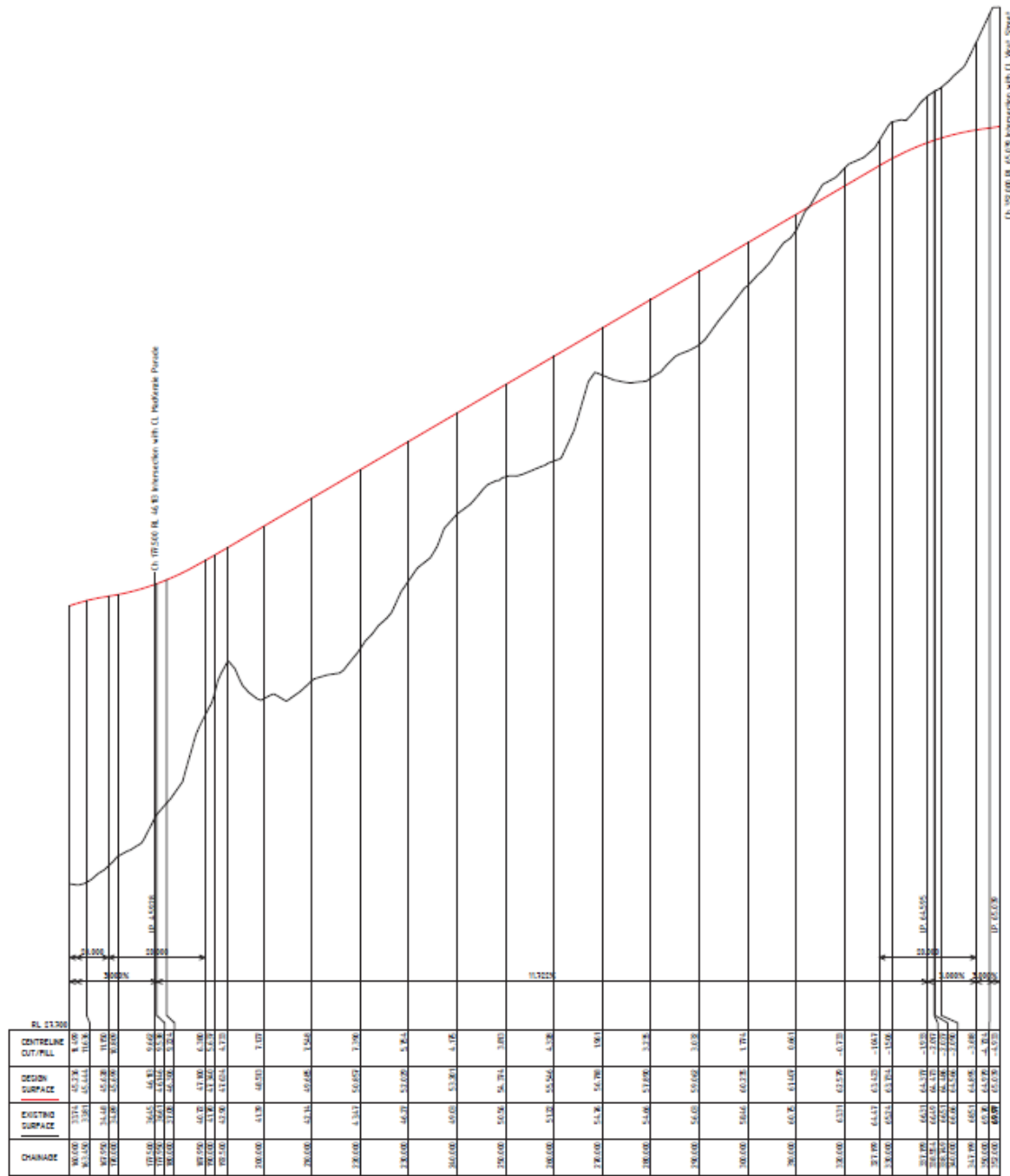
All rights reserved. Lumen Development Services Pty Ltd retains all rights in this document and all information contained therein is prepared by specialists under the Australian Copyright Act 1968. Reproduction of this document in part or whole and for any purpose other than that intended by Lumen Development Services Pty Ltd, constitutes a breach of copyright. This document is only to be used for the purpose for which it was commissioned and is dependent upon the Terms of Engagement for the commission. Any reference to this document must include the document to be reading and also include reference to Lumen Development Services Pty Ltd.

PRELIMINARY  
SCALE: AS NOTED  
DATE: T.O.  
SURVEY: -  
DATE: AHD  
CONTOUR: -

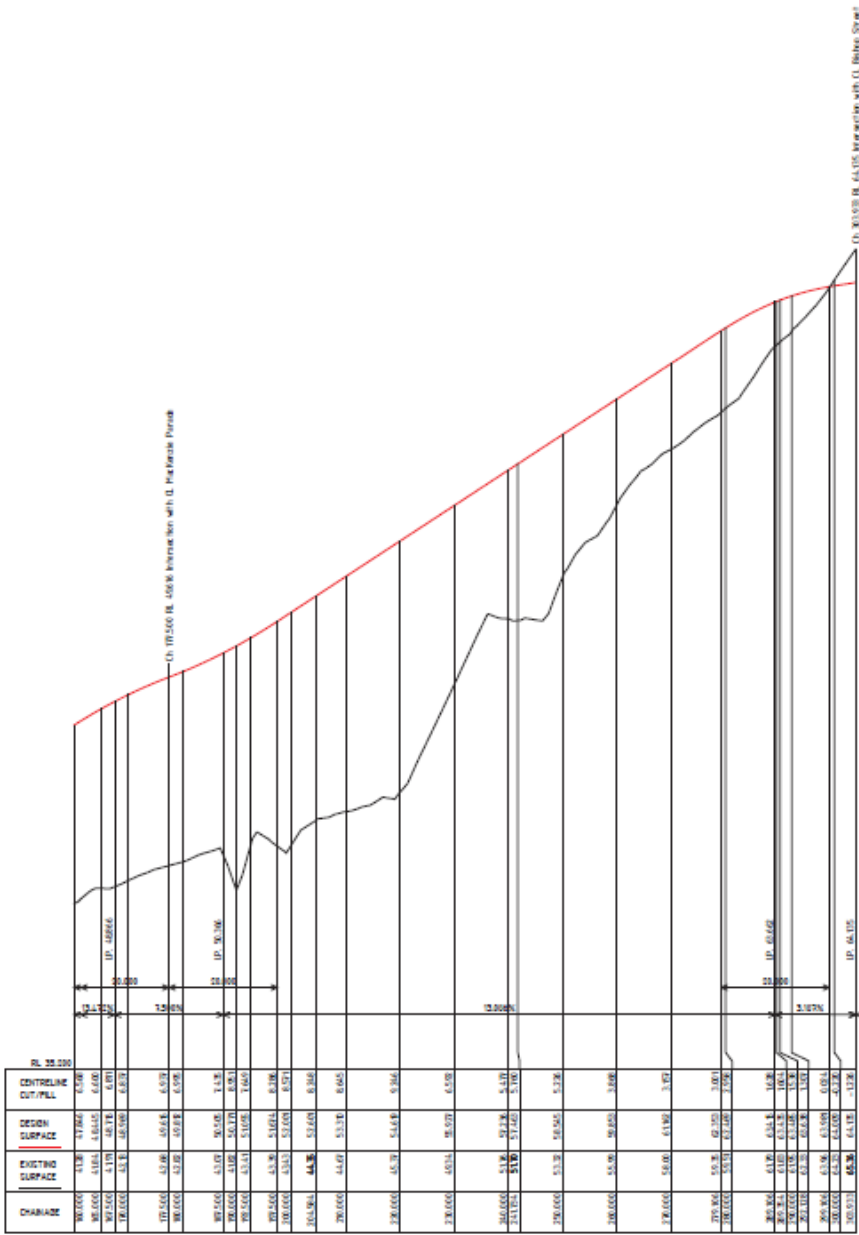
PROJECT:  
**PROPOSED REZONING OF  
PART OF LOT 1006  
DP 1270101  
128 MUNIBUNG ROAD  
BOOLAROO**

TITLE:  
**BISHOP STREET**

JOB NO	22012	Sheet	REV
DRAWING NO	22012(RZ)		<b>7 H</b>
CURT	GREEN CAPITAL		

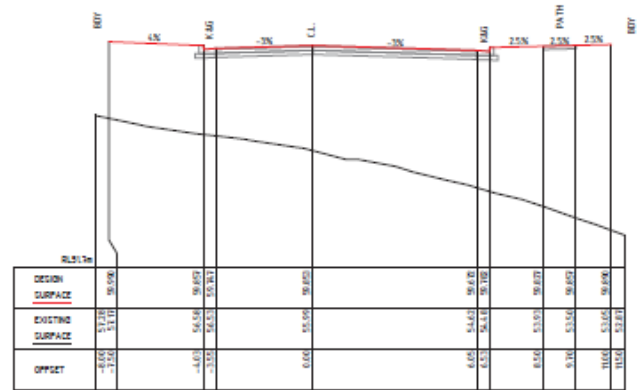






CL Dwight Street Ch 160.000 to Ch 303.933

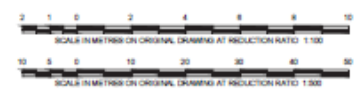
HORIZONTAL SCALE 1:500 @ A1 & 1:1000 @ A3  
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3



Ch 260.00 m  
 CL Dwight Street

HORIZONTAL SCALE 1:100 @ A1 & 1:200 @ A3  
 VERTICAL SCALE 1:100 @ A1 & 1:200 @ A3

REV	DATE	DESCRIPTION	INITIAL	APP
H	24/12/23	PERMITS/WALL	R.R.	R.R.
G	15/01/23	ROAD DETAILS	R.R.	R.R.
F	15/01/23	TOP LAYOUT	R.R.	R.R.
E	13/04/23	VEGET	R.R.	R.R.
D	20/02/23	LOT AREAS	R.R.	R.R.
C	20/02/23	CROSS SECTIONS	R.R.	R.R.
B	24/01/23	CONTRACTORS	R.R.	R.R.
A	23/01/23	GA BILLS	R.R.	R.R.



**hdb**  
 TownPlanning & Design  
 1st Floor, 44 Church Street, PO Box 40, MARLAND NSW 2209  
 P (02) 4933 0000 R (02) 4933 0003  
 admin@hdb.com.au W www.hdb.com.au  
 AHS 20 2011 01 100

© COPYRIGHT 2021 - LUMEN DEVELOPMENT  
 BREEZEBUD PTY LTD  
 All Rights Reserved. Lumen Development (Breezibud) Pty Ltd and its staff shall retain all rights and information contained therein as generated by copyright under the Copyright Act of 1968. Transmission of this document in print or other form, or use without the written permission of Lumen Development (Breezibud) Pty Ltd constitutes a breach of copyright. This document may only be used for the purposes for which it was specifically prepared and in accordance with the Terms of Engagement for this project. Any reference to the drawings must include the document to be copied and the initials reference to the 'Lumen Development (Breezibud) Pty Ltd'.

PRELIMINARY BREEZIBUD (LUMEN)	
SCALE:	AS NOTED
DRAWN BY:	T.O.
CHECKED BY:	-
DATE:	AHD
CONTR:	-

PROJECT:  
 PROPOSED REZONING OF  
 PART OF LOT 1006  
 DP 1270101  
 128 MUNIBUNG ROAD  
 BOOLAROO

TITLE DWIGHT STREET			
DATE:	22012	Sheet:	REV:
DRAWING NO:	22012(RZ)	Scale:	10 H
CURT:	GREEN CAPITAL		



**Attachment 2. Civil Designs and Site Line Assessment**

A1



PLAN SCALE - 1:500

