

# Statement of Environmental Effects

## Staged Residential Subdivision

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Prepared on behalf of Avid Residential Estates Pty  
Ltd

| Document Control Sheet |           |               |             |             |             |
|------------------------|-----------|---------------|-------------|-------------|-------------|
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Reference: (190433(97)-Statement of Environmental Effects)

## 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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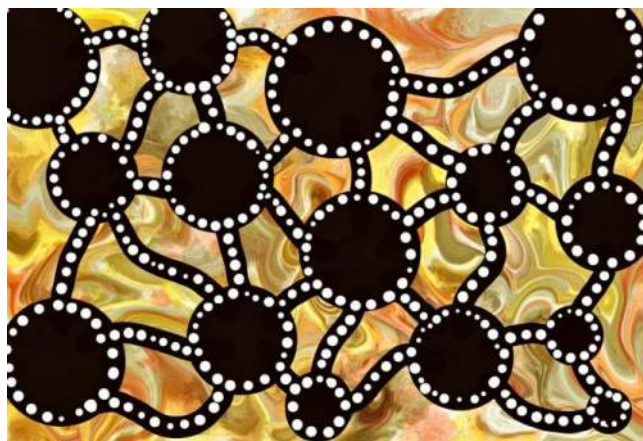
The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

## Acknowledgement of Country

We, ADW Johnson, acknowledge the Traditional Custodians of the land where we live and work, the country of Awabakal, Darkinjung and the Eora Nation.

We recognise their continuous connection to the land and waters of our beautiful regions. We pay our respects to Aboriginal and Torres Strait Islanders Elders past, present and emerging.

Artwork created by Joe Griffin, a proud Aboriginal man, descendant of the Awabakal people.



# Contents

|                                                                               |           |
|-------------------------------------------------------------------------------|-----------|
| <b>Glossary and Abbreviations</b>                                             | <b>7</b>  |
| <b>Executive Summary</b>                                                      | <b>8</b>  |
| Purpose                                                                       | 8         |
| Application Details                                                           | 8         |
| Development Standards/Controls                                                | 8         |
| External Referrals                                                            | 8         |
| Summary                                                                       | 8         |
| <b>1 Introduction</b>                                                         | <b>10</b> |
| <b>2 The Site</b>                                                             | <b>12</b> |
| 2.1 Location                                                                  | 12        |
| 2.2 Land Title                                                                | 12        |
| 2.3 Ownership                                                                 | 13        |
| 2.4 Physical Description                                                      | 13        |
| 2.4.1 Site                                                                    | 13        |
| 2.4.2 Context                                                                 | 13        |
| 2.4.3 Access                                                                  | 14        |
| 2.4.4 Topography and Watercourses                                             | 14        |
| 2.4.5 Vegetation                                                              | 14        |
| <b>3 Description of the Proposed Development</b>                              | <b>16</b> |
| 3.1 Proposed Development                                                      | 16        |
| 3.1.1 Demolition & Vegetation Removal                                         | 17        |
| 3.1.2 Bulk Earthworks                                                         | 17        |
| 3.1.3 Subdivision                                                             | 18        |
| 3.1.4 Road Construction and Intersection Upgrades                             | 19        |
| 3.1.5 Landscaping                                                             | 19        |
| <b>4 Planning Controls</b>                                                    | <b>21</b> |
| 4.1 Environmental Planning Instrument (S4.15C1(A)(I))                         | 21        |
| 4.1.1 Maitland Local Environmental Plan 2011                                  | 21        |
| 4.1.2 State Environmental Planning Policy (Transport and Infrastructure) 2021 | 25        |
| 4.1.3 State Environmental Planning Policy (Planning Systems) 2021             | 26        |
| 4.1.4 State Environmental Planning Policy (Resilience and Hazards) 2021       | 27        |
| 4.1.5 SEPP (Biodiversity and Conservation) 2021                               | 27        |
| 4.2 Draft Environmental Planning Instruments (S4.15(1)(a)(ii))                | 28        |
| 4.3 Development Control Plans (S4.15(1)(a)(iii))                              | 28        |

|          |                                                                          |           |
|----------|--------------------------------------------------------------------------|-----------|
| 4.4      | Planning Agreements (S4.15(1)(a)(illA)) and Contribution Plans .....     | 29        |
| 4.4.1    | Thornton North Contributions Plan.....                                   | 29        |
| 4.5      | The Hunter Regional Plan 2041 .....                                      | 29        |
| 4.6      | Environment Protection and Biodiversity Conservation Act (EPBC Act)..... | 30        |
| 4.7      | Biodiversity Conservation Act 2016.....                                  | 30        |
| 4.8      | Integrated Development .....                                             | 30        |
| <b>5</b> | <b>Environmental Controls .....</b>                                      | <b>34</b> |
| 5.1      | The Likely Impacts of Development (S4.15C(1)(B)) .....                   | 34        |
| 5.1.1    | Context and Setting .....                                                | 34        |
| 5.1.2    | Access, Transport and Traffic .....                                      | 34        |
| 5.1.3    | Public Domain.....                                                       | 36        |
| 5.1.4    | Utilities.....                                                           | 36        |
| 5.1.5    | Stormwater & Water Quality.....                                          | 36        |
| 5.1.6    | Erosion and Sediment Control.....                                        | 36        |
| 5.1.7    | Flora and Fauna.....                                                     | 36        |
| 5.1.8    | Heritage .....                                                           | 38        |
| 5.1.9    | Natural Hazards.....                                                     | 38        |
| 5.1.10   | Noise and Vibration .....                                                | 39        |
| 5.1.11   | Social and Economic Impact.....                                          | 39        |
| 5.1.12   | Geotechnical Considerations .....                                        | 40        |
| 5.1.13   | Landscaping .....                                                        | 41        |
| 5.1.14   | Site Design and Internal Design .....                                    | 41        |
| 5.1.15   | Waste .....                                                              | 41        |
| 5.1.16   | Safety, Security and Crime Prevention.....                               | 41        |
| 5.2      | The Suitability of the Site for the Development (s4.15(1)(c)) .....      | 41        |
| 5.3      | Any Submissions made in Accordance with the Act (s4.15(1)(d)) .....      | 42        |
| 5.4      | The Public Interest (s4.15(1)(e)).....                                   | 42        |
| <b>6</b> | <b>Conclusion.....</b>                                                   | <b>44</b> |

## List of Figures and Photos

|                                                        |    |
|--------------------------------------------------------|----|
| Figure 1: Site Location.....                           | 12 |
| Figure 2: Aerial of Site .....                         | 13 |
| Figure 3: Waterford Country North Precinct Plan .....  | 14 |
| Figure 4: Overall Masterplan.....                      | 16 |
| Figure 5: Demolition Plan.....                         | 17 |
| Figure 6: Site Regrade Plan .....                      | 18 |
| Figure 7: Overall Site Plan .....                      | 19 |
| Figure 8: Land Zone Map .....                          | 21 |
| Figure 9: Lot Size Map.....                            | 22 |
| Figure 10: Acid Sulfate Soils Map .....                | 24 |
| Figure 11: Waterford Country North Precinct Plan ..... | 28 |
| Figure 12: Chisholm Central Precinct Plan.....         | 29 |
| Figure 13: New England Growth Corridor .....           | 30 |
| Figure 14: Walkability Plan.....                       | 35 |
| Figure 15: Ground-Truthed Vegetation .....             | 37 |
| Figure 16: Bushfire Prone Land Map.....                | 38 |
| Figure 17: Test Pit Locations .....                    | 40 |

## List of Tables

|                                               |    |
|-----------------------------------------------|----|
| Table 1: Proposed Subdivision Staging .....   | 18 |
| Table 2: Integrated Development Summary ..... | 30 |

# Glossary and Abbreviations

|          |                                                        |
|----------|--------------------------------------------------------|
| EP&A Act | Environmental Planning & Assessment Act 1979           |
| SEPP     | State Environmental Planning Policy                    |
| MLEP     | Maitland Local Environmental Plan 2011                 |
| MDCP     | Maitland Development Control Plan 2026                 |
| SEE      | Statement of Environmental Effects                     |
| DA       | Development Application                                |
| URA      | Urban Release Area                                     |
| TNURA    | Thornton North Urban Release Area                      |
| RFS      | Rural Fire Service                                     |
| SBDAR    | Streamlined Biodiversity Development Assessment Report |
| TfNSW    | Transport of New South Wales                           |
| PSI      | Preliminary Site Investigation                         |
| AEP      | Anderson Environmental Planning                        |
| PCT      | Plant Community Type                                   |
| BFAR     | Bushfire Assessment Report                             |
| AHIP     | Aboriginal Heritage Impact Permit                      |

# Executive Summary

## Purpose

This Statement of Environmental Effects (“SEE”) has been prepared by ADW Johnson to accompany a development application (“DA”) with Maitland City Council for a residential subdivision at Chisholm.

## Application Details

|                          |                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>        | Avid Residential Estates Pty Ltd                                                                                      |
| <b>Development:</b>      | 15 lot Torrens Title Residential Subdivision                                                                          |
| <b>Site Description:</b> | Lot 9120 DP 1295941 – 2 Settlers Boulevard, Chisholm; and<br>Lot 9400 DP1313704 – 487 Raymond Terrace Road, Chisholm. |
| <b>Owner:</b>            | Avid Residential Estates Pty Ltd                                                                                      |
| <b>Development Cost:</b> | \$2,500,000                                                                                                           |

## Development Standards/Controls

|                            |                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------|
| <b>Zone:</b>               | R1 - General Residential                                                               |
| <b>Definition:</b>         | Subdivision                                                                            |
| <b>Permissibility:</b>     | Permissible with Consent ( <i>Maitland Local Environmental Plan 2011</i> – Clause 2.6) |
| <b>Minimum Lot Size:</b>   | 450m <sup>2</sup>                                                                      |
| <b>Urban Release Area:</b> | Thornton North Urban Release Area                                                      |

## External Referrals

|                  |                                                                                        |
|------------------|----------------------------------------------------------------------------------------|
| <b>Bushfire:</b> | Yes – Residential subdivision of bushfire prone land (Rural Fire Service – Integrated) |
|------------------|----------------------------------------------------------------------------------------|

## Summary

The proposed residential subdivision is consistent with the key planning controls as per the relevant legislation, most notably the *Maitland Local Environmental Plan 2011*. The development has also been designed in accordance with the relevant controls of the *Maitland Development Control Plan 2026*.

Council is requested to grant consent for this application.

# Section 1

# Introduction

# 1 Introduction

ADW Johnson has been engaged by Avid Residential Estates Pty Ltd (“Avid”) to prepare and lodge a Development Application (DA) with Maitland City Council (Council) for a staged 15 lot Torrens Title subdivision over Lot 9120 in DP 1295941 and Lot 9400 in DP 1313704 in Chisholm.

This Statement of Environmental Effects (SEE) 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 Council in making a determination on the subject application.

The proposed development involves the creation of 15 residential lots in two stages within the Thornton North Urban Release Area, and will be known as Stage 97 of the Waterford Development. Consent is also sought for the demolition of existing structures, vegetation removal, bulk earthworks/regrading, retaining construction of roads, and landscaping. Intersection upgrades are also proposed as part of this application.

Plans of the proposed subdivision are provided within **Appendices A and B** and further details are provided within Section 3 of this SEE.

The subject residential allotments are located within the R1 General Residential zone, where subdivision is permissible with consent and a minimum lot size of 450m<sup>2</sup> applies. All residential allotments have been designed to achieve this principal development standard.

This site is located within Stage 97 of the Thornton North Urban Release Area (TNURA) which was rezoned in July 2007. The rezoning involved the development of an area specific Master Plan – the principles of which are now included within Chapter 10 of the *Maitland City Council Development Control Plan 2026* (MDCP). As per Chapter 10, the subject site falls under the Waterford County North Precinct Plan and Chisholm Central Precinct Plan. The design of the subdivision is generally in accordance with these precinct plans.

A crucial advantage in the site being developed by Avid is their proven ability to deliver a quality product. Avid has developed approximately one third of the TNURA on the northern side of Raymond Terrace Road. The Waterford Development by Avid has met councils objectives of providing accessible open space, a legible road hierarchy and a regional stormwater scheme.

Overall, the proposed development complies with all relevant provisions of the *Maitland Local Environmental Plan 2011* (MLEP) as well as the relevant controls of the MDCP.

# Section 2

## The Site



## 2 The Site

### 2.1 Location

The subject site is comprised of the following two lots:

- Lot 9120 in DP 1295941 – 2 Settlers Boulevard, Chisholm; and
- Lot 9400 in DP 1313704 –.487 Raymond Terrace Road Chisholm.

The site is located to the east of Settlers Boulevard and to the north of Raymond Terrace Road – situated on the corner of this intersection (see **Figure 1**).

In terms of the broader locality, the site is approximately 1.4km to the north of Thornton Town Centre, and 500m to the south of Chisholm Village.

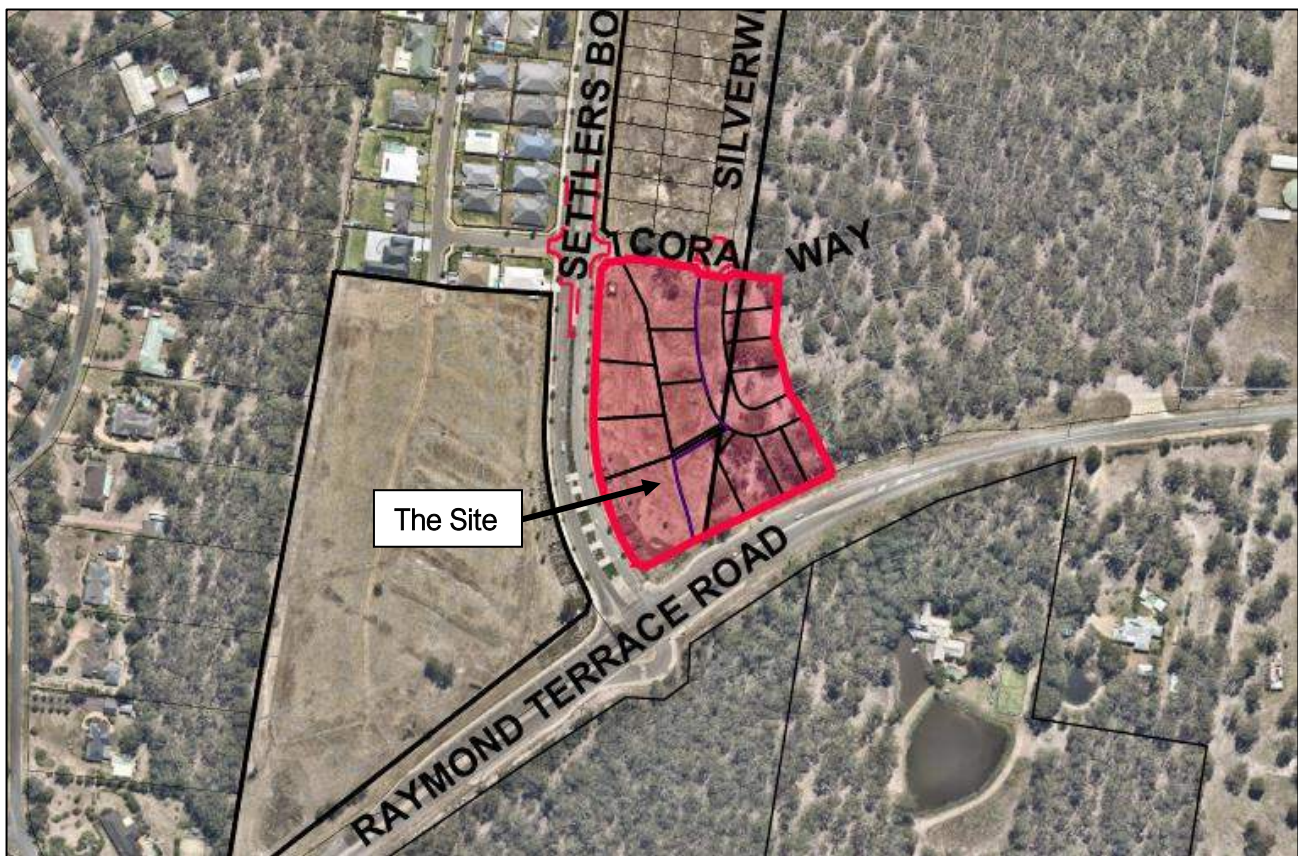


Figure 1: Site Location  
Source: ADW Johnson (April 2026)

### 2.2 Land Title

The subject site includes land identified as the following two allotments

- Lot 9120 DP 1295941; and
- Lot 9400 DP 1313704.

The land is burdened by numerous easements which will require removal/modification as part of the proposed development. Copies of the Deposited Plans are provided within **Appendix C**.

## 2.3 Ownership

Lot 9120 in DP 1295941 and Lot 9400 in DP1313704 are both owned by Avid Residential Estates Pty Ltd. Owners' consent to the lodgment of this application is provided as a letter of authority attached to the application form.

Copies of the Certificates of Title are provided in **Appendix D**.

## 2.4 Physical Description

### 2.4.1 Site

The site is made up of two individual allotments, each comprising separate built form and context.

Lot 9120 is an irregular shaped corner allotment, and makes up the eastern portion of the subject site. This lot contains the Waterford Sales Office, a café (The Kitchen at Waterford), and parking areas. This lot also contains associated signage and site landscaping.

Lot 9400 is an irregular shaped residue lot created under previous subdivision stages of the Waterford development, and makes up the western portion of the subject site. Within the site, Lot 9400 contains some scattered vegetation. The western part of the site abuts residential lots under construction within Waterford Stage 96.

A recent aerial image of the site is provided within **Figure 2**.



Figure 2: Aerial of Site  
Source: Near Map (14 January 2026)

### 2.4.2 Context

As mentioned, the site is located within Stage 97 of the TNURA, within the Waterford County North Precinct. The site is positioned within the southern portion Waterford Country North Precinct Development, and is surrounded by residential land under various stages of development.

Surrounding development includes constructed residential dwellings to the north and west, and residential subdivision under construction to the east. The proposed development represents the final stage within the Waterford Development.

How the site fits in with the Waterford Country North Precinct Plan is shown within **Figure 2**. It is noted that the site also contains land within the Chisholm Central Precinct Plan – this is addressed within **Section 4.3.1** of this SEE.

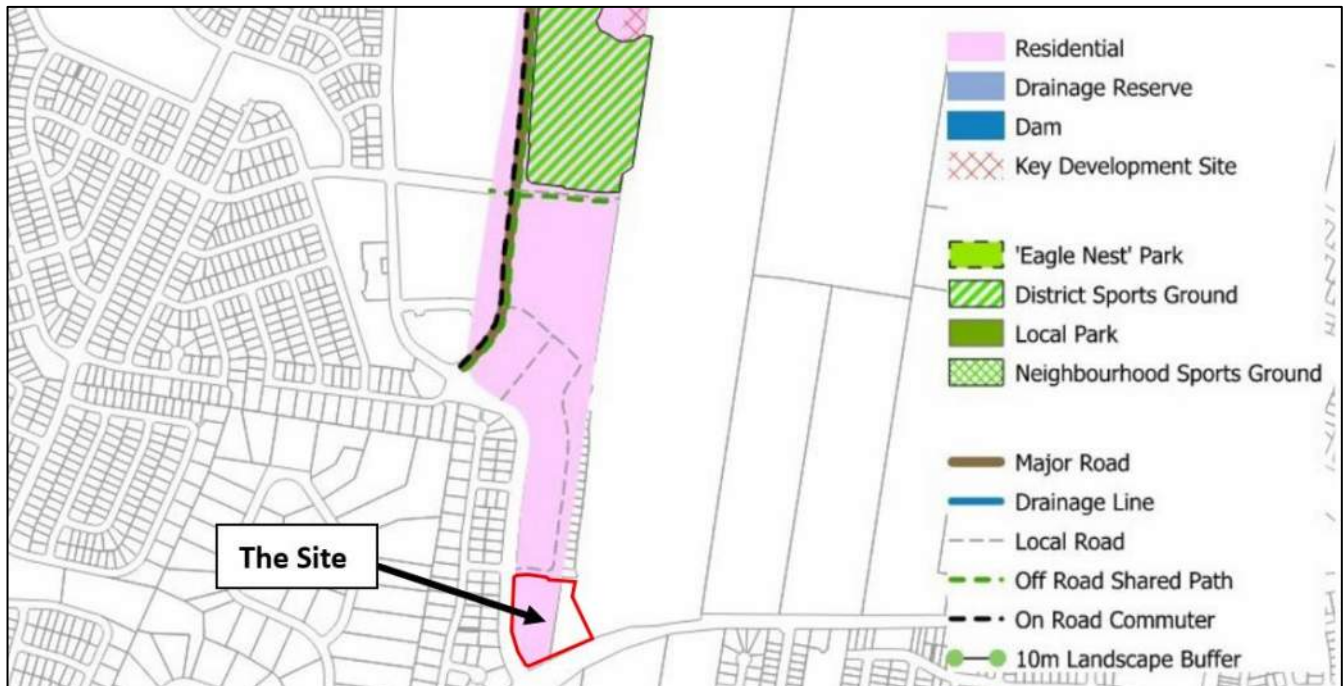


Figure 3: Waterford Country North Precinct Plan  
Source: MDCP 2026 (April 2026)

### 2.4.3 Access

Vehicular access to Lot 9120 is currently gained off Cora Way and Silverwisp Road to the north. Pedestrian access is available via multiple pathways connecting to the sales office and car parking areas.

Access to Lot 9400 is gained via Cora Way or Possumwood Road. There is currently no formalised access onto the part of Lot 9400 subject to this DA.

The extension of Silverwisp Road and Possum Wood Road through the subject site forms part of this development application. All future lots will have access to the public road network at completion.

### 2.4.4 Topography and Watercourses

The site is relatively flat with a gentle slope to the southeast at an elevation ranging between 3m AHD to 42m AHD.

The site does not contain any watercourses.

### 2.4.5 Vegetation

As shown in **Figure 3**, the aerial image illustrates that the site is largely cleared, characterized by open ground and scattered mature trees within the eastern portion. The western portion of the site contains managed lawn, and landscaped areas surrounding the existing sales office.

# Section 3

## Description of the Proposed Development

# 3 Description of the Proposed Development

## 3.1 Proposed Development

The proposed development comprises the following elements:

- Demolition of existing buildings and vegetation removal;
- Bulk earthworks and lot regrading, including lot benching and retaining, over part of the development footprint;
  - Bulk earthworks include 2,240m<sup>3</sup> of cut and 10,270m<sup>3</sup> of fill across the site – with an estimated 8,030m<sup>2</sup> of fill be sourced from the adjacent Waterford development where available (amount to be determined prior to Construction Certificate);
  - Retaining walls are proposed where necessary;
- 15 Torrens Title residential lots, delivered in two stages as follows:
  - Stage 97A = eight residential lots; and
  - Stage 97B= seven residential lots;
- Road intersection upgrades including one roundabout and one raised threshold;
- Construction of local road with 1.5m wide footpaths along one side;
- Provision of underground water, sewer, communication (NBN) and electrical services as required;
- Creation of any necessary easements – including sewer main easement; and
- Landscaping works including street tree planting.

The Overall Masterplan is shown in **Figure 4**, and a detailed description of the proposed works is provided within **Sections 3.1.1 – 3.1.5** below.

Refer also to the proposed DA plans and concept civil engineering plans which are provided within **Appendices A** and **B** respectively.

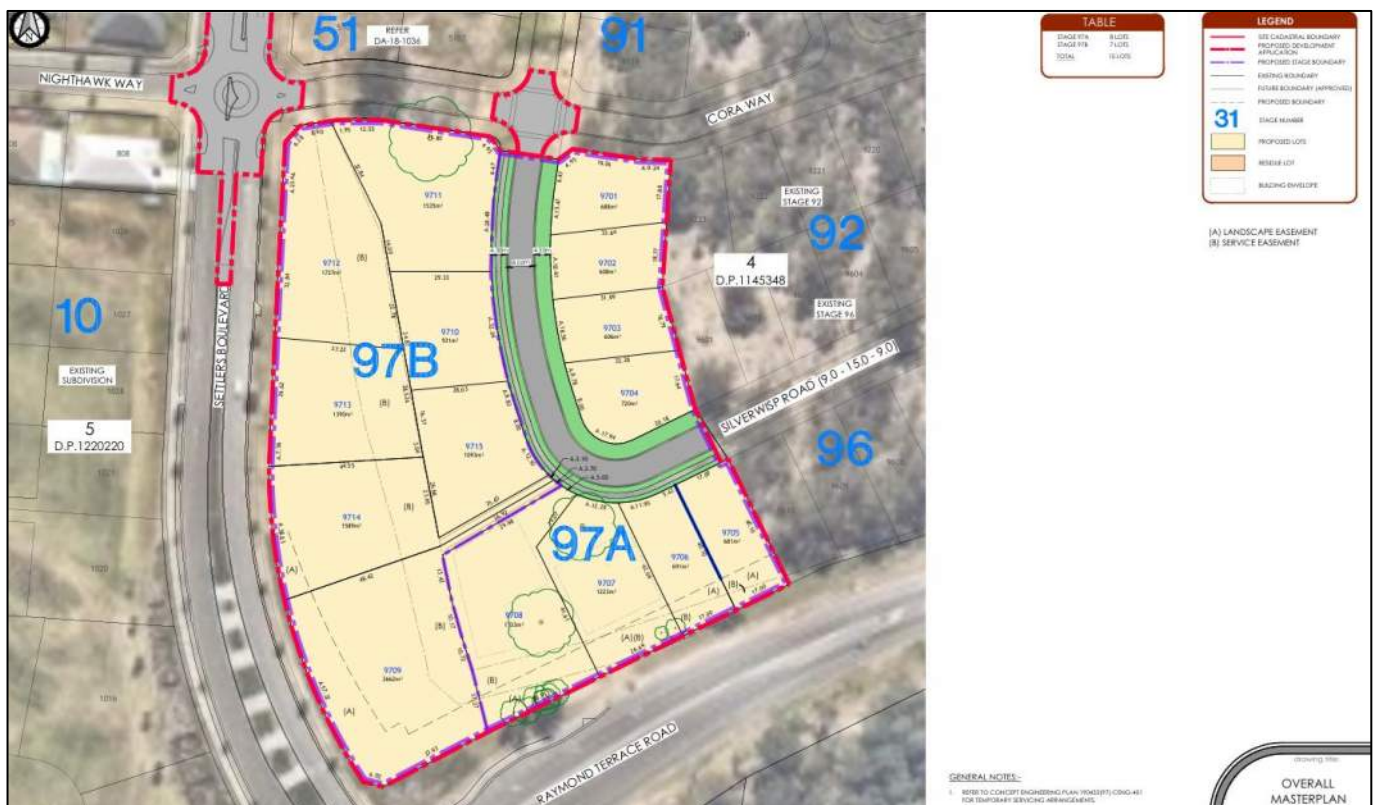


Figure 4: Overall Masterplan  
Source: ADW Johnson (April 2026)

### 3.1.1 Demolition & Vegetation Removal

This DA seeks consent for demolition of existing buildings and structures across the site (see **Figure 5**). This includes the demolition of the existing café, sales office, and the removal of car parks and other hard stand areas. It is noted that the sales office and café are located within stage 97B of the subdivision to ensure these facilities can remain operational for as long as possible prior to their demolition and removal.

All existing services will be disconnected and appropriate construction fencing erected prior to demolition works.

The memorial on the site will also be relocated outside the developable area into an easement to ensure preservation and accessibility.

The proposed development requires the removal of vegetation including 56 trees within the development footprint. 11 trees will be retained on the site, with appropriate tree protection measures to be implemented in accordance with Tree Protection Plan (refer to **Appendix E**).



Figure 5: Demolition Plan  
Source: ADW Johnson (April 2026)

### 3.1.2 Bulk Earthworks

This DA seeks consent for bulk earthworks throughout the site including the following:

- Cut volume: 2,240m<sup>3</sup>
  - Cut is proposed to a maximum depth of -1.5m
- Fill volume: 10,270m<sup>3</sup>
  - Fill is proposed to a maximum depth of 3m
- A small retaining wall is proposed adjacent Lot 9705.
- Note: No earthworks are proposed within the tree protection zones around the retained trees, or where existing landscaping is to be retained.

The total balance of cut and fill required will result in a shortage of approximately 8,030m<sup>3</sup> (amount to be determined prior to Construction Certificate) – with this fill to be imported onto the site. Where available, fill will be sourced from the adjacent Waterford development.

The site regrade plan is provided below (refer to **Figure 6**).



Figure 6: Site Regrade Plan  
Source: ADW Johnson (April 2026)

### 3.1.3 Subdivision

This DA seeks consent for the subdivision of the site into 15 Torrens Title residential lots delivered in two stages.

The proposed lots range from 606m<sup>2</sup> to 2,662m<sup>2</sup>, and have been designed to accommodate a diversity of future residential uses as permitted within the R1 zone.

The table below provides a schedule of the proposed residential lots:

Table 1: Proposed Subdivision Staging

| Land Zone              | Lot Size               | Stage 97A | Stage 97B | Total     |
|------------------------|------------------------|-----------|-----------|-----------|
| R1 General Residential | 550-650 m <sup>2</sup> | -         | 2         | 2         |
|                        | 650-750 m <sup>2</sup> | -         | 4         | 4         |
|                        | over 750m <sup>2</sup> | 7         | 2         | 9         |
| <b>TOTAL</b>           |                        | <b>7</b>  | <b>8</b>  | <b>15</b> |

DA Plans are enclosed within **Appendix A**, and an excerpt of the Overall Site Plan is provided as **Figure 7** overleaf.

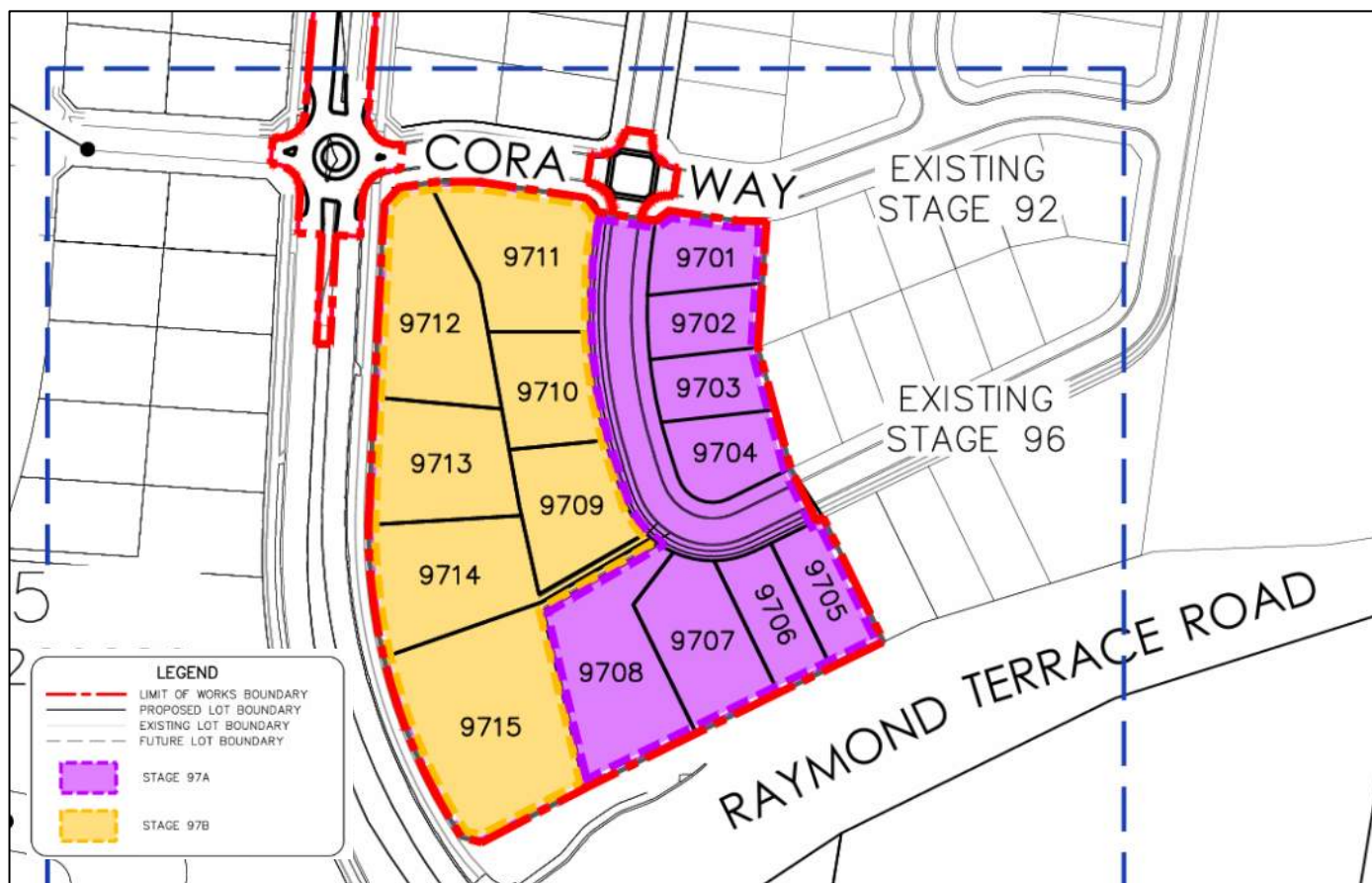


Figure 7: Overall Site Plan  
Source: ADW Johnson (April 2026)

### 3.1.4 Road Construction and Intersection Upgrades

Silverwisp Road and Possumwood Road will be extended through the site to provide access to the proposed lots. This construction will include an 8m wide roadway with kerb and gutter, 4.5m verges and a 1.5m wide pedestrian pathway on one side.

The following works are also proposed to the two existing intersections that adjoin the site to the north:

- One lane roundabout at the intersection of Settlers Boulevard, Nighthawk Way and Cora Way; and
- Raised threshold at the intersection of Cora Way and Silverwisp Road.

For further detail refer to concept engineering plans provided within **Appendix B**

### 3.1.5 Landscaping

Landscaping works proposed under this DA includes the following:

- Street tree planting using native species;
- Turfing of nature strips; and
- Layered mass planting of native shrubs grasses and groundcovers to sewer main easement area within lots adjoining Raymond Terrace Road.

Further details are provided within the Landscape Plans (refer to **Appendix F**).

# Section 4

## Planning Controls

# 4 Planning Controls

## 4.1 Environmental Planning Instrument (S4.15C1(A)(I))

### 4.1.1 Maitland Local Environmental Plan 2011

#### Zoning

The site is located within the *R1 General Residential Zone*, as shown in **Figure 8**.



Figure 8: Land Zone Map  
Source: NSW Planning Portal Spatial Viewer (April 2026)

The proposed development, which is defined as a “subdivision”, is permissible with the consent of Council pursuant to Clause 2.6 of the MLEP under all zones.

#### Land Use Table

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

The proposed residential lots are located within the R1 zone, where the following relevant objectives have been addressed:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.*

The proposed subdivision will create 15 residential allotments in a logical pattern, including a variety of lot sizes, within an area specifically planned for growth. Lots have been designed and will be constructed to support a range of future residential development types as permitted within the zone. Further to this, being the final stage of subdivision within the Waterford County North Precinct, the development of this site will complete and tie together all development within the precinct. This includes removing the sales office, delivering final stages of the road network, connecting drainage systems, and delivering the final residential allotments.

For these reasons, the development is considered to achieve the objectives of the R1 Zone.

#### Clause 4.1 – Minimum Subdivision Lot Size

The site is shown on the *Lot Size Map* as having a 450m<sup>2</sup> minimum lot size (see **Figure 9**). All proposed allotments have a lot size over 450m<sup>2</sup>, and therefore achieve the minimum lot size development standard.



Figure 9: Lot Size Map  
Source: NSW Planning Portal Spatial Viewer (April 2026)

#### Clause 5.10 – Heritage Conservation

The site is not identified as containing, or being adjacent to a heritage item, nor as being located within a heritage conservation area. There are no heritage listings within 3km of the site.

In terms of Aboriginal Heritage, the majority of the Waterford County North Precinct is covered by an existing area based Aboriginal Heritage Impact Permit (AHIP). This includes the eastern portion of the subject site (Lot 19120). The development of the sales office on this lot was undertaken in accordance with AHIP C0001352, and further consideration of Aboriginal Heritage on this land is not required.

The western portion of the site (Lot 9400) has been subject to an Aboriginal Heritage Due Diligence Assessment undertaken by McCradle Cultural Heritage in 2021. This assessment was undertaken to support the subdivision of previous Lot 4 DP1145348. No sites or potential archaeological deposits were identified as part of the assessment, and an AHIP is not required. The Aboriginal Heritage Due Diligence Assessment has been resubmitted as **Appendix G**.

## **Clause 6.2 – Public Utility Infrastructure**

Clause 6.2 states:

- (1) 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 it is required.*

The subject site is located within the Thornton North Urban Release Area and accordingly the provision of Clause 6.2 is applicable to the proposed subdivision.

A combined services plan has been provided to identify the availability of infrastructure for the supply of water, the supply of electricity, and the disposal and management of sewage for the proposed subdivision (refer to **Appendix B**). A copy of the Hunter Water Stamped Plans has also been provided within **Appendix S**.

The development proposes an easement over existing sewer rising mains owned by Hunter water Corporation (HWC). Following a meeting with HWC in December 2025, it was agreed that the mains would be retained in their current alignment and are incorporated into the rear of lots fronting Settlers Boulevard. HWC are currently preparing a Notice of Requirements to reflect this approach.

Similarly, an existing telecommunications structure is proposed to be retained in lot 9712 and will have an easement to allow for access. Lot 9712 has been sized such that a suitable dwelling can be constructed clear of the telecommunications structure.

Taking the above into consideration, adequate arrangements have been or will be made for the provision of all services to all residential allotments within the subdivision and as such, the proposal adheres to the provisions of Clause 6.2.

## **Clause 6.3 – Development Control Plan**

Clause 6.3 requires that a development control plan be prepared for land within an urban release area before development consent is granted for development on such land.

The MDCP prepared for the Thornton North Urban Release Area is included within Chapter 10 of the *Maitland City Council Development Control Plan 2026*. As per Chapter 10, the site is subject to the Waterford County North Precinct Plan and the Chisholm Central Precinct Plan, which address the relevant matters outlined within c 6.3(3), thereby adheres to Clause 6.3.

A compliance table addressing the relevant controls within the MDCP (including Chapter 10) has been prepared and is provided within **Appendix H**.

## **Clause 7.1 – Acid Sulfate Soil**

The subject site is mapped as containing Class 5 acid sulfate soils – having an extremely low chance of occurrence (see **Figure 10**).

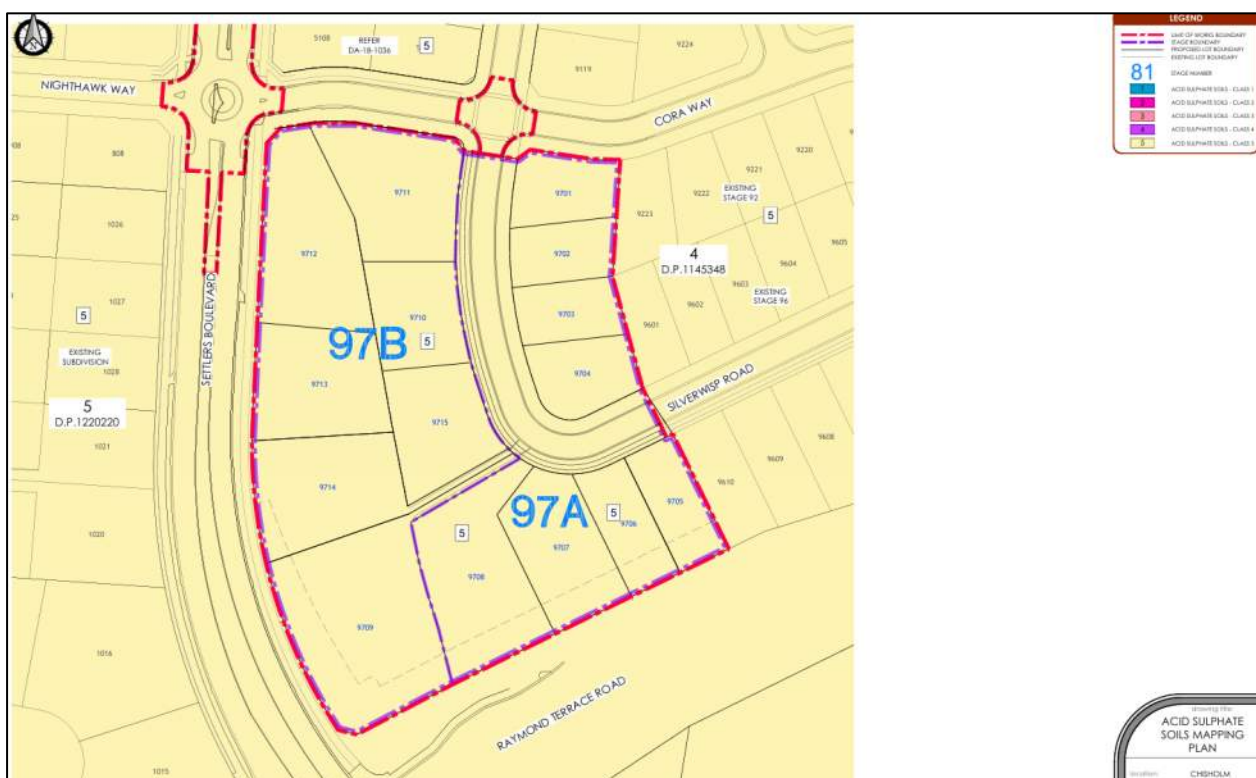


Figure 10: Acid Sulfate Soils Map  
Source: ADW Johnson (April 2026)

Subclause (2) is set out as follows –

- (1) *Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works*

| Class of Land | Works                                                                                                                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5             | Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. |

Acid sulfate soils were considered under the Preliminary Site Investigation (PSI) undertaken for the site. The PSI notes that it is considered unlikely that acid sulfate soils would be located at the site that would require management during future redevelopment. No further consideration of acid sulfate soils is required.

A copy of the PSI is provided within **Appendix I**.

## Clause 7.2 – Earthworks

Clause 7.2(3) states:

- (3) *Before granting development consent for earthworks, the consent authority must consider the following matters—*
- the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
  - the effect of the proposed development on the likely future use or redevelopment of the land,*
  - the quality of the fill or the soil to be excavated, or both,*
  - the effect of the proposed development on the existing and likely amenity of adjoining properties,*
  - the source of any fill material and the destination of any excavated material,*
  - the likelihood of disturbing relics,*

*(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

In response to subclause 3, the following is noted:

- The earthworks have been designed in a holistic manner in coordination with the stormwater design to ensure there is no disruption or impacts on existing drainage patterns and soil stability;
- The earthworks are required to provide level building areas for future dwellings and therefore only improves the lands likely future use/redevelopment;
- Any fill will be in accordance with Maitland City Council's *Manual of Engineering Standards – Construction*;
- Earthworks will ensure a smooth transition to adjoining allotments (i.e. site will not be artificially higher/lower than neighbouring sites). Although there are currently no occupied properties adjoining the site, there may be prior to the completion of subdivision works. Minor construction-based disruption could be expected but can be controlled through standard conditions of consent;
- It has been estimated that 8,030m<sup>3</sup> of fill will be required to be imported onto the site (the exact amount will be determined prior to Construction Certificate). Where available, fill will be sourced from the adjacent Waterford development.
- All matters pertaining to heritage have been addressed above, confirming that no known relics will be disturbed;
- The proposed works will not cause adverse impacts to any watercourses, drinking water catchments or environmentally sensitive areas, noting the absence of such features within or in proximity to the site. No earthworks are proposed within the tree protection zones of retained trees.

Based on the above, the proposed earthworks are consistent with the requirements of Clause 7.2, and development consent can be granted with respect to this Clause.

For further detail on proposed earthworks refer to CENG plans provided within **Appendix B**.

## **Mapping**

The following is noted with respect to the remaining mapping layers under the MLEP:

- The land is not required for acquisition purposes (Clause 5.1);
- The site is not within the flood planning area (Clause 5.21); and
- The land is not identified on the *Watercourses Map* (Clause 7.4).

Taking the above into consideration, the proposed development is consistent with the MLEP.

## **4.1.2 State Environmental Planning Policy (Transport and Infrastructure) 2021**

### **Chapter 2 – Traffic Generating Development**

#### **Section 2.119 Development with frontage to classified road**

Section 2.119 is set out as follows:

- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
  - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
    - (i) the design of the vehicular access to the land, or*
    - (ii) the emission of smoke or dust from the development, or*
    - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The site has frontage to a classified road – being Raymond Terrace Road. To address Section 2.119 of the SEPP the following is provided:

- (a) No access to Raymond Terrace Road is proposed – all sites will be accessed via existing or proposed local roads.
- (b) The safety, efficiency and ongoing operations of Raymond Terrace Road will not be adversely affected by any aspect of the proposal because no access is proposed to this road from the site, and the future residential land use will not produce any notable emissions.
- (c) A Traffic Noise Impact Assessment has been prepared address compliance with noise conditions as set out in the SEPP (refer to **Appendix J**). The assessment concludes that standard building construction achieves a 24 dB noise reduction, which is greater than the noise reduction required for the worst affected dwellings.

Considering the above, council can be satisfied that the proposed development is compatible with the requirements of Section 2.119.

## Section 2.122 Traffic-Generating Development

Section 2.122 of the SEPP provides that any development listed within Schedule 3 is classified as “traffic generating development” and requires a referral to Transport for New South Wales (TfNSW).

Schedule 3 provides the following:

| Column 1 – Purpose of development | Column 2 – Size or capacity (site with access to any road)                          | Column 3 - Size or capacity—site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road) |
|-----------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subdivision of land               | 200 or more allotments where the subdivision includes the opening of a public road. | 50 or more allotments.                                                                                                                                                                        |

As the proposed subdivision only provides an additional 15 lots, it is not classed as traffic generating development and will not require the concurrence of TfNSW.

## 4.1.3 State Environmental Planning Policy (Planning Systems) 2021

### Chapter 2 – State and Regional Development

Development that is considered to be State significant is nominated in *Part 2.2 'State significant development'* of the SEPP. The proposed development is not declared to be State significant development under this SEPP and hence, the provisions relating to same are not relevant.

Development that is considered to be regionally significant is nominated in *Part 2.4 'Regionally significant development'*. Section 2.19 stipulates that development specified in Schedule 6 of the SEPP is declared to be regionally significant development for the purposes of the *EP&A Act*.

Schedule 6 of the SEPP specifies that “general development” with an estimated cost of more than \$30 million is nominated as regionally significant development. As the Estimated Development Cost (EDC) Report (see **Appendix K**) identifies, the total EDC will be \$2.5 million (inclusive of GST), the proposal is not considered to be regionally significant development.

#### 4.1.4 State Environmental Planning Policy (Resilience and Hazards) 2021

##### Chapter 4 – Remediation of Land

The object of this Chapter of the SEPP is to reduce the risk of harm to human health or any aspect of the environment through a state wide approach to the remediation of contaminated land.

Section 4.6 is set out as follows:

- (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.*

A PSI has been prepared by EP Risk to consider the requirements of *SEPP (Resilience and Hazards) 2021*. A copy of the PSI is provided within **Appendix I**. The PSI concludes that the site is suitable for the proposed residential land use subject to the development and implementation of an unexpected finds protocol.

Council can therefore grant development consent with regard to Chapter 4 of the SEPP.

#### 4.1.5 SEPP (Biodiversity and Conservation) 2021

##### Chapter 4 – Koala Habitat Protection 2021

The aim of the Chapter 4 of the SEPP is to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

This chapter applies to all local government areas (LGAs) listed in Schedule 2, which includes City of Maitland and therefore the subject site.

##### Section 4.9 Development Assessment Process—No Approved Koala Plan of Management for Land

The site covers an area greater than 1ha and does not have an approved koala plan of management, making Section 4.9 applicable to the development.

Section 4.9 is set out as follows:

- (2) *Before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.*
- (3) *If the council is satisfied that the development is likely to have low or no impact on koalas or koala habitat, the council may grant consent to the development application.*
- (4) *If the council is satisfied that the development is likely to have a higher level of impact on koalas or koala habitat, the council must, in deciding whether to grant consent to the development application, take into account a koala assessment report for the development.*

Due to a lack of connectivity between the site and higher quality habitat for koalas, it is considered unlikely the site is considered Core Koala Habitat. As a precautionary approach, a Koala Assessment Report has never the less been undertaken in accordance with subsection (4).

Based on the results of this assessment, it is considered unlikely that the site supports a resident koala population or serves as core koala habitat.

The full Koala Assessment Report is provided within the Streamlined Biodiversity Development Assessment Report (SBDAR) (refer to **Appendix L**).

Council can therefore be satisfied that the proposed development is not likely impact on koalas or koala habitat, and development consent can be granted with regard to Chapter 4 of the SEPP.

## 4.2 Draft Environmental Planning Instruments (S4.15(1)(a)(ii))

There are no draft environmental planning instruments applicable to this development.

## 4.3 Development Control Plans (S4.15(1)(a)(iii))

A compliance table addressing the proposal against the relevant chapters of the *Maitland Development Control Plan 2026* (MDCP) has been provided within **Appendix** .

The compliance table addresses the following chapters as relevant to the proposed development:

- Chapter 2 Environmental Considerations;
- Chapter 3 Site Requirements;
- Chapter 5 Subdivision; and
- Chapter 10 Special Precincts, Locality Plans, and Urban Release Areas.

With regard to Chapter 10, the site is located within the Thornton North Urban Release Area, specifically the subject site sits between the Waterford County North Precinct Plan and the Chisholm Central Precinct Plan. How the site sits within these precinct plans is shown in **Figures 11** and **12** below.

Overall, the proposed subdivision achieves all applicable controls outlined within the MDCP.

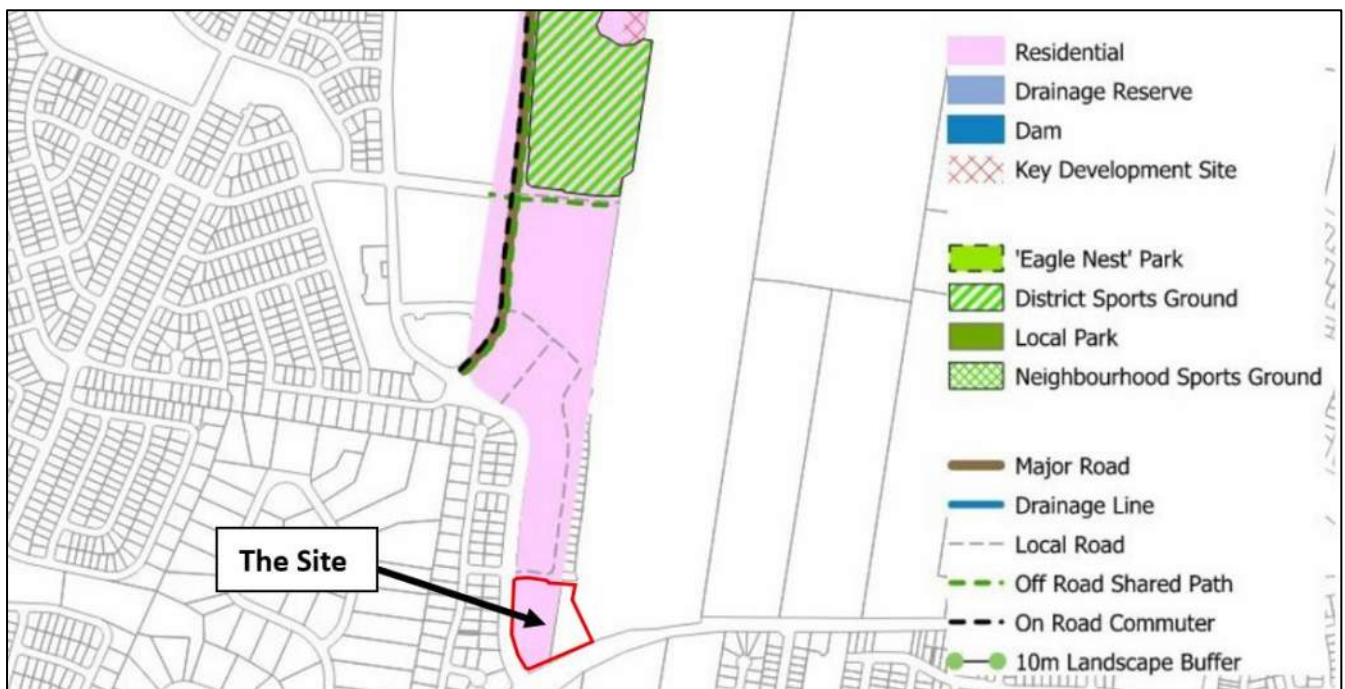


Figure 11: Waterford Country North Precinct Plan  
Source: MDCP 2026 (April 2026)

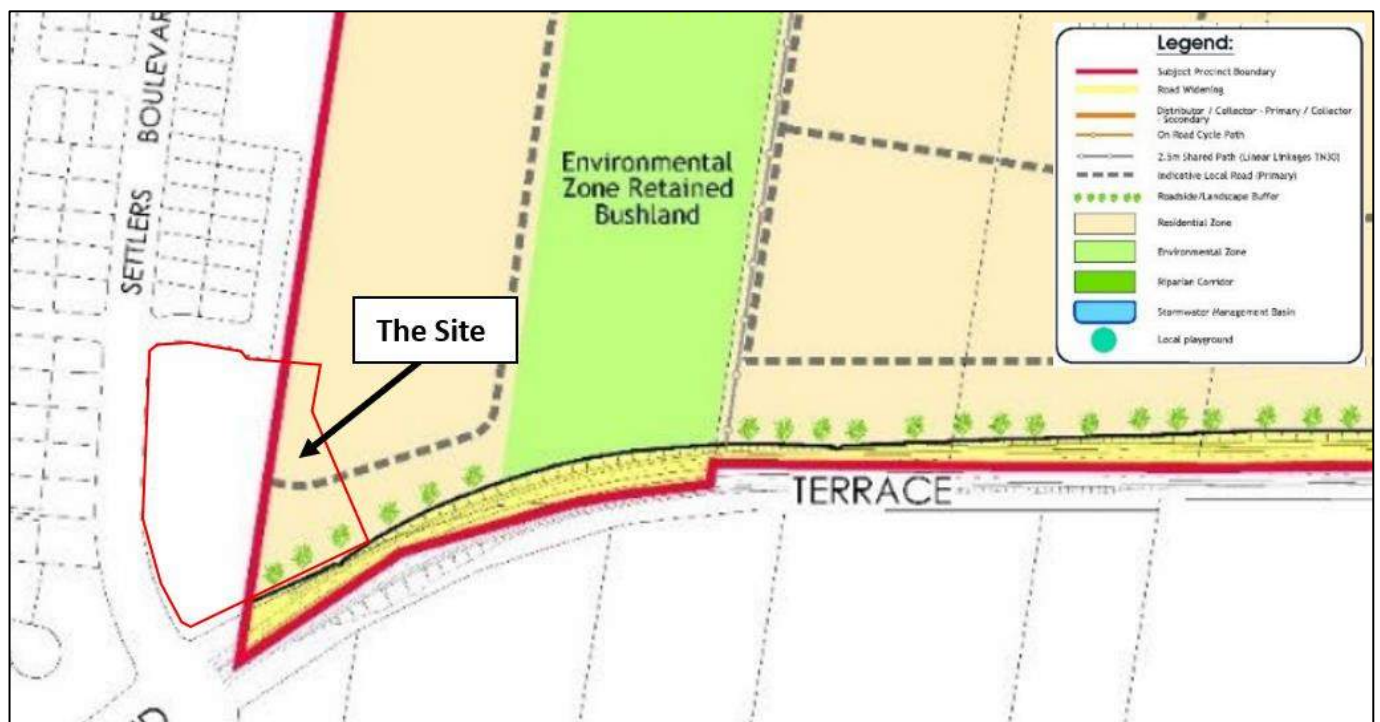


Figure 12: Chisholm Central Precinct Plan  
Source: MDCP 2026 (April 2026)

## 4.4 Planning Agreements (S4.15(1)(a)(illA)) and Contribution Plans

### 4.4.1 Thornton North Contributions Plan

The site is not subject to any current or draft Planning Agreements, however, is affected by the Thornton North Contributions Plan (CP) where the proposed residential lots require contributions at \$29,998 per lot. It is understood that a condition of consent will be applied to the development requiring the payment of contributions in accordance with this plan prior to the release of the Subdivision Certificate.

## 4.5 The Hunter Regional Plan 2041

The Hunter Regional Plan sets out a vision and priorities for the region's growth over the next 20 years, with a focus on improving liveability, sustainability, and economic opportunities. The plan outlines the visions, goals and actions that are geared to growing the regional economy, accelerating housing supply, and protecting and enhancing the natural environment.

The Hunter Regional Plan projects the population of the Hunter Region to 949,850 people by 2041 which requires an additional 101,800 dwellings. Maitland specifically is projected to require an additional 25,200 dwellings by 2041.

The subject site is within the New England Growth Corridor – specifically within the emerging strategic centre of East Maitland which is also home to the new Maitland Hospital (see **Figure 13**). The proposed development will provide 15 residential lots within an area planned for growth and as such, is consistent with visions, goals and actions for accelerating housing supply over the next 20 years in order to meet the above-mentioned housing targets.



Figure 13: New England Growth Corridor  
Source: Hunter Regional Plan (December 2022)

## 4.6 Environment Protection and Biodiversity Conservation Act (EPBC Act)

The proposed development does not require a referral to Australian Government Department of the Environment as no Matters of National Environmental Significance are expected to be impacted upon significantly as a result of the proposal.

Further information in this regard is provided within the Streamlined Biodiversity Development Assessment Report (SBDAR) located within **Appendix L**.

## 4.7 Biodiversity Conservation Act 2016

A SBDAR has been prepared which assesses the impacts of the development upon threatened entities under this Act, and required offsets to be retired to compensate for this impact (refer to **Appendix L**). This is discussed in more detail within **Section 5** of this SEE.

## 4.8 Integrated Development

The proposed development is classified as “Integrated Development” under Section 4.8 of the Environmental Planning and Assessment Act 1979, as it requires the separate approval of the following:

- Rural Fire Service (RFS) under the Rural Fires Act 1997.

The below table provides a summary of the triggers for integrated development under this division.

Table 2: Integrated Development Summary

| Integrated Development                            | Provision                                                                                                    | Referral Required?                                             |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <i>Coal Mine Subsidence Compensation Act 2017</i> | <i>S 22 approval to alter or erect improvements, or to subdivide land, within a mine subsidence district</i> | No. The site is not located within a mine subsidence district. |

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fisheries Management Act 1994</b>                     | <p>s 144<br/>aquaculture permit</p> <p>s 201<br/>permit to carry out dredging or reclamation work</p> <p>s 205<br/>permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease</p> <p>s 219<br/>permit to—<br/>(a) set a net, netting or other material, or<br/>(b) construct or alter a dam, floodgate, causeway or weir, or<br/>(c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat</p>                                             | No. No works are proposed that would require a permit under the <i>Fisheries Management Act 1994</i> .                                                                                                                                                                  |
| <b>Heritage Act 1977</b>                                 | <p>S58<br/>approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No. The site is not within the proximity of any interim heritage order or listing on the State Heritage Register.                                                                                                                                                       |
| <b>Mining Act 1992</b>                                   | <p>S63 and s64<br/>grant of mining lease</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No. The proposed development does not involve mining.                                                                                                                                                                                                                   |
| <b>National Parks and Wildlife Act 1974</b>              | <p>S90<br/>grant of Aboriginal heritage impact permit</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No. The proposed development will not impact any items or places of Aboriginal heritage significance.                                                                                                                                                                   |
| <b>Petroleum (onshore) Act 1991</b>                      | <p>S16<br/>Grant of production lease</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No. The proposed development does not seek consent for a production lease.                                                                                                                                                                                              |
| <b>Protection of the Environment Operations Act 1997</b> | <p>ss 43(a), 47 and 55<br/>Environment protection licence to authorise carrying out of scheduled development work at any premises.</p> <p>ss 43(b), 48 and 55<br/>Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a “waste activity” but including any activity described as a “waste facility”).</p> <p>ss 43(d), 55 and 122<br/>Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.</p> | No. The proposed subdivision does not require an environmental protection licence to be issued.                                                                                                                                                                         |
| <b>Roads Act 1993</b>                                    | <p>s 138<br/>consent to—<br/>(a) erect a structure or carry out a work in, on or over a public road, or<br/>(b) dig up or disturb the surface of a public road, or<br/>(c) remove or interfere with a structure, work or tree on a public road, or<br/>(d) pump water into a public road from any land adjoining the road, or<br/>(e) connect a road (whether public or private) to a classified road</p>                                                                                                                                                                                   | No. Although consent is required under s138 of the <i>Roads Act 1993</i> , as per s 4.46(3) of the <i>EP&amp;A Act</i> , because Council is both the consent authority for this DA and the road authority, an integrated development referral to TfNSW is not required. |

|                                         |                                                                                                                                                                                                                                                |                                                                                                                       |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b><i>Rural Fires Act 1997</i></b>      | <i>s 100B<br/>authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes</i> | Yes. The proposal is for the subdivision of bushfire prone land that could lawfully be used for residential purposes. |
| <b><i>Water Management Act 2000</i></b> | <i>ss 89, 90, 91<br/>water use approval, water management work approval or activity approval under Part 3 of Chapter 3</i>                                                                                                                     | No. No approvals are required under ss 89,90, or 91 of the <i>Water Management Act</i> .                              |

# Section 5

## Environmental Controls

# 5 Environmental Controls

## 5.1 The Likely Impacts of Development (S4.15C(1)(B))

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### 5.1.1 Context and Setting

#### Area Context

The Waterford County North Precinct has been strategically located through detailed studies and future planning undertaken as part of the original rezoning process. For this reason, it is situated in close proximity to a range of supporting infrastructure/services, making it ideal for residential growth. Such services within 5km of the site include five schools, two train stations, sporting fields and Maitland Hospital. Within 10km of the site is the wider Maitland CBD offering a full suite of supporting community and retail facilities.

#### Subdivision

The subject development represents one of the final subdivisions to occur as part of the Avid land holdings. The existing DAs lodged/approved surrounding the site provide a range of lot sizes, generally averaging around 600m<sup>2</sup>. The proposed lot sizes provide a greater variety to this with smaller lots around 600m<sup>2</sup> ranging to larger lots around 2,600m<sup>2</sup>.

Given the growing nature of the area, it is considered that the subdivision fits cohesively within the existing and transforming context of the site.

### 5.1.2 Access, Transport and Traffic

#### Access

Construction access will be gained via Cora Way to the north of the site and Silverwisp Road to the east of the site.

Final access to proposed lots will be gained via the existing road network and through the extension of Silverwisp Road through the site.

#### Road Design

One new internal road and two intersection upgrades will be constructed as part of the proposed subdivision works.

Silverwisp Road has been designed to continue the existing street layout – connecting to Cora Way to the North and Possumwood Road to the east. The road will have a 17m road reserve, 8m wide carriageway, 4.5m verges, and a 1.5m footpath on one side.

The following upgrades will be made to the two existing intersections that adjoin the site to the north:

- One lane roundabout at the intersection of Settlers Boulevard, Nighthawk Way, and Cora Way; and
- Raised threshold at the intersection of Cora Way and Silverwisp Road.

Intersection upgrade works will improve traffic flows – benefitting not only the proposed development, but also surrounding areas.

The location, width and treatment of these roads and intersection upgrades is depicted within **Appendix B**.

## Traffic & Road Safety

Developments in the Thornton North Urban Release Area generate the following traffic rates:

- 9.0 trips per dwelling;
- 0.85 vtpd – AM weekday peak;
- 0.9 vtpd – PM weekday peak.

As established in previous Traffic Impact Assessments undertaken for the area, these rates have been advised by Council and adopted across the TNURA (refer to **Appendix N**).

Based on these rates, the proposed 15 lot subdivision would therefore generate 135 vehicle trips per day, and up to 14 weekday peak hour trips. This is an extremely low level of traffic generation which the surrounding road network has been designed to accommodate.

With regard to the proposed intersection upgrades, these works will improve traffic flows – benefitting not only the proposed development, but also surrounding areas.

All proposed roads and intersection upgrades will comply with Maitland City Council Manual of Engineering Standards.

## Public Transport

The development will generate a small volume of public transport usage particularly regarding school bus services. All proposed lots are within a 400m walkable distance from an existing bus stop along Raymond Terrace Road.

## Pedestrian and Cyclist Facilities

The proposed pedestrian pathway will connect existing pathways within the precinct. This will improve pedestrian mobility through the broader estate (see **Figure 14**).

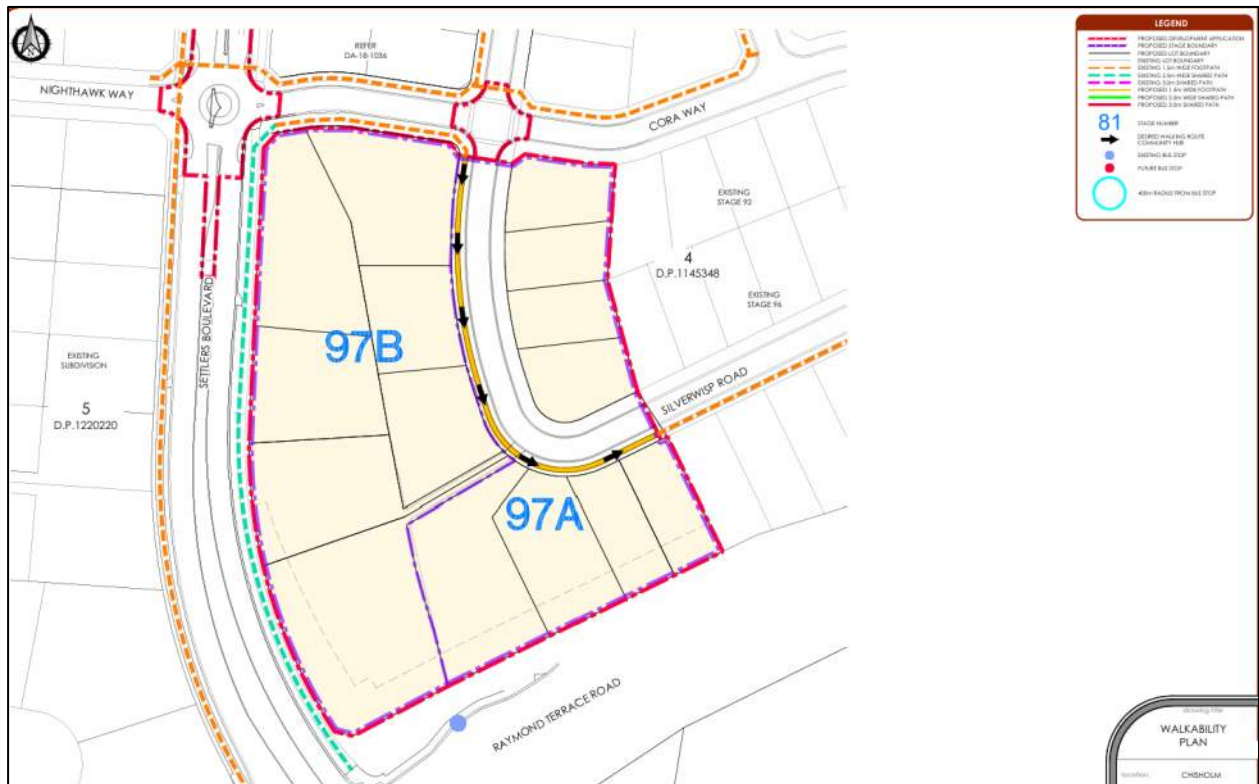


Figure 14: Walkability Plan  
Source: ADW Johnson (April 2026)

### 5.1.3 Public Domain

The proposed development will have a beneficial effect on the public domain through the continuation of the strategically planned TNURA. It will provide attractive streetscapes through vibrant landscaping and footpaths throughout.

The development will also complete the Waterford Country North Precinct which will allow for an interconnected suburb, facilitating access to existing and approved open spaces.

### 5.1.4 Utilities

Discussed within **Section 4.1.1** above.

### 5.1.5 Stormwater & Water Quality

An Addendum to the approved Stormwater Management Plan (reference 190433PM – Waterford Southern Precinct, dated 1st June 2018) has been prepared for the proposal (refer to **Appendix O**).

The addendum confirms that under the proposed subdivision, the overall hydrology will remain consistent with the approved plans. All downstream basins and receiving infrastructure have already been constructed and was designed to cater for the proposed development.

The overall stormwater management strategy for the site will remain cohesive with the approved plans and previously approved stormwater management plan addendums.

### 5.1.6 Erosion and Sediment Control

Erosion and sedimentation control devices will be implemented during the construction phase and can be imposed through conditions of consent in accordance with Council requirements and the Blue Book. Details in this regard are illustrated within **Appendix B**.

### 5.1.7 Flora and Fauna

The proposed development will impact upon the following vegetation:

- 0.54ha of native vegetation (PCT 3433);
- 0.76ha of planted vegetation assessed under the Biodiversity Assessment Method: Streamlined assessment module – Planted native vegetation; and
- 0.49ha of non-native vegetation and exiting residential dwellings, including roads and driveways.

See **Figure 15**.



Figure 15: Ground-Truthed Vegetation

Source: AEP (April 2026)

As the proposed development requires the clearing of native vegetation, a SBDAR has been prepared to assess the development against the Biodiversity Conservation Act. The BDAR addresses the requirements of avoid, minimise and mitigate and concludes that residual impacts associated with vegetation removal will require the retirement of the following:

Table 27 – Ecosystem Credit Class and Matching Credit Profile

| Ecosystem Credit | Attributes shared with matching credits                          |                                        |                                                     |                                                                                                                |                                                                                             |                               |                                                                                                     |
|------------------|------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------|
|                  | PCT Name                                                         | PCT Vegetation Class                   | PCT Vegetation Formation                            | Associated TEC                                                                                                 | Offset Trading Group (BAM Section 10.2, Tables 4 & 5)                                       | Hollow Bearing Trees Present? | IBRA Subregion                                                                                      |
| 16               | 3433 - Hunter Coast Foothills Spotted Gum-Ironbark Grassy Forest | Hunter-Macleay Dry Sclerophyll Forests | Dry Sclerophyll Forests (Shrub/grass sub-formation) | BC Act listed EEC: Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions | Lower Hunter Spotted Gum Ironbark Forest in the Sydney Basin and NSW North Coast Bioregions | Yes                           | Hunter, or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site. |

The proposed earthworks and services have been designed to avoid impact on the highest value trees where possible, and in consideration of tree health. A total of ten (10) trees are proposed to be retained across the site. One of the retained trees is a habitat tree, thus satisfying the avoidance principle. Refer SBDAR and Arborist report for further detail.

The SBDAR also recommends various mitigation measures during construction, and it is assumed compliance with these will be a condition of any future consent.

A copy of the SBDAR is provided within **Appendix L**.

### 5.1.8 Heritage

Discussed above within **Section 4.1.1** above.

### 5.1.9 Natural Hazards

#### Bushfire

The subject site is classified as bushfire prone land (buffer) under the bushfire maps adopted by Council (see **Figure 16**).

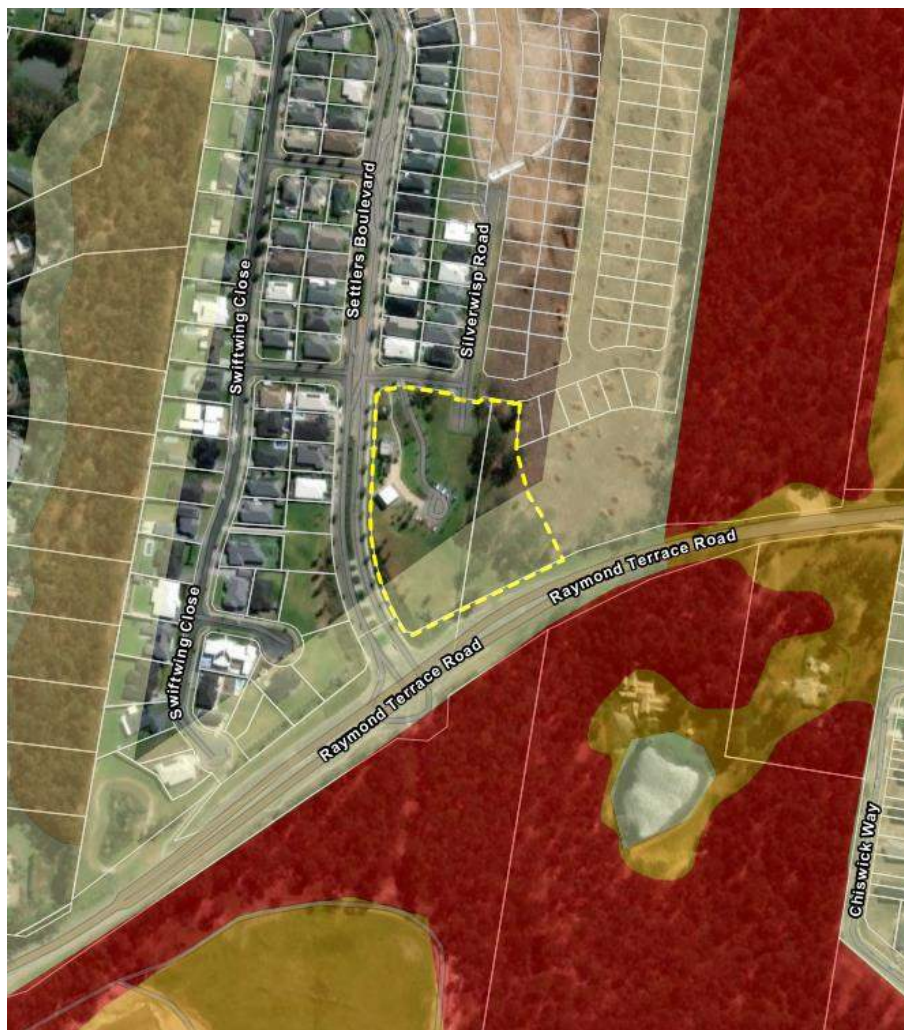


Figure 16: Bushfire Prone Land Map  
Source: AEP (May 2026)

Given the proposed development is classified as a “Residential Subdivision” under the Rural Fires Act 1997, Council is required to refer the application to the RFS to gain their General Terms of Approval as per the “Integrated Development”

provisions of Section 4.46 of the EP&A Act.

To identify the extent of bushfire threat and to assist the RFS in their assessment of the proposal, a Bushfire Assessment Report (BFAR) has been prepared by AEP (refer to **Appendix P**).

The BAR includes an assessment on the bushfire hazard and potential bushfire threat to outline the Bushfire Protection Measures required by the NSW Rural Fire Service's "Planning for Bushfire Protection 2019" (PBP).

To inform the BFAR, AEP have conducted vegetation and slope analysis which has concluded that given the distance of the hazard vegetation from the boundary of the proposed subdivision stage boundary and the infrastructure already present APZs are not required within the Subject Site.

Other recommendations relating to building standards, water supply, APZ management and access arrangements are provided within the BFAR within **Appendix P**.

### **Flooding**

The site is not within a flood planning area.

### **Mine Subsidence**

The site is not within a mine subsidence district.

#### **5.1.10 Noise and Vibration**

As discussed within **Section 4.1.2** above, the site is located on the northern side of Raymond Terrace Road. As the proposed development is classified as noise sensitive, an assessment of traffic noise impacts has been undertaken (see **Appendix J**).

Noise monitoring was undertaken by Spectrum Acoustics during November 2024 to identify ambient noise levels at the site during the day, evening, and night.

The required noise loss through the building facade on the assessed Lots 9705-9708 and 9714 is 25 dB for living rooms and 24 dB for bedrooms. This is without the consideration of any acoustic barriers or intervening structures between the development and Raymond Terrace Road. It is also noted that the sewer main easement which would be a landscape buffer of approximately 10m and 1.8m rear boundary fences to these Lots which will reduce traffic noise levels at future residences by at least 5 dB.

A fully worked noise intrusion calculation in Section B2 from the Interim Guideline (2008) finds that standard building construction achieves 24 dB noise reduction. This is greater than the noise reduction required of the worst affected dwellings, when the 1.8m boundary fences are considered.

The assessment concludes that the internal noise levels in the *SEPP (Transport and Infrastructure) 2021* will be achieved by Category 1 minimum construction requirements as per the Interim Guideline.

For further detail refer to the Traffic Noise Impact Assessment provided within **Appendix J**.

#### **5.1.11 Social and Economic Impact**

As discussed above, the Hunter Regional Plan has projected the requirement of 25,200 additional dwellings in the Maitland LGA by 2041 in which the subject development will assist with the ongoing housing affordability and supply crisis.

The subdivision will accommodate additional residence within the area, with this additional population to drive up demand for existing and proposed services and businesses within the area which will have a cyclical impact on job and wealth creation. In addition to this, local employment opportunities will exist during the construction process.

The subdivision also provides a wide range of allotment sizes which in the future will accommodate a variety of housing types to support a diverse population.

The proponent will also be required to pay local contributions which will be used towards important infrastructure and facilities for the wider benefit of the community.

### 5.1.12 Geotechnical Considerations

#### Contamination

Discussed above within **Section 4.1.4**.

#### Geotechnical Considerations

EP Risk has undertaken a Geotechnical Investigation at the site to support the proposed subdivision. Site investigations included 12 test pits (see **Figure 17** below) which revealed the following with regards to the geotechnical characteristics:

- Sandstone was encountered at depths from 0.5m below ground level and was extremely weathered and recovered as sandy gravel;
- Groundwater was not encountered during investigation;
- The site classification of the subject site is Class P\* (reactivity of Class M, Moderately Reactive) with this to alter to **Class M to H1** following regrade works.
  - \* It is noted that low bearing capacity was encountered in the majority of the test pits, and the classification assume this will be addressed during regrade activities / bulk earthworks.

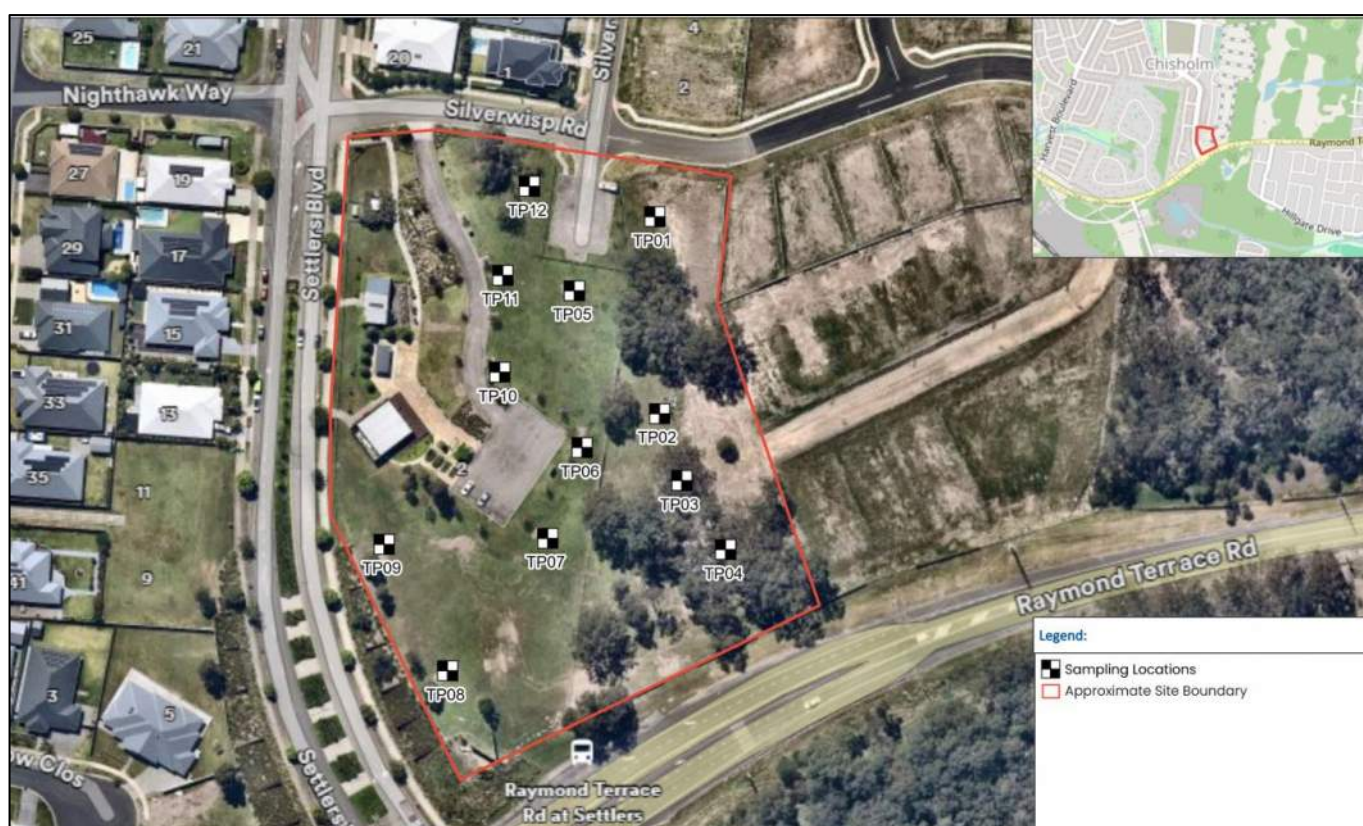


Figure 17: Test Pit Locations  
Source: EP Risk (October 2025)

A variety of construction requirements have been recommended with regards to the above in terms of road pavement design and construction. Provided the recommendations of the report are followed, there are no constraints considered prohibitive to the proposed development.

A copy of the Geotechnical Investigation is provided within **Appendix Q**.

### **5.1.13 Landscaping**

The landscape design proposed as part of this development will include street trees species generally selected from Council's Preferred Species List and which complement the existing (and planned) street trees to the north and east.

Works also include mass planting along the sewer main easement adjacent to Raymond Terrace Road. In addition to increasing vegetation within the subdivision, this buffer planning will also provide an acoustic buffer between proposed lots and Raymond Terrace Road.

Overall, the landscaping works proposed by this application will help deliver a high-quality residential subdivision, soften the visual appearance of the development, and assist with acoustic amenity for future residents.

A copy of the Landscape Plans are provided within **Appendix F**.

### **5.1.14 Site Design and Internal Design**

The structure of the subdivision is generally set by the adjoining subdivision within the TNURA. As mentioned, the proposal is for the final stage of subdivision within the Waterford County North Precinct. The development of this site will complete and tie together all development within the precinct. This includes removing the sales office, delivering final stages of the road network, connecting drainage systems, and delivering the final residential allotments.

Allotments are generally regular in shape and are all over the minimum 450m<sup>2</sup> lot size. Variety in lot size has been accommodated with smaller lots around 600m<sup>2</sup>, ranging up to larger lots around over 2,600m<sup>2</sup>. Allotment size and configuration was chosen based on market demand.

Battle axe lots have been proposed where necessary to allow the existing site landscaping adjoining Raymond Terrace Road and Settlers Boulevard to be retained.

### **5.1.15 Waste**

As with most best practice building projects, the amount of waste to be generated during the construction phase will generally be minimal by use of pre-ordered and pre-fabricated materials where possible.

In terms of waste management, during construction the majority of the waste produced will be from the removal of topsoil, and of trees. This will be re-used elsewhere by the contractors or where re-use is not possible or inappropriate, green waste will be disposed of at the local Waste Management Facility.

In terms of ongoing waste management for future dwellings, all allotments have sufficient area to accommodate Council's garbage bins, and all lots front roads which will be able to accommodate Council's collection service.

A Waste Management plan had been prepared and is submitted within **Appendix R**.

### **5.1.16 Safety, Security and Crime Prevention**

The proposed street layout has been designed to be fully interconnected providing permeability throughout.

The proposed subdivision will provide additional casual surveillance to nearby public areas with most lots located along public roads with ample street frontage, and with streets to be conditioned to be appropriately illuminated.

## **5.2 The Suitability of the Site for the Development (s4.15(1)(c))**

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The proposed subdivision is located on a site which is appropriately zoned, within a master planned urban release area, and adjoining similar existing/approved developments to the north, east, and west. For these reasons, the subject site

is considered to be entirely suitable for the proposed residential subdivision.

### **5.3 Any Submissions made in Accordance with the Act (s4.15(1)(d))**

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The proposed subdivision will require public notification with any relevant submissions to be addressed by Council.

### **5.4 The Public Interest (s4.15(1)(e))**

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The proposed subdivision 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:

- Provide a new pedestrian pathway which continue those built or approved within the TNURA;
- Create jobs during construction;
- Enhance ongoing future business for locals; and
- Contribute funds towards the upgrade of a variety of community facilities, roads and infrastructure.

# Section 6

## Conclusion

## 6 Conclusion

The proposed subdivision will create 15 residential allotments in a logical pattern within an area strategically planned for growth and in accordance with all the relevant provisions of Maitland LEP 2011. The development will also complete the Waterford Country North precinct which will allow for an interconnected suburb, facilitating access to existing and approved open spaces.

The proposed subdivision provides allotments of an appropriate size, shape and orientation to allow for the construction of a wide range of housing types. The subdivision incorporates wide streets that facilitate easy vehicular, cyclist and pedestrian access and connections to nearby public transport facilities, schools, community facilities and areas of open space.

The proposed subdivision has taken into account all site constraints including ecology, geotechnical and bushfire and has developed mitigation measures to accommodate/manage all of these.

All necessary infrastructure and services are available or can be provided to the site, inclusive of infrastructure for the supply of water, the supply of electricity, and the disposal and management of sewage. In addition, footpaths and extensive landscaping throughout the subdivision will also be provided, all of which combine to ensure a high-quality residential neighbourhood will be created for the benefit of future residents.

The subdivision has been professionally designed and is in accordance with the Waterford County North Precinct Plan and Chisholm Central Precinct Plan. In summary, the development complies with the minimum lot size within the LEP and the applicable chapters of the Maitland DCP 2026.

Taking the above into consideration, the proposal addresses all matters under Section 4.15 of the *EP&A Act*. On this basis, Council is requested to grant development consent to the application.

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