

Planning and Assessment

Gateway Determination Report

LGA	Lake Macquarie City
PPA	Lake Macquarie City Council
NAME	Fennell Bay (565 dwellings)
NUMBER	PP_2019_LAKEM_004_00
LEP TO BE AMENDED	Lake Macquarie Local Environmental Plan 2014
ADDRESS	155 Old Main Rd 135 Old Main Rd 20 Corella Cl 145 Toronto Rd 120C Old Main Rd
DESCRIPTION	Lot 33 DP 858667 Lot 1 DP 184321 Lot 70 DP 1078962 Lot 2 DP 1112722 Lot 1 DP 1112722
RECEIVED	23 July 2019
FILE NO.	EF19/19332
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required.
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal.

1. INTRODUCTION

1.1 Description of planning proposal

The planning proposal (**Attachment A**) would rezone land at Fennell Bay by:

- rezoning the site from RU6 Transition and E3 Environmental Management to R2 Low Density Residential, R3 Medium Density Residential and E2 Environmental Conservation;
- amending the minimum lot sizes to reflect the proposed zones (with final lot sizes to be resolved during the preparation of supporting studies);
- amending the height of buildings maps from 8.5m in the RU6 zone and 5.5m in the E3 zone to 8.5m for R2, 10m for R3 and 5.5m for E2; and
- amending the Land Reservation Acquisition Map for RMS road widening.

Council advises that the proposal would provide for an additional 565 dwellings, including a component of affordable housing within the R3 Medium Density Residential zone.

1.2 Site description

The site is located approximately 12 kilometres south west of Newcastle in the suburb of Fennell Bay and is approximately 241ha in area. There are residential areas surrounding the site with Fennell Bay to the south, Teralba to the north and Woodrising to the east (Figure 1).

The site comprises of five lots:

- 135 Old Main Road, Fennell Bay (Lot 1, DP 184321);
- 155 Old Main Road, Fennell Bay (Lot 33, DP 858667);
- 20 Corella Close, Fennell Bay (Lot 70, DP 1078962);
- 145 Toronto Road, Woodrising (Lot 2, DP 1112722); and
- 120C Old Main Road, Fennell Bay (Lot 1, DP 1112722) – Hunter Water pump station

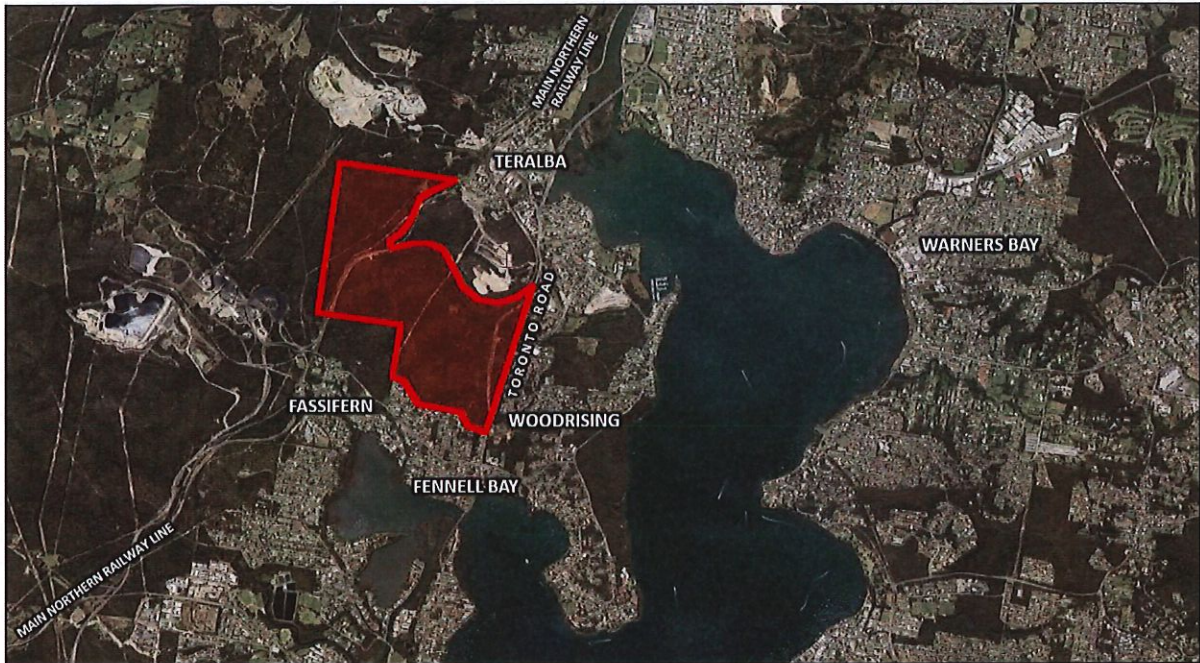


Figure 1: Locality Aerial Map of Subject Site

The Main Northern Railway line forms part of the northern boundary of the site and also dissects through part of the site (Figure 2a). This railway line provides a key link between Sydney and Newcastle. Fassifern and Boagul stations are within proximity to the site.

Toronto Road adjoins the eastern boundary and provides access to the site. Old Main Road also passes through the site however appears to be no longer used.

The site and surrounding areas were previously used for underground coal mining activities and includes a historic mine shaft. Much of the surrounding area has been subject to underground coal mines containing longwall seams. Part of the site is subject to mine subsidence. There is also an existing Hunter Water pumping station located to the east of Old Main Road.

The site also includes a corridor for an overhead low voltage power line running in a north south direction across the site along Old Main Road and an overhead high

voltage power line in the centre of the site. Other services such as a gas line may also be present on the site.

The site is heavily vegetated and includes the Marmong Creek running in an east-west direction and associated riparian corridors with a number of dams and the site is very undulating (Figure 2b). Whilst the site is mostly vegetated there are some cleared areas. The site includes two threatened flora species, eight threatened fauna species and two threatened ecological communities associated with Marmong Creek riparian corridor which are discussed further in this report.

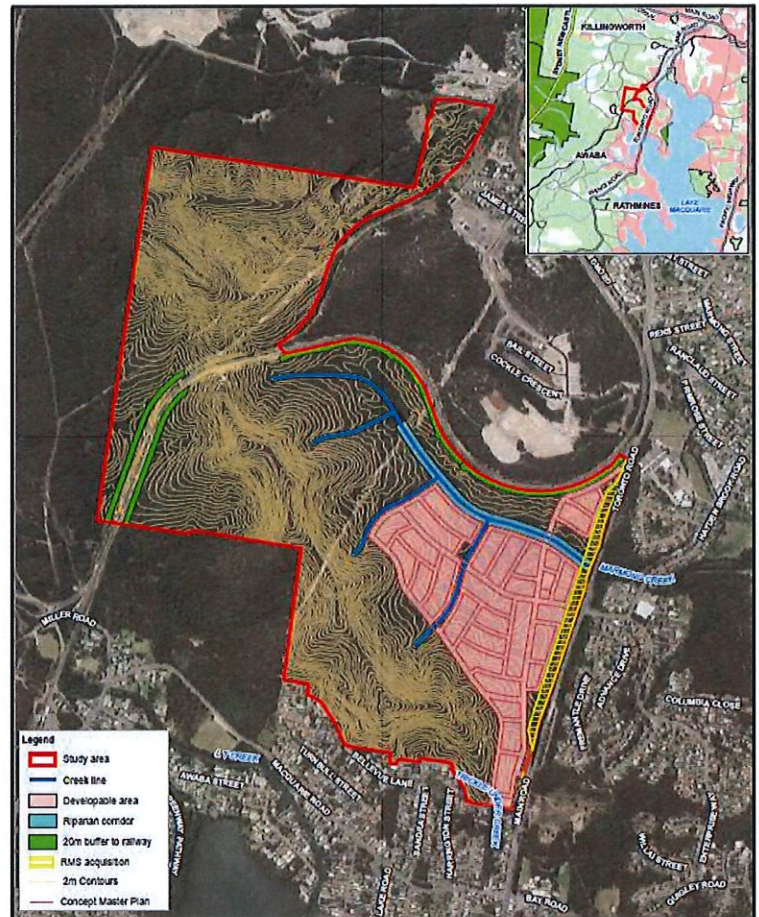
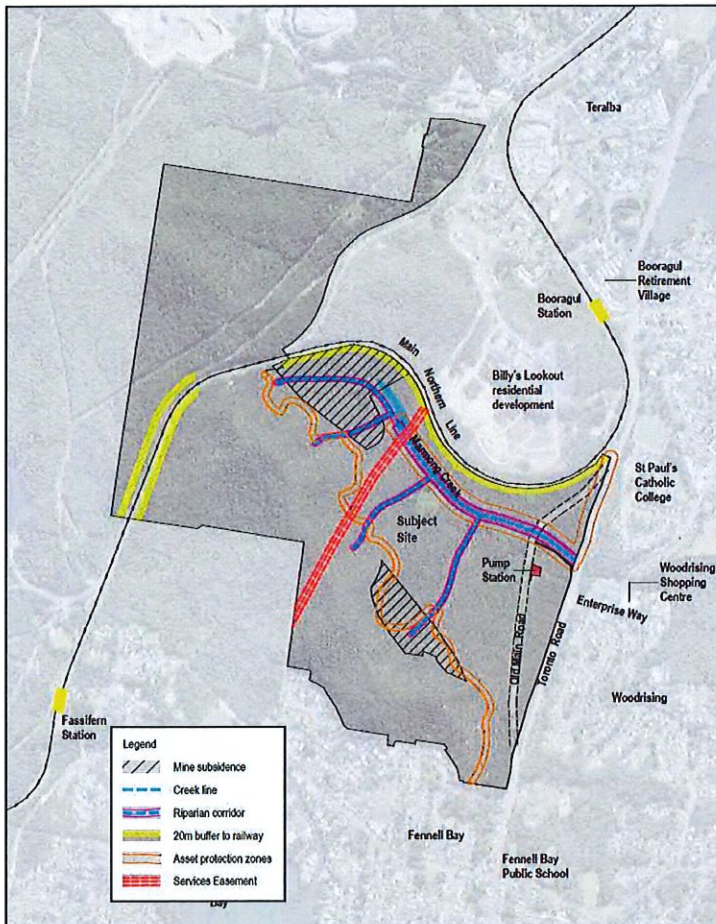


Figure 2a: Site constraints (Urban Design Report - PAA Design) Figure 2b: Concept layout (Biodiversity, GHD)

1.3 Existing planning controls

The site is zoned RU6 Transition and E3 Environmental Management as shown in Figure 3. Part of the site is also zoned SP2 Infrastructure for the Main Northern Railway Line.

The existing minimum lot size is 200ha for the RU6 Transition and 40ha for E3 Environmental Management zones. The existing height of building is 8.5m in the RU6 Transition and 5.5m in the E3 Environmental Management zones.

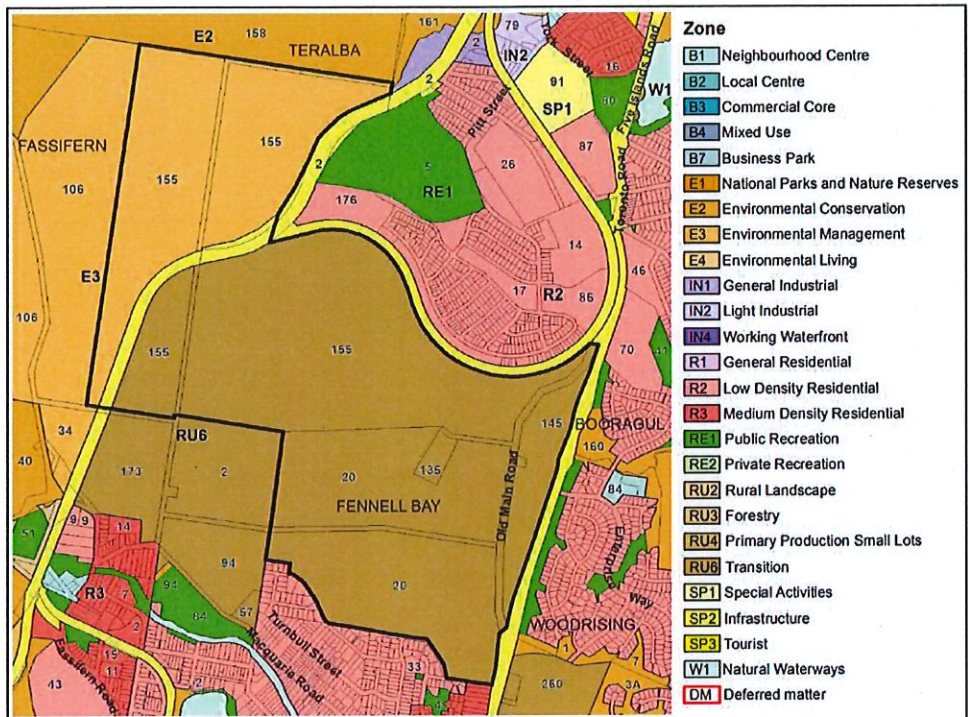


Figure 3: Existing Land Zoning

1.4 Surrounding area

The site is located to the north of the existing Fennell Bay residential area comprising predominantly of low density residential development. Fassifern and Booragul railway stations are in close proximity to the site providing services travelling from Sydney to Newcastle. Booragul railway station is approximately 800 metres from the northern site boundary (Figure 4).

Billy’s Lookout is a staged residential development to the north of the site. The subdivision has been mostly completed and includes a range of small to large lots.

The established suburbs of Woodrising and Booragul are located on the eastern side of Toronto Road. There is a small shopping centre at Woodrising which is the nearest centre to the site. To the west of the site are existing vegetated areas zoned E3 Environmental and existing underground mining activities are further to the west.

Council advises that the proposal would rely on existing infrastructure.

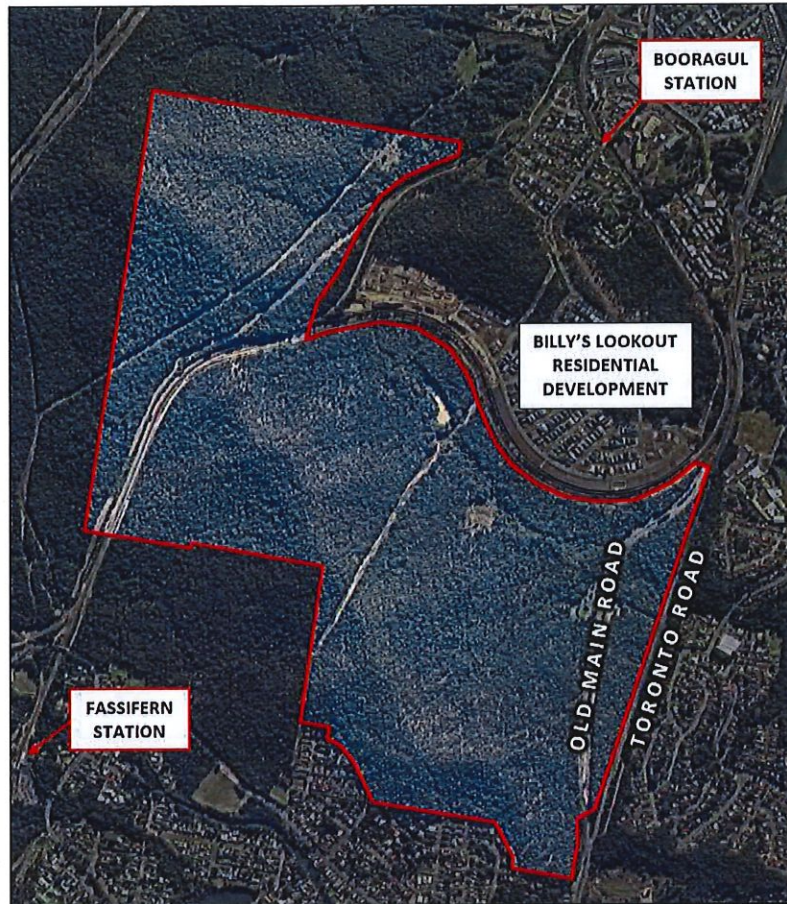


Figure 4: Site Plan Showing Main Northern Line

1.5 Summary of recommendation

It is recommended that the planning proposal proceed subject to conditions.

The site is no longer used for extractive industries and was zoned RU6 Transition noting that it had been identified for future residential development. The Greater Newcastle Metropolitan Plan (GNMP) identifies the site as a housing release area and the site would significantly contribute towards the dwelling targets identified in the GNMP for Lake Macquarie LGA. The proposal is consistent with the surrounding residential land uses and is ideally located due to proximity to two existing railway stations and access to the regional road network.

There are however several matters which need to be resolved before the planning controls could be finalised. These require further studies from Council including bushfire, heritage, contamination, traffic and transport, flooding, social and biodiversity investigations and consultation with relevant agencies. Conditions are proposed in the Gateway determination requiring the planning proposal to be updated prior to exhibition.

The proposal is generally consistent with the Hunter Regional Plan, GNMP and Council's Lifestyle 2030 Strategy. Council does not identify if a development control plan (DCP) will be prepared for the site, however the Department recommends that draft DCP provisions for the site are exhibited concurrently with the planning proposal and has included a condition to this effect.

2. PROPOSAL

2.1 Objectives or intended outcomes

The objectives and intended outcomes of the planning proposal are as follows;

- rezone land for residential purposes; and
- protect and conserve the areas within the site that have high ecological value.

2.2 Explanation of provisions

The objectives of the planning proposal are intended to be achieved through the rezoning of the site from RU6 Transition and E3 Environmental Management to:

- R2 Low Density Residential;
- R3 Medium Density Residential; and
- E2 Environmental Conservation.

The height of building is proposed to be amended from 8.5m in the RU6 Transition and 5.5m in the E3 Environmental Management zones to:

- R2 Low Density Residential – 8.5m;
- R3 Medium Density Residential – 10m; and
- E2 Environmental Conservation – 5.5m.

Council indicated that the minimum lot sizes are proposed to be amended to reflect the proposed zones. Following the preparation of further technical studies the proposed lot sizes will be resolved. The Department is satisfied that the lot sizes can be resolved following the completion of these studies.

The planning proposal also seeks to add part of the site to the land reservation acquisition map for the widening of Toronto Road required by RMS (Figure 2b). Consultation with RMS is recommended to confirm if they would be listed as the acquisition authority.

Council indicated that consideration may also be given to a small local neighbourhood shop, which is permitted with consent in the R3 Medium Density Residential zone so no further amendments to the LEP would be required.

The Department recommends that the site is mapped as an Urban Release Area in the LEP. This will ensure Clause 6.1 (Arrangements for designated State public infrastructure) will apply to the site and satisfactory arrangements are made for the provision of state infrastructure. This is considered appropriate as the development proposes to zone the site from rural and environmental zones to residential uses. A condition has been included in the Gateway determination to require this provision to be added to the planning proposal prior to exhibition.

2.3 Mapping

The proposal includes amendments to the Lake Macquarie LEP 2014 maps as follows:

- Land Use Map;
- Lot Size Map;
- Height of Buildings Map;
- Land Reservation Acquisition Map; and

- Urban Release Area Map.

Council have provided only an indicative concept plan of the proposed zoning map (Figure 5). Proposed maps for lot size, height of buildings, land reservation acquisition and urban release area have not been included in the planning proposal. The Gateway determination has been conditioned to require the proposal to be updated with these maps prior to exhibition.



Figure 5: Indicative proposed zones and concept plan

3. NEED FOR THE PLANNING PROPOSAL

The site is identified as a 'Housing Release Area' within the Housing Opportunities map in the GNMP. The site is also identified as an Investigation Area in Council's Lifestyle 2030 Strategy so is consistent with both local and regional strategies as well as surrounding land uses. This, coupled with the location of the site (adjoins existing residential areas and proximity to two railway stations) support the need to review the site's planning controls.

The site is no longer used for extractive industries and was zoned RU6 Transition noting that it had been identified for future residential development. The planning proposal is considered the only option available to rezone the site and allow development on the land. The need for the proposal is therefore supported.

4. STRATEGIC ASSESSMENT

4.1 State

There are no State strategic plans which are relevant to the planning proposal.

4.2 Regional

The site is located on land subject to both the GNMP and the Hunter Regional Plan 2036 (HRP).

Greater Newcastle Metropolitan Plan

Strategy 16 – Prioritise the delivery of infill housing opportunities within existing urban areas.

Strategy 16 of the GNMP seeks to deliver infill housing opportunities within existing urban areas. The strategy requires Greater Newcastle councils to focus new housing in existing urban areas, particularly within strategic centres and along urban renewal corridors.

The site is identified as a Housing Release Area within the Housing Opportunities map and would contribute towards meeting Lake Macquarie's dwelling projections by 2036. The site is surrounded by urban areas with Booragul to the north, Woodrising to the east and Fennell Bay to the south. The proposal will provide increased housing diversity and choice in an area that is predominantly low density residential. While the proposal is supported and consistent with this strategy, further studies are required to ensure that a well-planned residential development will result and any site specific constraints are addressed.

Strategy 19 – Prepare local strategies to deliver housing.

Local strategies will be prepared by councils to enable communities to assess the broader implications and consequences of identifying new locations for housing. The strategies are to reflect the priority to deliver infill housing opportunities within the existing urban areas. The proposal is consistent with this direction.

Action 19.1 for new release areas aims to achieve densities of 15 dwellings/ha, with 25% of lots capable of providing small lot or multi-dwelling housing types.

The planning proposal includes an Urban Design Report which states the site has a total area of 241ha with 11 percent of the site developable. Based on the current proposal, the planning proposal will satisfy the dwellings/ha requirement.

However, the Department notes that the proposed developable area of the site is small compared to the overall size of the site. Given the limited number of large unfragmented infill and greenfield sites such as this site, the Department is keen to ensure there is a careful balance between achieving minimum residential densities and managing site constraints.

The proponent (Landcom) advised that it is currently investigating options to increase the footprint and yield following the outcomes of the biodiversity and other technical studies. This may potentially increase the number of dwellings to be delivered. A condition is recommended to ensure consideration of Action 19.1 is provided in the planning proposal, and any changes to yield are to be reflected in the updated planning proposal.

Hunter Regional Plan 2036

Direction 14: Protect and connect natural areas, in particular Action 14.4 seeks to protect biodiversity by maintaining and enhancing the existing protection of high environmental value areas and implementing appropriate measures to conserve validated high environmental value areas. The proposal is inconsistent with the direction as Council states that it is likely to have significant biodiversity impacts associated with the clearing of part of the site. It is noted however, that the proposal does seek to zone a significant part of the site E2 Environmental Conservation.

A Biodiversity Constraints Assessment was included in the the planning proposal, which identifies the majority of the site as having a high biodiversity value including the area proposed to be developed. As identified, the site includes two threatened flora species, eight threatened fauna species and two threatened ecological communities associated with Marmong Creek riparian corridor. The site comprises of six vegetation types that are intact or near-intact and are shown in Figure 6.

The proposal will retain native vegetation in the western portion of the site, which will help to maintain important connectivity to offsite vegetation to the north, west and south west. These areas are considered to be areas of the highest biodiversity value. This would also provide a buffer between the proposed development and vegetated areas further to the west.

Council advises that the proponent intends on investigating biodiversity certification for the site under the *Biodiversity Conservation Act 2016*. A Biodiversity Certification Assessment Report (BCAR) will be required to be prepared using the Biodiversity Assessment Method (BAM).

Regardless of the process undertaken, an updated Biodiversity Assessment Report will be required to assess to potential impacts of the development footprint and proposed biodiversity offsets and management measures required as the this requires further consideration post-Gateway. Council intends to consult with OEH regarding the proposed impacts and management measures.

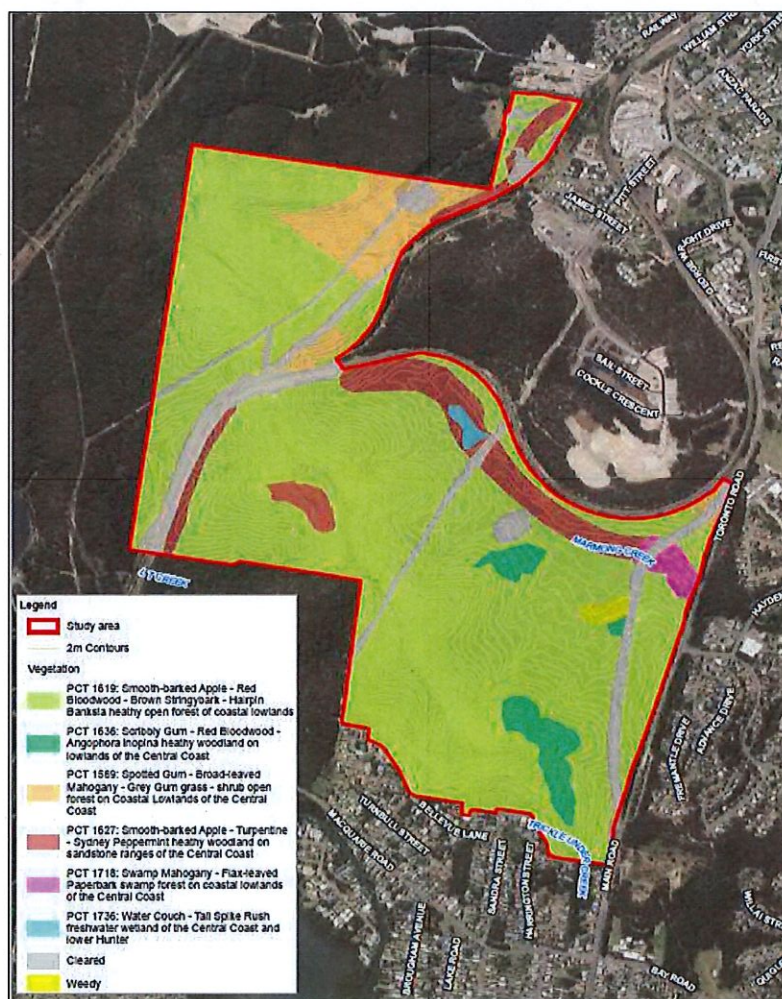


Figure 6: Vegetation communities

Direction 16: Increase resilience to hazards and climate change is also relevant to the planning proposal as it seeks to manage the risks associated with flooding, bushfire, mine subsidence and contamination and are discussed further below.

Flooding

Council advised that part of the site is potentially affected by flooding as it contains Marmong Creek and there is known flooding in areas west of Toronto Road. There is also a coastal wetland located downstream of the site as shown in Figure 7.

The proposal lacks detail on flooding and further investigation and consideration of flooding and watercourse impacts is required prior to exhibiting the planning proposal and has been conditioned accordingly.

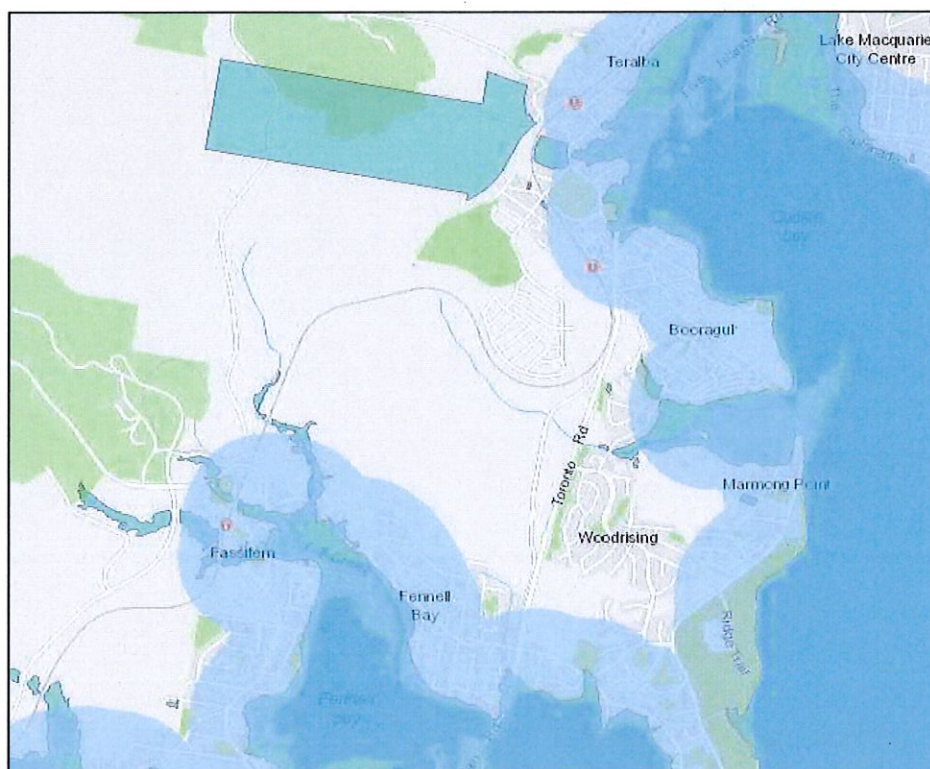


Figure 7: SEPP (Coastal Management) 2018 Map

Bushfire

The site is bushfire prone with the majority of the site identified as vegetation category 1 (Figure 8). Further investigation to identify the asset protection zones for the proposal development and consultation with the Rural Fire Service is required to evaluate the suitability of the measures proposed.

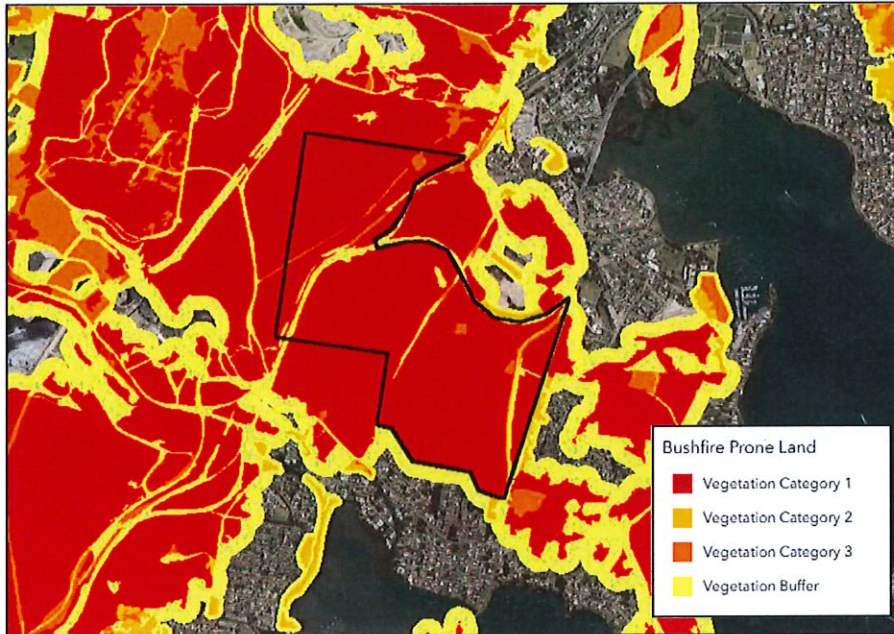


Figure 8: Bushfire Prone Land Map

Mine Subsidence

The site is located partly in the Killingworth-Wallsend Mine Subsidence District and partly located in the Lake Macquarie No. 1 Extension Mine Subsidence District. The site and surrounding areas have previously operated as underground coal mines. Further consultation with the Subsidence Advisory NSW is required before consistency and the impacts on mine subsidence are known.

Contamination

Council has considered SEPP 55 and is satisfied that a preliminary contamination study carried out following Gateway Determination will satisfy the requirements of Clause 6 of the SEPP. Council states that the site is not identified as potentially contaminated on Council's Register of Contaminated Sites.

A Phase 1 Contamination Assessment will be required to determine potential contamination and whether any further assessment is required and has been conditioned accordingly.

Direction 21: Create a compact settlement and Direction 22: Promote housing diversity are also relevant to the proposal.

The planning proposal is consistent with these directions as it proposes a compact footprint as the site is located close to existing infrastructure including two train stations and existing residential areas. The GNMP recognises that greenfield development will supply 40 percent of future housing stock and 60 percent infill.

The proposal seeks to deliver a diverse range of residential uses including a range of housing types ranging from low density to medium density lots capable of providing small lot or multi-dwelling housing types. Currently the majority of housing stock in Fennell Bay comprises of detached dwellings. Council also advises that the proponent is seeking to include a component of affordable housing within the R3 Medium Density Residential Area.

4.3 Local

Draft Community Strategic Plan 2017-2027

Council states that the planning proposal is consistent with the Community Strategic Plan by providing housing that promotes lifestyle and wellbeing, with good mobility and accessibility to connected communities.

Council states that the proposal provides new and high-quality development and growth that complements the unique character and sense of place objectives.

Lifestyle 2030 Strategy

The site is identified as an 'Investigation Area' in the Urban Change and Urban Investigation Map within Council's Lifestyle 2030 Strategy. Investigation areas are identified as those areas which may be suitable for urban development pending detailed studies prior to rezoning.

The proposal is consistent with the principles of:

- a city responsive to the environment;
- a well-designed adaptable and liveable city;
- a well serviced and equitable city; and
- a city responsive to the wellbeing of its residents.

4.4 Section 9.1 Ministerial Directions

The planning proposal is either inconsistent or further work is required before consistency can be determined with the following Section 9.1 Directions:

1.2 Rural zones – this direction aims to protect the agricultural production value of rural land. The site is partly zoned RU6 Transition and is therefore inconsistent with this direction as it will rural land to residential and will increase the permissible density of land within a rural zone. Council advised that the land is not currently and has not been previously used for rural land uses. The value of the agriculture production value has also likely to be diminished due to previous extractive industries on the site. It is recommended that the Secretary agree that the inconsistency is of minor significance.

1.3 Mining, Petroleum and Extractive Industries – this direction requires consultation with the Secretary of Department of Primary Industries (now Resources and Geoscience) if the proposal will restrict extractive resource operations. The site was previously sterilised due to mining leases, however Council advised that Glencore Coal have now released their objection to the development of this site. It is recommended that Resources and Geoscience is consulted before consistency with this direction can be determined.

2.1 Environmental Protection Zones – the planning proposal includes provisions which facilitate the protection and conservation of the environmentally sensitive land located on site. Whilst the proposal does not seek to rezone environmental zoned land, the proposal is also likely to have significant biodiversity impacts due to the clearing required to facilitate the proposed development.

As identified, Council advises that the proponent intends on investigating biodiversity certification for the site under the *Biodiversity Conservation Act 2016*. An updated Biodiversity Assessment Report is required to be prepared prior to exhibition to assess to potential impacts and proposed biodiversity offsets and management

measures and consultation with OEH should occur to confirm the suitability of the measures proposed. Consistency with this direction may then be determined.

2.2 Coastal Management – this direction seeks to give effect to the *Coastal Management Act 2016*. Part of the site is within the coastal area and there are coastal wetlands downstream of the site. Consideration of water quality impacts on the coastal wetlands will be required with the wetlands being located within 1km of the site. Consultation with OEH should occur as previously discussed to confirm the suitability of the measures proposed and then consistency with this direction may then be determined.

2.3 Heritage Conservation – the site contains two local heritage items. Item 29 Colliery relics and item A9 Amos Bros Quarry which will potentially be impacted by development if access is not restricted.

The development area is not identified in Council's Sensitive Aboriginal Landscape mapping, however creek lines outside of the proposed development area are identified as Sensitive Aboriginal Landscape. It is recommended that a heritage assessment be undertaken for the site to assess the potential impacts and consultation with the local Aboriginal Land Council and OEH also occur. Consistency with this direction may then be determined.

4.1 Acid Sulfate Soils – Council identified the subject site contains Class 5 Acid Sulfate Soils (ASS). The direction requires an ASS study to be undertaken as land use intensification would occur. Given the ASS provisions in the LEP it is considered that a study is unnecessary and that the matter can be resolved at the development application stage. It is recommended that the Secretary agree that the inconsistency is of minor significance.

4.2 Mine Subsidence and Unstable Land – the site is located in the Killingsworth-Wallsend mine subsidence district and the Lake Macquarie No. 1 Extension mine subsidence district. Further consultation with the Subsidence Advisory NSW is required. Consistency with this direction may then be determined.

4.3 Flood Prone Land – part of the site is potentially affected by flooding due to Marmong Creek and the proposal is inconsistent with this direction. Further assessment of flooding impacts is required and consultation with OEH and this has been conditioned accordingly. Consistency with this direction may then be determined.

4.4 Planning for Bushfire Protection – the proposal affects land mapped as bushfire prone and consultation with RFS and further assessment of bushfire risks needs to occur before consistency with this direction can be determined.

5.10 Implementation of Regional Plans – the planning proposal is inconsistent with Direction 5.10 as it is contrary to the Hunter Regional Plan and Greater Newcastle Metropolitan Plan 2036 as discussed previously. Conditions are recommended to address these matters as discussed above.

6.2 Reserving Land for Public Purposes – Council have identified in preliminary consultation with RMS indicating their intent to widen Toronto Road between Fennell Bay and Booragul. The road widening affects the frontage of the site. Further consultation is required with RMS to confirm they would be listed as the acquisition authority.

4.5 State environmental planning policies (SEPPs)

SEPP 55 – Remediation of Land

Clause 6 of SEPP 55 requires a preliminary contamination assessment to be undertaken where a use listed in Table 1 of the contaminated land planning guidelines is known to have occurred. As the site has been used for extractive industries, a preliminary assessment needs to occur.

Council advises that it has considered SEPP 55 and is satisfied that a preliminary contamination study carried out following Gateway determination will satisfy the requirements of Clause 6 of the SEPP. Council states that the site is not identified as potentially contaminated on Council's Register of Contaminated Sites.

SEPP (Coastal Management) 2018

Part of the site is within the coastal area and there are coastal wetlands downstream of the development site. The part of the site that is within the coastal zone will not be developed, however consideration of water quality impacts on the coastal wetlands will be required with these wetlands being located within 1km of the development site.

5. SITE-SPECIFIC ASSESSMENT

5.1 Social

The proposal will have positive social impacts providing a more diverse mix of housing with smaller lot sizes, as well as a component of affordable housing in a well serviced site with proximity to public transport, shops and services.

However, there are site specific constraints that need to be overcome for future residents. Whilst Council considers the social impacts of the proposal to be minor, given the scale of the proposed development it is recommended as proposed by Council in the planning proposal that a Social Needs Assessment to demonstrate how the community, social and recreational needs of the new population will be met and if upgrades to existing social and community infrastructure is required. A condition has been included requiring a Social Needs Assessment to be prepared.

5.2 Environmental

The proposed identifies that the site is subject to a range of environmental constraints. These constraints have been previously discussed in this report. Further studies and consultation with the relevant agencies is required before environmental impacts (and measures proposed to mitigate those impacts) can be fully evaluated.

5.3 Economic

Discussion of economic impacts in the planning proposal focuses on the additional housing supply and housing diversity provided. Council anticipates that the proposal will result in an additional 565 new dwellings. The proposal is also likely to result in short term construction jobs should the site be developed as proposed. As identified, following the completion of technical studies, Landcom indicated that will investigate options to increase the developable footprint which may increase the development yield.

In addition, a neighbourhood shop (permissible within the R3 zone) to service the proposed development will be explored as the planning proposal progresses, however this is expected to have minimal economic impacts.

5.4 Infrastructure

Council advises that the proposal would utilise existing infrastructure and has access to infrastructure including sewer, water and electricity. Consultation with utility providers such as Hunter Water and Ausgrid will be required to determine infrastructure capacity.

The site is located within proximity to Booragul and Fassifern train stations, with public transport able to support the proposed new population. New intersections will be required on Toronto Road, however further detail will need to be provided as part of a Traffic and Transport Assessment in consultation with the Roads and Maritime Services. This has been conditioned accordingly.

6. CONSULTATION

6.1 Community

Council has proposed a 28-day exhibition period for community consultation. This timeframe is supported.

6.2 Agencies

Consultation is required with the following Government agencies:

- Subsidence Advisory (mine subsidence);
- Roads and Maritime Service (traffic and access);
- Rural Fire Service (bushfire);
- Office of Environment and Heritage (biodiversity, flooding, heritage);
- Environment Protection Authority (contamination);
- Resource and Geoscience (extractive industries);
- Hunter Water Corporation (water servicing capacity); and
- Ausgrid (electricity servicing capacity).

The Gateway determination has been conditioned accordingly.

7. TIME FRAME

Council's projected timeline suggests the proposal would be finalised by July 2021, providing a 24-month timeframe. Given the additional studies and agency consultation required, the Department supports a 24-month timeframe.

8. LOCAL PLAN-MAKING AUTHORITY

Council have not sought authorisation to progress this planning proposal using plan-making delegation. Given the complexity of the site constraints, further studies and agency consultation required, plan-making authorisation is not recommended.

9. CONCLUSION

It is considered that the planning proposal should proceed subject to conditions because:

- the proposal facilitates the reuse of a site containing former mining activities and has been identified for future urban development;

- the proposal makes use of existing infrastructure and is an extension of the existing residential areas;
- the site is well located for residential use in terms of its proximity to public transport and existing centres in the Lake Macquarie local government area; and
- the proposal is generally consistent with both local and regional strategies.

10. RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. agree that inconsistencies with section 9.1 directions 1.2 Rural Zones and 1.4 Acid Sulfate Soils are minor and justified.
2. note that the consistency with section 9.1 Directions 1.3 Mining, Petroleum and Extractive Industries, 2.1 Environment Protection Zones, 2.2 Coastal Management, 2.3 Heritage Conservation, 4.2 Mine Subsidence and Unstable Land, 4.3 Flood Prone Land, 4.4 Planning for Bushfire Protection, 5.10 Implementation of the Regional Plan and 6.2 Reserving Land for Public Purposes are unresolved and will require justification.

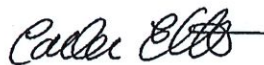
It is recommended that the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Council is to update the planning proposal with the following information and forward it to the Department of Planning and Environment for review prior to exhibition:
 - (a) map the site as an Urban Release Area on the Urban Release Area LEP map;
 - (b) provide updated LEP maps of the proposed development for zoning, height of buildings, minimum lot size and land reservation acquisition;
 - (c) include the following studies:
 - i. Flooding Assessment;
 - ii. Biodiversity Assessment;
 - iii. Phase 1 Contamination Assessment;
 - iv. Traffic and Transport Assessment;
 - v. Heritage Assessment;
 - vi. Bushfire Assessment;
 - vii. Social Needs Assessment; and
 - (d) address Action 19.1 of the Greater Newcastle Metropolitan Plan and demonstrate how the proposal achieves the minimum density requirements.
2. Development control plan (DCP) provisions for the site should be exhibited concurrently with the planning proposal.
3. The planning proposal should be made available for community consultation for a minimum of 28 days.

4. Consultation is required with the following public authorities:

- Subsidence Advisory
- Roads and Maritime Service
- Rural Fire Service
- Office of Environment and Heritage
- Environment Protection Authority
- Resource and Geoscience
- Hunter Water Corporation
- Ausgrid

5. The time frame for completing the LEP is to be 24 months from the date of the Gateway determination.



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