

Supplementary Information – LEP Amendment 84 – Land at Killingworth

1. Confirm the numbers e.g. pg 2 says that there are 86 lots but then says there are 57 owned by council and 27 owned by private landholders (equals 84).

There are 86 lots in total. There are 57 council owned properties and 29 private landholders.

2. Confirm all the council owned lots and their current classification (a map would be great).

See attached map.

3. Confirm the lots to be reclassified (is this all the current community lots? as per pg 2), the current interests etc that apply to these lots and whether or not these interests are being discharged.

There are 33 lots to be reclassified, see table below. 23 of these lots are within the existing 6(1) zoned land, i.e. outside the area proposed for rezoning. As stated in page 2, this includes the reclassification of all existing lots classified as community.

All titles on the land were reviewed by the Property Department and it was determined that all interests must remain on the titles. All lands are affected by Reservations and Conditions in the Crown Grant and multiple Rights to Mine.

Council Owned Land-to be reclassified			
Address Details		Address Details	
16 The Boulevarde	Lot 9, Section P, DP 4339	3 Park Street	Lot 100, DP 4339
34 The Boulevarde	Lot 3, Section O, DP 4339	15 Sackville Street	Lot 10, Section K, DP 4339
16 Wallace Street	Lot 7, Section K, DP 4339	19 Sackville Street	Lot 15, Section L, DP 4339
20 Wallace Street	Lot 3, Section L, DP 4339	21 Sackville Street	Lot 16, Section L, DP 4339
24 Wallace Street	Lot 5, Section L, DP 4339	23 Sackville Street	Lot 17, Section L, DP 4339
26 Wallace Street	Lot 6, Section L, DP 4339	25 Sackville Street	Lot 18, Section L, DP 4339
28 Wallace Street	Lot 7, Section L, DP 4339	29 Sackville Street	Lot 20, Section L, DP 4339
30 Wallace Street	Lot 8, Section L, DP 4339	30 Geordie Street	Lot 14, Section L, DP 4339
34 Wallace Street	Lot 10, Section L, DP 4339	32 Geordie Street	Lot 13, Section L, DP 4339
40 Wallace Street	Lot 2, Section M, DP 4339	33 Sackville Street	Lot 22, Section L, DP 4339
52 Wallace Street	Lot 7, Section O, DP 4339	34 Geordie Street	Lot 2, Section L, DP 4339
23 Stephenson Street	Lot 24, Section L, DP 4339	36 Geordie Street	Lot 1, Section L, DP 4339
24 Stephenson Street	Lot 8, Section N, DP 4339	47 Geordie Street	Lot 8, Section K, DP 4339
25 Stephenson Street	Lot 23, Section L, DP 4339	30 Throckmorton Street	Lot 1, DP 795370
27 Stephenson Street	Lot 12, Section L, DP 4339	32 Throckmorton Street	Lot 8, Section H, DP 4339
30 Stephenson Street	Lot 5, Section N, DP 4339	40 Throckmorton Street	Lot 4, Section H, DP 4339
40 Stephenson Street	Lot 3, Section M, DP 4339		

4. Confirm that some of the lots being reclassified are to retain their recreation zone and why.

There are 23 lots proposed to be reclassified to operational, which will remain in the 6(1) Open Space zone.

The majority of these parcels are separate, but adjoining, lots with high biodiversity value. These lands will be investigated to provide a potential future biodiversity offset. In order to close roads and amalgamate lots to secure the biodiversity offset as one parcel, it is more flexible to deal with this process under an operational classification. Similarly with the large parcel of 6(1) zone land, it is unknown as yet whether part of this site could be utilised for offsetting or for infrastructure purposes to service the future development areas. Again, for the provision of servicing infrastructure, the operational classification is best suited.

Council is currently preparing a draft development contributions plan for the Glendale catchment (which includes Killingworth). Once this plan is finalised, we will be in a better position to determine whether the existing amount of 6(1) Open Space land is still required.

5. Confirm the lots that are private but that are going to be zoned E2

The following private parcels are currently zoned 10 Investigation and are proposed to be zoned E2.

PRIVATE LAND TO BE ZONED E2	
36 Throckmorton Street	Lot 6 Section H DP 4339
11 Sackville Street	Lot 5 Section K DP 4339
9 Sackville Street	Lot 4 Section K DP 4339
48 Throckmorton Street	Lot 3 Section K DP 4339
5 Sackville Street	Lot 9 Section J DP 4339
51 Sackville Street	Lot 10 Section O DP 4339
49 Sackville Street	Lot 9 Section O DP 4339
31 Westcroft Street	Lot 8 Section O DP 4339

Out of Council's 57 lots, 43 are proposed to be zoned E2.

6. Clarify your comments regarding consistency or otherwise with SEPP 44 and SEPP 55 pg 11

SEPP 44 – Koala Habitat

The Killingworth Biodiversity Review, undertaken by Ecological Australia Pty Ltd in May 2010, noted that a portion of the study area qualified as Potential Koala Habitat by the SEPP 44 definition, and as a result, a Core Koala Habitat assessment was undertaken as part of the Biodiversity Review.

The following observations were considered in relation to the Core Koala Habitat assessment:

- Koalas were not recorded during site investigations, despite spotlighting, and call playback within the later period of the Koala breeding period;
- Targeted scat searches beneath primary browse trees did not yield positive results Koala presence; and
- Local records of Koala are broadly scattered in the locality, suggesting the species occupies the locality in low densities.

Therefore, whilst the study area can be considered potential Koala habitat, the lack of evidence of the Koala suggest that it does not support core Koala habitat according to the SEPP 44 definition.

SEPP 55 – Remediation of Land

A Geotechnical Assessment was prepared for the subject site as part of the LES and this included a Preliminary Contaminated Site Investigation (Contamination Investigation).

The Contamination Investigation included an assessment of records of the site, site inspections, and limited sampling and chemical testing.

Based on this assessment, the majority of the soil samples recovered from the site recorded undetectable contaminant concentrations with the remainder of soil samples recording very low to low concentrations. The Contamination Investigation concluded that natural soils within the subject site do not contain contamination, however there appeared to be an ongoing potential risk of soil and water contamination due to the occurrence of illegal roadside dumping across the site.

Due to the likelihood of future illegal roadside dumping between this investigation and the time of any future development, it is recommended that an additional Preliminary Contaminated Site Investigation (including soil sampling and testing) be undertaken on any illegal roadside dump sites identified following this assessment and within the future development area(s).

7. Map 10 does not appear as part of the PP, we can condition that but if it is readily available please provide.

See attached map.

8. Please also provide copies of the correspondence with RFS, DPI Minerals and MSB, Appendix 1 of the LEP is not included.

See attached PDF.