



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657
enquiries@hunterwater.com.au
hunterwater.com.au

3 December 2024

Hunter Water Ref: HW2017-1215/18/82
Your Ref: 3106

The General Manager
Maitland City Council

Attention: Adam Kennedy
Via: NSW Planning Portal

Dear Adam

RE: 107 HAUSSMEN DRIVE THORNTON REZONING PROPOSAL - LEP PP-2021-2820 and PP-2022-4101 (Reference number: REF-3106)

Hunter Water has no objections to amendment to the Maitland LEP 2013 by rezoning land from RU2 Rural Landscape zone to a proposed part R1 General Residential zone and C3 Environmental Management zone at 107 Haussman Drive, Thornton.

The site has been identified on Hunter Water's Maitland Growth Plan with development forecast to proceed after 10 years, however, based on this rezoning referral, Hunter Water will update our forecast to indicate future connections can be expected within 5 years. Please advise if this expectation is incorrect.

Hunter Water confirms that the proponent lodged a Preliminary Servicing Application in 2015. Although this application has expired, and Hunter Water recommends the Proponent submit a new application so we can provide updated servicing advice and indicative developer charges.

Water Supply

The site is located in the Four Mile Creek 1 Reservoir (Buttai) water supply zone and it is expected sufficient capacity will be available to service the proposed subdivision. At the time of subdivision, the developer will need to prepare a water servicing report to confirm network connections and security of supply options.

Wastewater Transportation

The site has potential to connect to various wastewater pumping station catchments. At the time of subdivision, the developer will need to prepare a sewer servicing strategy to confirm network connection points and assess the downstream network capacity and identify any developer funded network upgrades.

Developer Charges

Please note, Hunter Water has reintroduced developer charges for new connections to our water and wastewater networks. These charges are being phased in with the full charge payable in the 2026/2027 financial year.

If you require further advice or clarification regarding this submission, please contact the undersigned on 02 4081 5826 or at barry.calderwood@hunterwater.com.au.

Yours sincerely

Barry Calderwood
Account Manager Major Development

From: Tara Dever <Ceo@mindaribbalalc.org>
Sent: Friday, 27 September 2024 3:39 PM
To: Adam Kennedy
Subject: RE: Request for comment - Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton - Rezone to residential and conservation while amending the minimum lot size

Importance: High

Good afternoon Adam,

RE: Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton - Rezone to residential and conservation while amending the minimum lot size

The Mindaribba Local Aboriginal Land Council have reviewed all documents presented by the Maitland Council.



And the Mindaribba Local Aboriginal Land Council has *no objections* to the proposed rezoning.



Warm Regards, Tara

Tara Dever (She/Her/Hers)

Chief Executive

Mindaribba Local Aboriginal Land Council

Email: ceo@mindaribbalalc.org

Phone: 02 - 4015 7000

1A Chelmsford Drive Metford NSW 2323

55 Aberdare Rd Aberdare NSW 2325

PO Box 401 East Maitland NSW 2323

I pay my respects to all Wonnarua Elders past and present. For they are the traditional keepers, custodians and knowledge holders of all the lands, waters and skies on which I am very grateful to work, live and prosper today and everyday. *Always was, and always will be; Aboriginal Land!*

From: Tara Dever

Sent: Wednesday, 25 September 2024 3:35 PM

To: Adam Kennedy <Adam.Kennedy@maitland.nsw.gov.au>

Subject: RE: Request for comment - Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton - Rezone to residential and conservation while amending the minimum lot size

Good afternoon Adam,

The Mindaribba LALC would like to request an extension to review **Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton - Rezone to residential and conservation while amending the minimum lot size.**

We would like to request an extension to submit comment until COB Friday the 27th September 2024.

Your support in this matter is greatly appreciated.

Warmest Regards, Tara

Tara Dever (She/Her/Hers)
Chief Executive
Mindaribba Local Aboriginal Land Council

Email: ceo@mindaribbalalc.org
Phone: 02 - 4015 7000
1A Chelmsford Drive Metford NSW 2323
55 Aberdare Rd Aberdare NSW 2325
PO Box 401 East Maitland NSW 2323

I pay my respects to all Wonnarua Elders past and present. For they are the traditional keepers, custodians and knowledge holders of all the lands, waters and skies on which I am very grateful to work, live and prosper



today and everyday. *Always was, and always will be; Aboriginal Land!*



From: Adam Kennedy <Adam.Kennedy@maitland.nsw.gov.au>
Sent: Wednesday, 25 September 2024 3:02 PM
To: Tara Dever <Ceo@mindaribbalalc.org>
Subject: RE: Request for comment - Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton - Rezone to residential and conservation while amending the minimum lot size

Good afternoon,

A friendly reminder that today is the last day for comment on the abovementioned proposal.

Should you wish an extension, or wish not to comment please respond back to me.

If there is no comment by COB Friday 27 September 2024. I will consider it as no comment.

Kind regards


Adam Kennedy
Senior Strategic Planner
City Planning | Maitland City Council
t [02 4934 9642](tel:0249349642)
Adam.Kennedy@maitland.nsw.gov.au



From: Adam Kennedy
Sent: Thursday, August 29, 2024 1:24 PM
To: Tara Dever <ceo@mindaribbalalc.org>
Subject: Request for comment - Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton -
Rezone to residential and conservation while amending the minimum lot size

Good afternoon,

Council has received a Gateway determination for the abovementioned planning proposal, and as prescribed within the condition requires to undertaken State agency engagement. This request had been placed through the Planning Portal; however, a technical error has resulted in the need to undertake this manually to progress the proposal.

Per the Gateway determination and regulatory requirements of the Section 9.1 Ministerial Directions, engagement is required.  [Linked](#) is the planning proposal, Gateway Determination and supporting studies relevant to your Department. The proposal is to rezone the land to a residential and conservation use, while amending the minimum lot size to facilitate a range of housing types.

Comments are due 25 September 2024.

If you require any additional information, or are having technical issues accessing the linked documents please let me know.

Regards

Adam Kennedy
Senior Strategic Planner
City Planning | Maitland City Council
t [02 4934 9642](tel:0249349642)
Adam.Kennedy@maitland.nsw.gov.au



The views expressed in this email are not necessarily those of the Maitland City Council unless otherwise stated. The organisation does not warrant that this message is free of viruses or any other defect or error. This message and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this message in error please contact the author.



RFS



Maitland City Council
PO Box 220
MAITLAND NSW 2320

Your reference: (REF-3104) PP-2023-2323
Our reference: SPI20240907000174

ATTENTION: Adam Kennedy

Date: Tuesday 8 October 2024

Dear Sir/Madam,

Strategic Planning Instrument Rezoning – Planning Proposal

Rezone from the current RU2 Rural Landscape zone to a proposed part R1 General Residential zone and C3 Environmental Management zone within a disused quarry site. Amend the minimum lot size from mostly the 40ha minimum lot size to 450m² for the proposed R1 General Residential zoned land. The remainder of the C3 Environmental Management zoned land will retain the 40ha minimum lot size. This proposal continues PP-2021-2820 and PP-2022-4101 submitting requested additional information at the request of the DPE.

I refer to your correspondence dated 06/09/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

- *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- *to encourage sound management of bush fire prone areas.*

The direction provides that a planning proposal must:

- *have regard to Planning for Bushfire Protection 2019,*
- *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
- *ensure that bushfire hazard reduction is not prohibited within the APZ.*

Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that the future subdivision/development of the land complies with *Planning for Bush Fire Protection (PBP) 2019*.

With regard to these requirements, the following comments are made in relation to the submitted concept plan:

- The superlot set aside for higher density development has a direct interface with the reserve/drainage basin. The acceptable solution for a subdivision under Table 5.3b in *PBP 2019* requires a perimeter road

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



RFS



between the development and the vegetation. Future development must be supported by evidence, such as a Vegetation Management Plan (VMP) or Plan of Management (POM), demonstrating the managed reserve will be maintained to the required standard of an Inner Protection Area (IPA) and/or appropriate APZs are provided to demonstrate that future residential development can comply with Appendix 1 of *PBP 2019*.

- Access for the future subdivision must comply with the requirements of Table 5.3b of *PBP 2019* as follows:
- Future development must be supported by plans demonstrating compliant kerb to kerb widths for perimeter and non-perimeter roads, with parking provided outside the carriageway, in accordance with Table 5.3b of *PBP 2019*;
- The current layout of the subdivision relies on one way in and out of the subdivision via Haussman Drive until development takes place on the adjoining site to the east. As the secondary access point to the east cannot be relied upon at this stage, future development must be supported by plans demonstrating the subdivision access complies with Table 5.3b in *PBP 2019*, by providing an operational secondary access and egress road.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**



Your ref: Your email received 29 August 2024
Our ref: DOC24/706457-23

Adam Kennedy
Senior Strategic Planner
Maitland City Council

By email: Adam.Kennedy@maitland.nsw.gov.au

Dear Adam

Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton

Thank you for your email request dated 29 August 2024 seeking advice from the Biodiversity, Conservation and Science (BCS) Group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on 107 Haussman Drive, Thornton NSW (PP-2023-2323).

BCS has reviewed information provided and consider that the proposed rezoning can proceed to the next stage of assessment following consideration of BCS comments provided in Attachment 1.

If you have any further questions about this issue, please contact our Hunter Central Coast Planning Team at huntercentralcoast@environment.nsw.gov.au.

Yours Sincerely

Joe Thompson
Director Hunter Central Coast
Biodiversity, Conservation and Science

26 September 2024

Enclosure Attachment 1

Attachment 1 - BCS Comments

PP-2023-2323 – 107 Haussman Drive, Thornton NSW

In preparing this advice BCS has reviewed the submitted documents including the:

- Biodiversity Development Assessment Report (BDAR) (Kleinfelder, September 2022)
- Bushfire Threat Assessment for the Planning Proposal at 107 Haussman Drive Thornton (Firebird ecoSultants Pty Ltd, July 2024).
- Planning proposal (Maitland City Council, Document Revision 13.8.2024)

Key Assessment matters for consideration

| | | |
|----|---|---|
| 1. | <i>Protection of areas of High Environmental Value</i> | <p>Remnant vegetation on site has been identified as being of high environmental value providing habitat for, amongst others:</p> <ul style="list-style-type: none">• the Threatened Ecological Community Lower Hunter Spotted Gum – Ironbark Forest , Little Lorikeet, Grey-crowned Babbler, Squirrel Glider, Brush-tailed Phascogale, Grey-headed Flying-fox and Greater Broad-nosed Bat• biodiversity corridor connectivity. <p>While the proposal will avoid most of the biodiversity remaining on site, it is recommended that opportunities to strengthen protection of these avoided lands in perpetuity be considered and where possible adopted.</p> <p>Recommended action(s):</p> <ul style="list-style-type: none">• A C2 Environmental Conservation zone is recommended for areas of high environmental value.• Consider additional planning mechanisms to ensure avoided areas are protected in perpetuity. |
| 2. | <i>Document consistency</i> | <p>It is unclear if the BDAR, for example Figures 2 and 4 and Table 9, have considered Asset Protection Zone impacts as shown in Figure 1.1 of the Bushfire Threat Assessment.</p> <p>Recommended action:</p> <p>Consider improving consistency between documents, to ensure areas of high environmental value are protected and impacts are accurately identified and offset.</p> |
| 3. | <i>Consistency with BAM 2020</i> | <p>Biodiversity assessment plot data does not appear to have been provided as indicated in Appendix H of the BDAR. BCS were also unable to view assessment calculations through the Biodiversity Offset and Agreements Management System (BOAMS). This has made it difficult to review the accuracy of impacts and offsets for example as provided in Table 9 of the BDAR.</p> <p>Recommended action:</p> <p>Biodiversity assessment plot data should be included with the BDAR and BAM 2020 calculations provided via BOAMS.</p> |



RE: Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton

From Liam Sultana <liam.sultana@environment.nsw.gov.au>
on behalf of
CPHR RD Hunter Central Coast Mailbox <huntercentralcoast@environment.nsw.gov.au>
Date Mon 12/05/2025 8:13 AM
To Adam Kennedy <Adam.Kennedy@maitland.nsw.gov.au>

Hi Adam,

Thank you for your email to CPHR. CPHR have no comments to make on the new proponents response.

Please let me know if you have any questions or feedback.

Kind regards,

Liam Sultana

A/Coordination and Planning Officer
Hunter Central Coast - Regional Delivery
Conservation Programs, Heritage and Regulation Group
Department of Climate Change, Energy, the Environment and Water

E liam.sultana@environment.nsw.gov.au



From: Adam Kennedy <Adam.Kennedy@maitland.nsw.gov.au>
Sent: Friday, 9 May 2025 11:07 AM
To: Louisa Bulley <louisa.bulley@environment.nsw.gov.au>; CPHR RD Hunter Central Coast Mailbox <huntercentralcoast@environment.nsw.gov.au>
Subject: Re: Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton
Importance: High

Good morning,

I tried to call but the call rang out.

Is there a timeframe for when this response will be provided?

The Department of Planning is placing urgency on this, as an alteration request to extend the timeframe of the proposal is being determined today, and evidence is needed that this response is progressing.

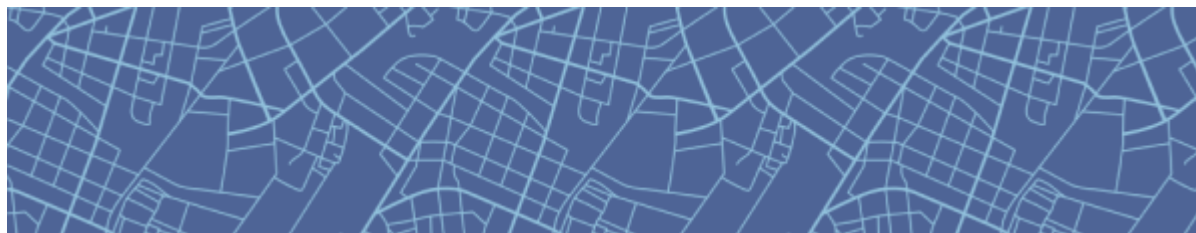
Happy to chat over the phone when you receive this,
Regards

Adam Kennedy

Senior Strategic Planner

City Planning

02 4934 9642 | Adam.Kennedy@maitland.nsw.gov.au



We acknowledge the Wonnarua People as the Traditional Owners and Custodians of the land within the Maitland Local Government Area.

From: Adam Kennedy

Sent: 01 May 2025 3:29 PM

To: louisa.bulley@environment.nsw.gov.au <louisa.bulley@environment.nsw.gov.au>; BCS RD Hunter Central Coast Mailbox <huntercentralcoast@environment.nsw.gov.au>

Subject: Planning Proposal PP-2023-2323 - 107 Haussman Drive, Thornton

Good morning,

I refer to the abovementioned planning proposal. There has been a delay in responding to DCCEEW's original advice on 26 September 2024 due to change in ownership of the site.

Please see attached the new proponents response to your advice.

Responses to Key Assessment

Key Assessment 1:

Council has considered this advice and undertook a review of landuse within the C2 zone. It was found that the landuse of roads was a prohibited use, which would unintentionally prohibit an emergency access for the site, which was a condition required for NSW RFS. Council acknowledges the high environmental value of the surrounding remnant vegetation, however to ensure there are no unintentional consequences, Council has determined to retain the environmental land as C3 at this time. Council, in near future, will undertake a LGA wide review of C2 and C3 zones to ensure zone and landuse consistency across the City, while enabling better protection for biodiversity corridors. This will include the subject site, which will likely be rezoned to C2 during this review.

Key Assessment 2:

Please see attached the new proponents response to DCCEEW's response.

Key Assessment 3:

Please see attached the biodiversity assessment plot data that was described within Appendix H of the BDAR.

If you require any further information, please contact me.

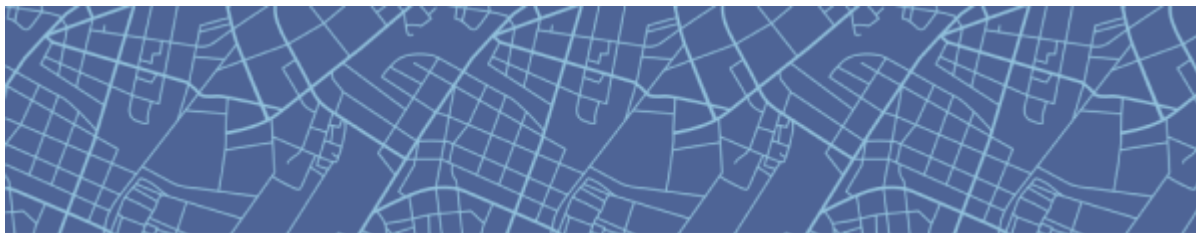
Regards

Adam Kennedy

Senior Strategic Planner

City Planning

02 4934 9642 | Adam.Kennedy@maitland.nsw.gov.au



We acknowledge the Wonnarua People as the Traditional Owners and Custodians of the land within the Maitland Local Government Area.

The views expressed in this email are not necessarily those of the Maitland City Council unless otherwise stated. The organisation does not warrant that this message is free of viruses or any other defect or error. This message and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this message in error please contact the author.

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately. Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment, Energy and Science.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Adam Kennedy
Senior Strategic Planner – Maitland City Council
adam.kennedy@maitland.nsw.gov.au

Re: PLANNING PROPOSAL FOR 107 HAUSSMAN DRIVE THORNTON

Dear Adam Kennedy,

Thank you for the opportunity to provide comment on the planning proposal for a residential subdivision at 107 Haussman Drive Thornton.

In accordance with the *Coal Mine Subsidence Compensation Act (2017)*, Subsidence Advisory NSW regulates development within mine subsidence districts to help protect homes, buildings and infrastructure from potential subsidence damage.

The site is not within a declared mine subsidence district but is undermined by historical coal mine workings with several mapped mine entries that may pose a subsidence risk to surface development.

Subsidence Advisory does not have any objection to the proposed rezoning and lot size amendments.

As per the recommendations of the Report on Proposed Residential Development, Thornton North, Mine Subsidence Constraints (GHD Ref 2218155/111687, 4 December 2015) further detailed investigations should be undertaken to determine the true extent of mine workings and the risk that the workings pose to the proposed development.

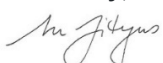
Subsequent to a detailed investigation, a proposal should be developed to eliminate the risk of coal mine subsidence including the risk posed by any shafts and drifts identified.

It is recommended that all geotechnical reports and investigations relating to mine subsidence should be undertaken by a suitably qualified and experienced geotechnical practitioner in accordance with Section 4.4 of the Subsidence Advisory Merit Assessment Policy. Prior to engaging a geotechnical practitioner, the proponent or Council may seek advice directly from Subsidence Advisory to ensure that any studies are undertaken to the appropriate standard.

Subsidence Advisory would be happy to review and provide advice on any future investigations and remediation proposals prepared for the subdivision to ensure that mine entries do not pose a public safety hazard and remediation is completed to the extent that future surface development is not at risk of mine subsidence.

If you have any queries concerning this matter, please contact Senior Risk Engineer, Melanie Fityus via e-mail subsidedevelopment@customerservice.nsw.gov.au or 4908 4300.

Sincerely,



Melanie Fityus
Senior Risk Engineer



Your Ref: 107 Haussman Dr, Thornton
Our Ref: DOC24/732093-3

The General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Attention: Adam Kennedy, Senior Strategic Planner

Via the CnR Portal

Dear Adam,

Thank you for providing the NSW Environment Protection Authority (EPA) with the opportunity to comment on the draft planning proposal to rezone land at 107 Haussman Drive, Thornton NSW from RU2 Rural Landscape to R1 General Residential and E2 – Environmental Conservation.

The EPA has reviewed the provided documentation and does not consider that the proposal will impact on matters for which the EPA is the appropriate regulatory authority.

As you may be aware, there are several strategic planning initiatives that could be considered to address potential land-use conflicts or cumulative impacts associated with the proposal, including:

- Zoning land to accommodate land use whilst avoiding land-use conflict, by selecting zones that consider adjacent land uses and ways to deal with their compatibility at the zone edge.
- Using controls in land-use planning instruments such as local environmental plans, development control plans and local strategic planning statements to promote compatibility between industrial and residential zoned land developments.
- Considering the possibility that a previous land use has caused contamination of the site, as well as the potential risk to health or the environment from that contamination. Consideration of contamination at a strategic level provides an opportunity to consider contamination issues early, well in advance of statutory approvals for land use changes.

The EPA has produced guidance material that may assist with applying strategic planning initiatives for this matter, including:

- Noise Guide for Local Government (EPA, 2023) – section 5 provides information on strategic planning and examples of how it can be used by council to promote better noise outcomes.
- Local Government Air Quality Toolkit (EPA) – provides information and guidance on common air quality issues managed by council officers. *Section 6 of module 2: land use planning and appropriate site selection* outlines how planning can be used improve and protect air quality.
- Water policies, guidelines, and programs (EPA) – provides information on water management including a link to NSW Government's risk-based framework for considering waterway health outcomes in strategic land-use planning decisions.

The EPA considers that any change in land use should be supported by information demonstrating that the land is suitable for the proposed use or can be made suitable, either by remediation or by

Phone 131 555
Phone 02 9995 5555
(from outside NSW)

TTY 133 677, then
ask for 131 155

Locked Bag 5022
Parramatta NSW 2124

6 Parramatta Square
10 Darcy Street
Parramatta NSW 2150

info@epa.nsw.gov.au
www.epa.nsw.gov.au
ABN 43 692 285 758

the way the land is used (see Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land (EPA and Department of Urban Affairs and Planning, 1998)).

Additionally, under section 60 of the *Contaminated Land Management Act 1997*, the EPA must be notified of contamination that meets certain triggers. These are outlined in the Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997 (EPA, 2015).

If you have any further questions about this issue, please contact Claire McQueeney, Strategic Planning Unit at email environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gabby Sutherland', with a long horizontal line extending to the right.

Gabby Sutherland
A/Unit Head – Strategic Planning Unit
Policy & Strategy

20 September 2024

Our ref: DOC24/731600

Your ref: PP- 2023-2323

Adam Kennedy, Senior Strategic Planner,

Maitland City Council, 263 High Street,

Maitland, NSW 2320

Email: adam.kennedy@maitland.nsw.gov.au

Subject: PP-2023-2323 at 107 Haussman Drive, Thornton, Maitland

Dear Mr Kennedy,

Thank you for the opportunity to comment on the planning proposal for 107 Haussman Drive, Thornton, Maitland. We note that the proposal is for upzoning of the rural site from RU2 Rural Landscape to R1 General Residential and C3 Conservation Management and associated decrease in lot sizes from 40ha to 450sqm and partial 40ha (C3 zoned area of the site) under the Maitland LEP 2011. This site is identified for investigation for housing in the Maitland Housing Strategy 2041 (reference IA-1) and as an Urban Release Area under the Maitland LEP 2011.

It is noted that Gateway Determination requiring consultation with Heritage NSW and other Agencies under section 3.34(2)(d) of the *Environmental Planning & Assessment Act 1979* was issued on 4 May 2024. We have reviewed the information provided with the planning proposal and prepared the following comments for your consideration.

State and local heritage considerations under the *Heritage Act 1977*

Based on the information provided, we have reviewed the planning proposal against our records and do not believe that there are any identified impacts on items listed on the State Heritage Register.

In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so.

Aboriginal cultural heritage considerations under the *National Parks and Wildlife Act 1974*

An Aboriginal cultural heritage due diligence assessment prepared by 'Heritage Now' dated 2 October 2020 has been provided with the referral.

Heritage NSW does not have a role in reviewing or endorsing due diligence assessments, however, we advise Council that an assessment under the 2010 *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* is not considered an archaeological assessment or substitute for a comprehensive Aboriginal cultural heritage assessment report.

We note that the due diligence assessment has identified Aboriginal objects within the proposed development area. We therefore recommend that a full Aboriginal cultural heritage assessment report including Aboriginal community consultation and archaeological assessment is prepared to inform the planning proposal. Further information about preparing an Aboriginal cultural heritage assessment is available on our [website](#).

The recommendation to prepare a full Aboriginal cultural heritage assessment report to be prepared at the planning proposal stage is consistent with Direction 19 of the Hunter Regional Plan 2041 and Local Planning Direction 2.3, Heritage Conservation, that requires planning proposals to address the conservation of Aboriginal objects. Early assessment provides the best opportunity to identify and protect Aboriginal cultural heritage values. It also provides certainty to all parties about any future Aboriginal cultural heritage management requirements.

If the planning proposal is approved and future development proceeds, the proponent will need to consider the Aboriginal cultural heritage impacts within their environmental assessments. Where harm to Aboriginal objects cannot be avoided the proponent would be required to obtain an Aboriginal Heritage Impact Permit (AHIP) before proceeding. Further information is available in the guide, [*Applying for and Aboriginal Heritage Impact Permit: Guide for applicants*](#).

General Comments

Prior to finalisation of the proposal, Council should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).

If you have any questions, please contact Nancy Sample at nancy.sample@environment.nsw.gov.au or on (02) 8275 1521.

Yours sincerely



Rose O'Sullivan,
Practice Lead Planning Referrals and Advice
Heritage NSW
11 September 2024

02 October 2024

File No: NTH24/00645/001

Your Ref: PP-2023-2323

General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Attention: Adam Kennedy

Raymond Terrace Road (MR104): Planning Proposal (PP-2023-2323) to amend Maitland Local Environmental Plan 2011, Lot 2 DP1145, 107 Haussman Drive Thornton

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 29 August 2024 seeking agency consultation in accordance with Condition 3 of the gateway determination, dated 07 May 2024.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Raymond Terrace Road (MR104) is a classified State road and Haussman Drive and all other roads within the site location are local roads. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the Traffic and Parking Impact Assessment (TPIA) prepared by McLaren Traffic Engineering, dated 08 October 2022; Supplementary Traffic Impact Assessment (TIA) prepared by McLaren Traffic Engineering, dated 24 November 2022 and relevant supporting documentation for the Planning Proposal.

The modelling and subsequent recommendations from the TPIA and TIA are contingent upon the following transport infrastructure improvements, which are not funded for delivery:

- Duplication of Haussman Drive between Taylor Avenue and Raymond Terrace Road;
- Upgrade of Taylor Avenue / Haussman Drive intersection to a dual-lane roundabout;
- Upgrade of Raymond Terrace / Haussman Drive intersection to signal control, including extra lanes; and
- Duplication of Raymond Terrace Road between Haussman Drive and Harvest Boulevarde.

At this time, TfNSW is unable to provide a final response to the agency consultation due to the uncertainty regarding the timeline for delivering these necessary transport infrastructure improvements, which are being relied on to mitigate the impacts of the proposal and facilitate the subsequent release of land.

Further information to support the Planning Proposal is required to identify how the traffic and transport impacts of the proposal can be appropriately mitigated by the developer, in the absence of any funded project.

OFFICIAL

TfNSW welcomes the opportunity to be involved in future discussions with Council and the proponent to ensure that suitable access arrangements on the classified road network are in place to support the proposal.

Should you require further information please contact Kate Leonard, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Liz Smith'.

Liz Smith

Manager Development Services North
Community & Place
Regional & Outer Metropolitan

OFFICIAL

11 April 2025
File No: NTH24/00645/002
Your Ref: PP-2023-2323

General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Attention: Adam Kennedy

Raymond Terrace Road (MR104): Planning Proposal (PP-2023-2323) to amend Maitland Local Environmental Plan 2011, Lot 2 DP1145, 107 Haussman Drive Thornton

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 29 August 2024 seeking agency consultation in accordance with Condition 3 of the gateway determination, dated 7 May 2024, and the Supplementary Traffic Impact Assessment (TIA) referred to TfNSW on 4 March 2025.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Raymond Terrace Road (MR104) is a classified State Road and Haussman Drive and all other roads within the site location are local roads. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the Traffic and Parking Impact Assessment (TPIA) prepared by McLaren Traffic Engineering, dated 08 October 2022; Supplementary Traffic Impact Assessment (TIA) prepared by McLaren Traffic Engineering, dated 24 November 2022 and relevant supporting documentation for the Planning Proposal.

TfNSW is supportive of the Planning Proposal progressing and provides the following comments for consideration:

1. Two options for access off Haussman Drive have been presented. The preferred access option would allow right turns and left turns into the site, and left turns out of the site.
2. It is acknowledged that the alternative access arrangement, being left in/left out only has not accounted for a formalised U-turn facility north of the site. It is therefore recommended that the preferred access option be captured in the future precinct wide Development Control Plan (DCP).
3. The Traffic Impact Assessment identifies existing capacity issues at the intersection of Haussman Drive/Raymond Terrace Road, and that the development will contribute to additional traffic demand.

OFFICIAL

Consideration should be given to developer contributions towards the future upgrade of this intersection to address the impacts of the proposed development.

4. It is observed that a secondary access point, intended to provide safe emergency ingress and egress, is proposed off Raymond Terrace Road. TfNSW does not support direct access to Raymond Terrace Road, however, would be supportive of this arrangement if it is only to be used in the event of emergency evacuation (e.g. is managed in consultation with the RFS to be locked unless required for evacuation purposes).

Should you require further information please contact Kate Leonard, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Holly Taylor

A/Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

OFFICIAL