

Maitland Urban Settlement Strategy

2001-2020:

A Strategy for urban growth in the Maitland Local Government Area Review 2012 Edition

Produced by:

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5.3.7 East Maitland Investigation Area (Mt Vincent Rd)

Background

The operation of the Waste Disposal Management Facility (WDMF) in this locality has restricted urban development progression to the south along Mt Vincent Rd. The life of the WDMF is under review with the likelihood of the facility ceasing operation, as a disposal facility, in 5 to 8 years. Accordingly there is merit to consider the expansion of urban development in this location.

Physical Description

The East Maitland Investigation area includes land on both sides of Mt Vincent Rd and adjoins the urban area of Rathluba to the north. The western precinct is bound by the Wallis creek flood plain to the west and contains some Ecologically Endangered Communities.

Access

Access can be provided from both Mt Vincent Rd and from internal road networks of adjoining subdivisions to the north.

Environmental

The location of the Investigation Area within the catchment for Wallis Creek will be a significant issue in future investigations. Reference and consideration should be made to the Wallis and Fisheries Creeks Total Catchment Management (TCM) Strategy, which generally concludes that existing water quality in the Wallis Creek catchment is very poor.

Investigations for urban growth should therefore consider the potential for impacts in the catchment, with careful consideration of the issue of water cycle management, to ensure that future development will make a positive contribution to the health of the catchment.

Flora/Fauna

The subject land contains remnant EEC (Lower Hunter Iron Bark Spotted Gum vegetation community) in the south and eastern area of the site. This vegetation community has connectivity with extensive vegetation across Mt Vincent Rd and provides a visual and acoustic buffer to road traffic and adjoining mining operations. The mapped EEC and isolated habitat trees should be integrated into the design of future development of the site.

Shallow Mine Workings

The Mine Subsidence Board has indicated that shallow abandoned mine workings exist on land. The extent and stability of these workings need to be fully investigated to determine suitability to accommodate urban development

Flood Management

The forecast 1% flood has been considered as the extent for urban development to the west of the investigation area. Similarly localised flooding of drainage areas needs to be addressed in association with stormwater management and limits to urban development.

Conclusion

The subject lands have been included in the MUSS 2012 edition as part Category 1 & part Category 2 Residential to reflect and acknowledge constraints associated with the site eg, flooding, EEC, mine subsidence and the Waste Disposal Management Facility.

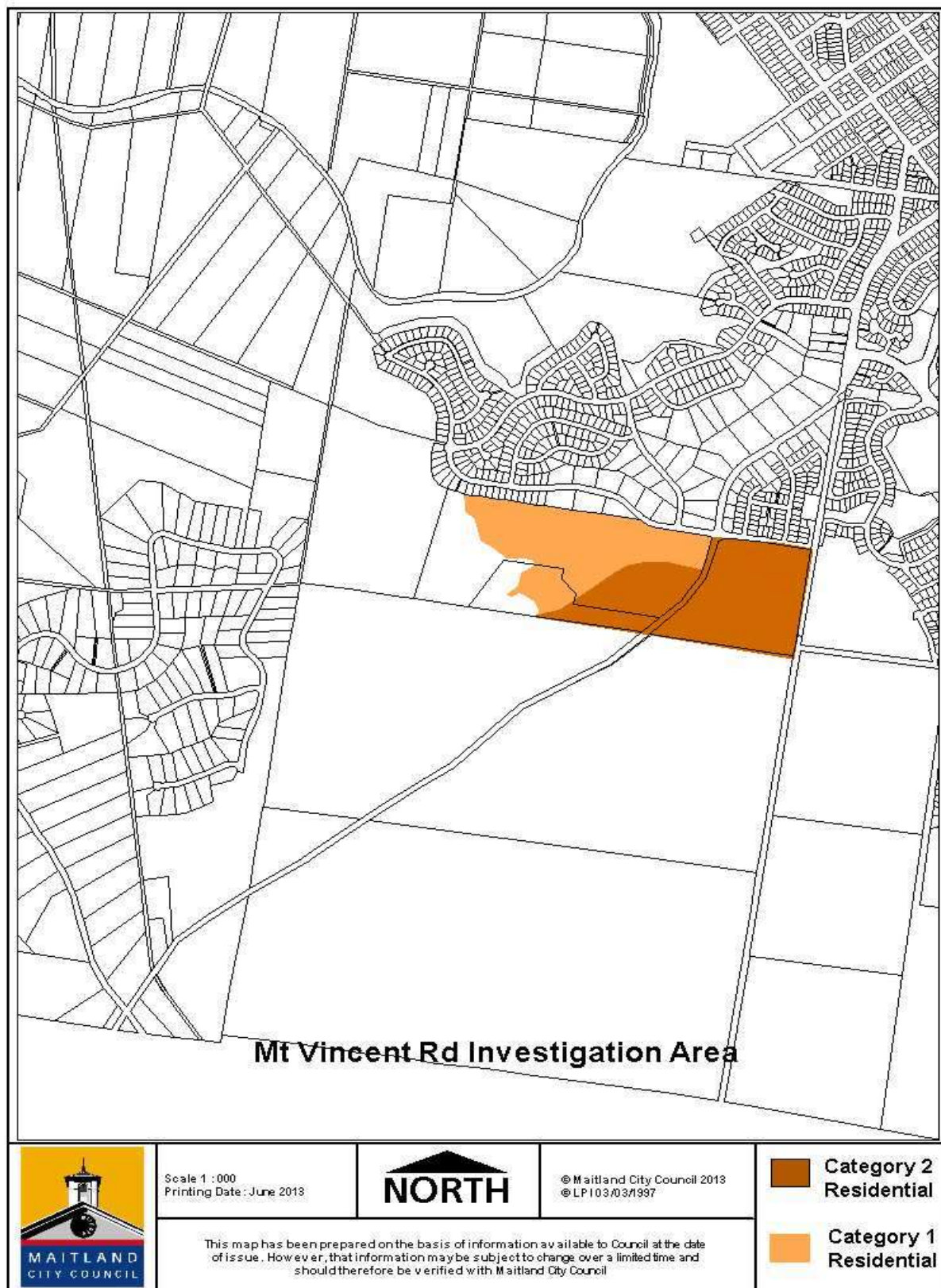


Figure 16: Mt Vincent Investigation Area.