



**UNDER SEPARATE COVER
ATTACHMENTS**

**ORDINARY MEETING
27 AUGUST 2024**

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DA 2023/433 FOR DEMOLITION, ONE INTO 109 LOT TORRENS TITLE RESIDENTIAL SUBDIVISION, TWO DRAINAGE RESERVES, ONE RESIDUE LOT, ONE ROAD WIDENING LOT, CONSTRUCTED IN FIVE STAGES AT 523 RAYMOND TERRACE ROAD, CHISHOLM (LOT 100 DP847510)

Assessment Report (Under Separate Cover)

Meeting Date: 27 August 2024

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DEVELOPMENT APPLICATION ASSESSMENT REPORT*Version 1: Comprehensive*

Application No:	DA/2023/433
Proposal:	Demolition, one into 109 Lot Torrens Title Residential Subdivision, two drainage reserves, one residue lot, one road widening lot, constructed in five stages
Address:	523 Raymond Terrace Road, CHISHOLM NSW 2322
Lot & DP No:	Lot 100 DP847510
Property No:	28866
Applicant:	ACG Clovelly Road Pty Ltd C/o ADW Johnson
Owner:	Maria Romanelli
Author:	Georgie Williams, Principal Planner
Site Inspection:	2 August 2023
Date of report	8 August 2024
Site conditions	R1 General Residential Minimum lot size – 450m ² Bush Fire Prone Land Acid Sulfate Soils Class 5 Native Vegetation – Endangered Ecological Community – Lower Hunter Spotted Gum Ironbark Forest and Spotted Gum Ironbark Forest 1 st Order Watercourse - hydroline Road widening Thornton North Urban Release Area
Cost of works	\$7,376,500

INTRODUCTION

The purpose of this report is to provide a detailed discussion and assessment of Development Application No. DA/2023/433 proposing Demolition, one into 109 Lot Torrens Title Residential Subdivision, two drainage reserves, one residue lot, one road widening lot, constructed in five stages at the above-mentioned site. The assessment will provide consideration of the proposal under the Environmental Planning and Assessment Act 1979 (the Act), the Maitland Local Environmental Plan (MLEP) 2011, the Maitland Development Control Plan (MDCP) 2011 and any other relevant legislation, guidelines and policies of the Council.

Description of Proposed Development

The development application proposes the following works at the above-mentioned site (refer to Figure 1 below):

- Demolition of the existing dwelling house and structures on site.
- One into 109 Lot Torrens Title Residential Subdivision delivered in five stages as follows:
 - Stage 1: 40 Lots (Lots 101 to 141) and 1 drainage reserve (Lot 141);
 - Stage 2: 43 Lots (Lots 201 to 243);
 - Stage 3: 13 Lots (Lots 301 to 313) and 1 drainage reserve (Lot 314) and 1 road widening (Lot 315);
 - Stage 4: 7 Lots (Lots 401 to 407);
 - Stage 5: 6 Lots (Lots 501 to 507) and 1 residue lot (Lot 507).

- Residential lots range in size from 456m² to 844m²;
- One residue lot in two parts (Lot 507) with a total site area of 377m².
- Associated works include:
 - Clearing 10.096 ha of vegetation, which includes 2.837 ha of native vegetation, which is mapped as containing Endangered Ecological Community (EEC) – Lower Hunter Spotted Gum Ironbark Forest and Spotted Gum Ironbark Forest.
 - Retention of 5 trees in perpetuity.
 - Bulk earthworks and lot regrading. Estimated volumes of cut and fill as follows:
 - Cut: 12,095m³;
 - Fill: 6352m³;
 - Balance: 5743m³ (export);
 - Construction / extension of local roads with 1.5m wide footpaths along one side.
 - Construction / extension of a Collector Road with 2.5m wide shared path along one side.
 - Provision of stormwater infrastructure with a bio retention basin including:
 - Lot 141 with an area of 6028m²; and
 - Lot 314 with an area of 1554m².
 - Dedication of a road widening lot adjacent to Raymond Terrace Road being Lot 315 with an area of 3357m².
 - Provision of essential infrastructure including water, sewer, communication (NBN) and electrical services;
 - Creation of temporary and permanent Asset Protection Zones (APZ's);
 - Landscaping including street trees and 10m wide landscape buffer to Raymond Terrace Road.

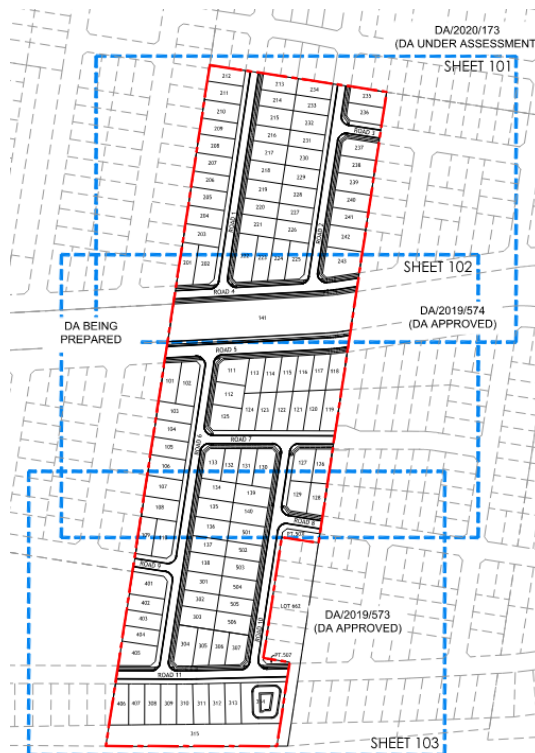


Figure 1 – Overall Site Plan

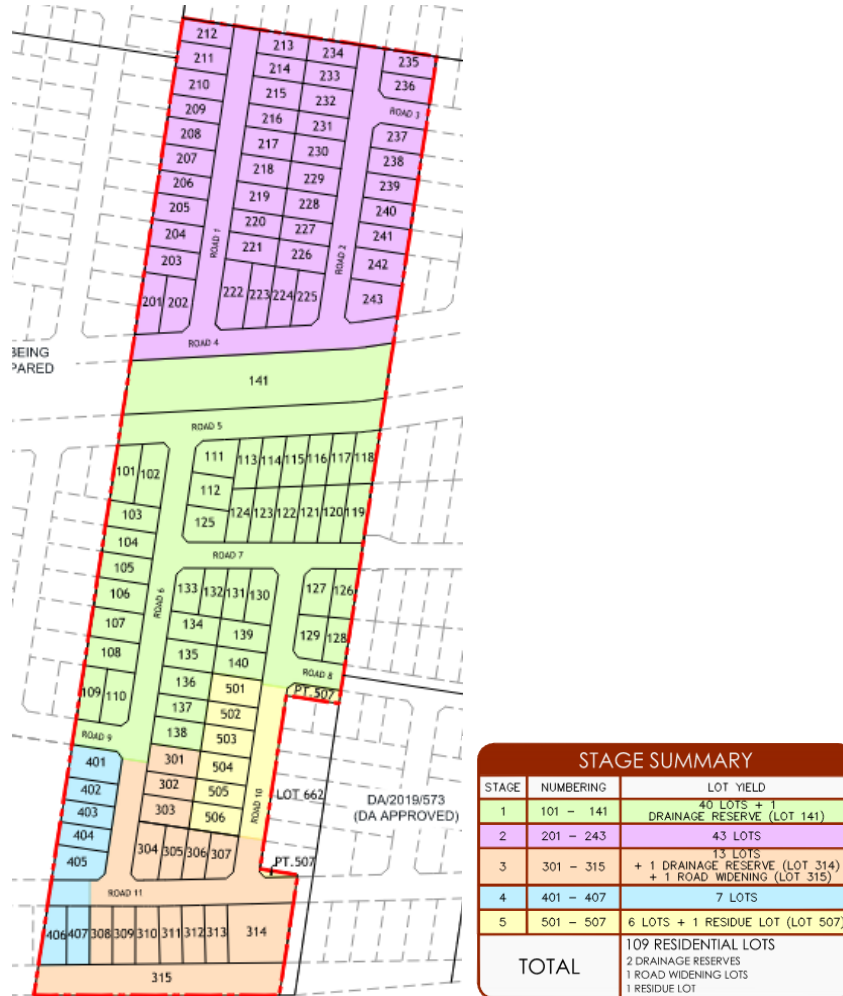


Figure 2 – Staging Plan

Description of the Land

The legal description of the land on which the development is to be carried out is Lot 100 DP847510, known as 523 Raymond Terrace Road, Chisholm.

The subject site is located to the northern side of Raymond Terrace Road, which is a classified road, with a road frontage of 160.8m and total site area of 10.220 ha (refer to Figure 3 and photo 1 below). The entire frontage is mapped as “road widening” with a variable width.

Existing on the site is a single storey detached brick dwelling house with three shed structures. An existing gravel driveway provides vehicular access from Raymond Terrace Road.

The site is zoned R1 General Residential under the MLEP 2011.

Officers Reports

**DA 2023/433 FOR DEMOLITION, ONE INTO
109 LOT TORRENS TITLE RESIDENTIAL
SUBDIVISION, TWO DRAINAGE RESERVES,
ONE RESIDUE LOT, ONE ROAD WIDENING
LOT, CONSTRUCTED IN FIVE STAGES AT 523
RAYMOND TERRACE ROAD, CHISHOLM
(LOT 100 DP847510)**

**Conditions of Consent (Under Separate
Cover)**

Meeting Date: 27 August 2024

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DEVELOPMENT APPLICATION 2022/912 PROPOSING TWO HUNDRED AND TWENTY FOUR (224) LOT TORRENS TITLE SUBDIVISION AT 464 CESSNOCK ROAD GILLIESTON HEIGHTS

Assessment Report (Under Separate Cover)

Meeting Date: 27 August 2024

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DEVELOPMENT APPLICATION 2022/912 PROPOSING TWO HUNDRED AND TWENTY FOUR (224) LOT TORRENS TITLE SUBDIVISION AT 464 CESSNOCK ROAD GILLIESTON HEIGHTS

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Officers Reports

**DEVELOPMENT APPLICATION 2022/1260
FOR 1 INTO 28 LOTS TORREN TITLE
SUBDIVISION (INCLUDING 1 DRAINAGE
RESERVE) AT 82 COLLAROY PARADE,
LOUTH PARK**

**Assessment Report (Under Separate
Cover)**

Meeting Date: 27 August 2024

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Officers Reports

**DEVELOPMENT APPLICATION 2022/1260
FOR 1 INTO 28 LOTS TORREN TITLE
SUBDIVISION (INCLUDING 1 DRAINAGE
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LOUTH PARK**

**Conditions of Consent (Under Separate
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