

# NEWCASTLE LINK RD REZONING Online Public Meeting

August 4 2021



Hunter Bird Observers Club



**We acknowledge and pay respects to the traditional custodians of the land on which we live and work, the Awabakal and Worimi people**

# Agenda

- Overview
- Status with councils
- Developer: Eden Estates
- Offset site
- Biodiversity & connectivity values
  - Threatened species*
  - Bird and arboreal habitat*
- Questions, discussion & feedback

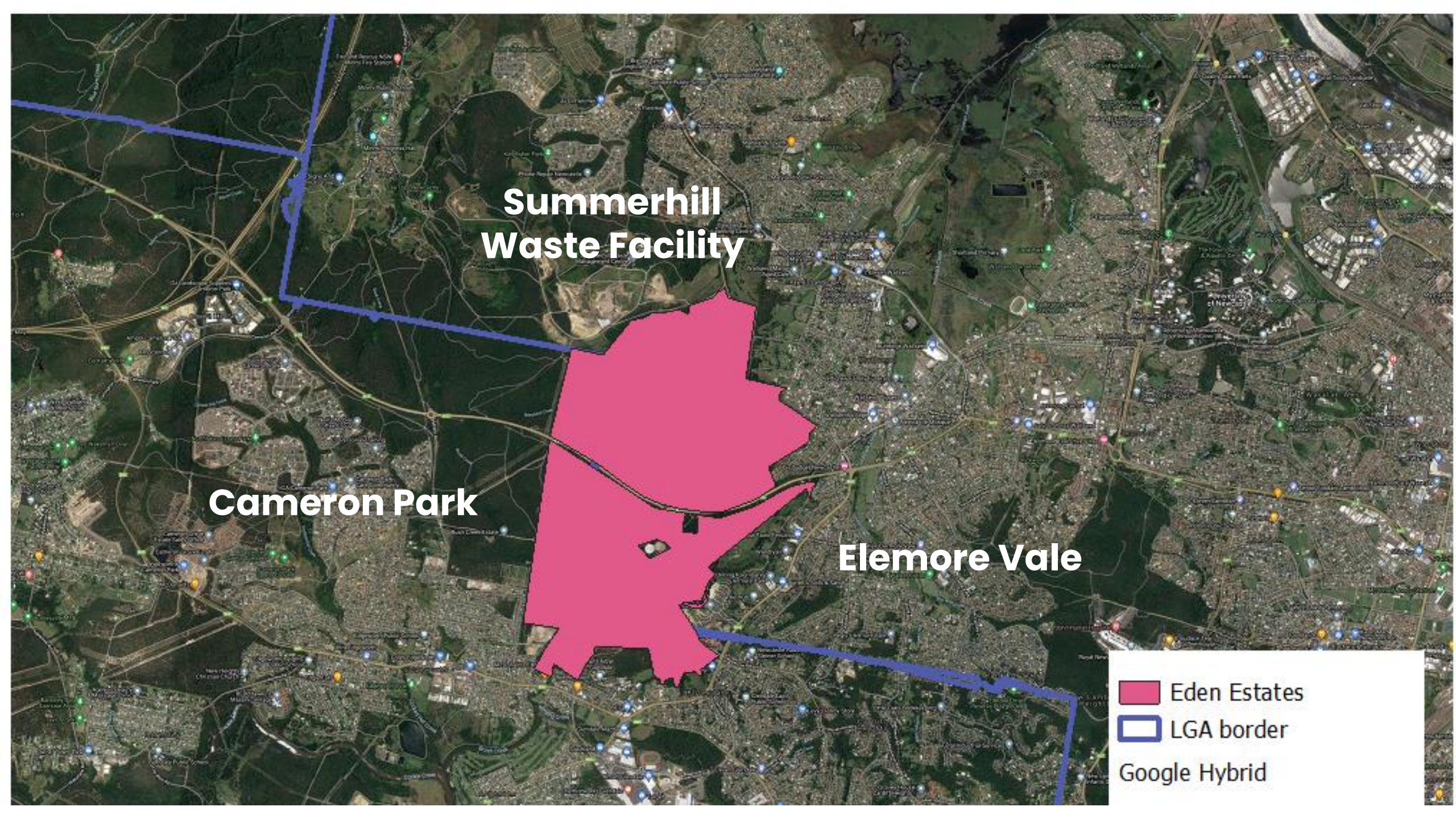
**Summerhill  
Waste Facility**

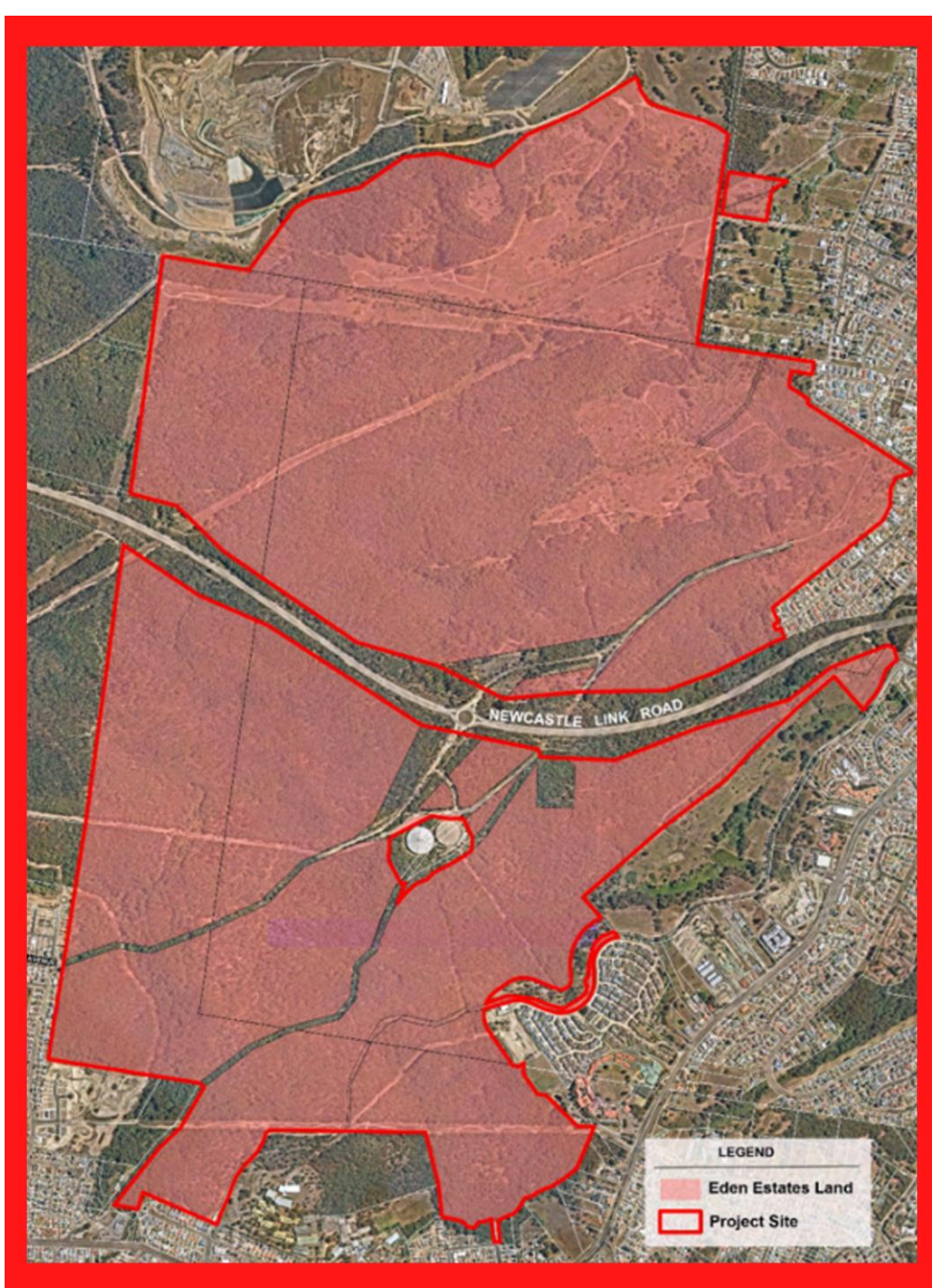
**Cameron Park**

**Elemore Vale**

- Eden Estates
- LGA border

Google Hybrid





## **LOCATION**

Glendale and Wallsend extending to Minmi

## **REZONING**

- 570-592 hectares overall assumed to be rezoned to R2 Low Density Residential to accommodate Eden Estates

**Lake Mac:** 169ha zoned as part RU6 Transition and part E2 Environmental Conservation, *Lake Macquarie Local Environmental Plan 2014*

**Newcastle:** 360ha currently zoned at E4 Environmental Living (allows dwellings, with minimum lot sizes)

## **CLEARING**

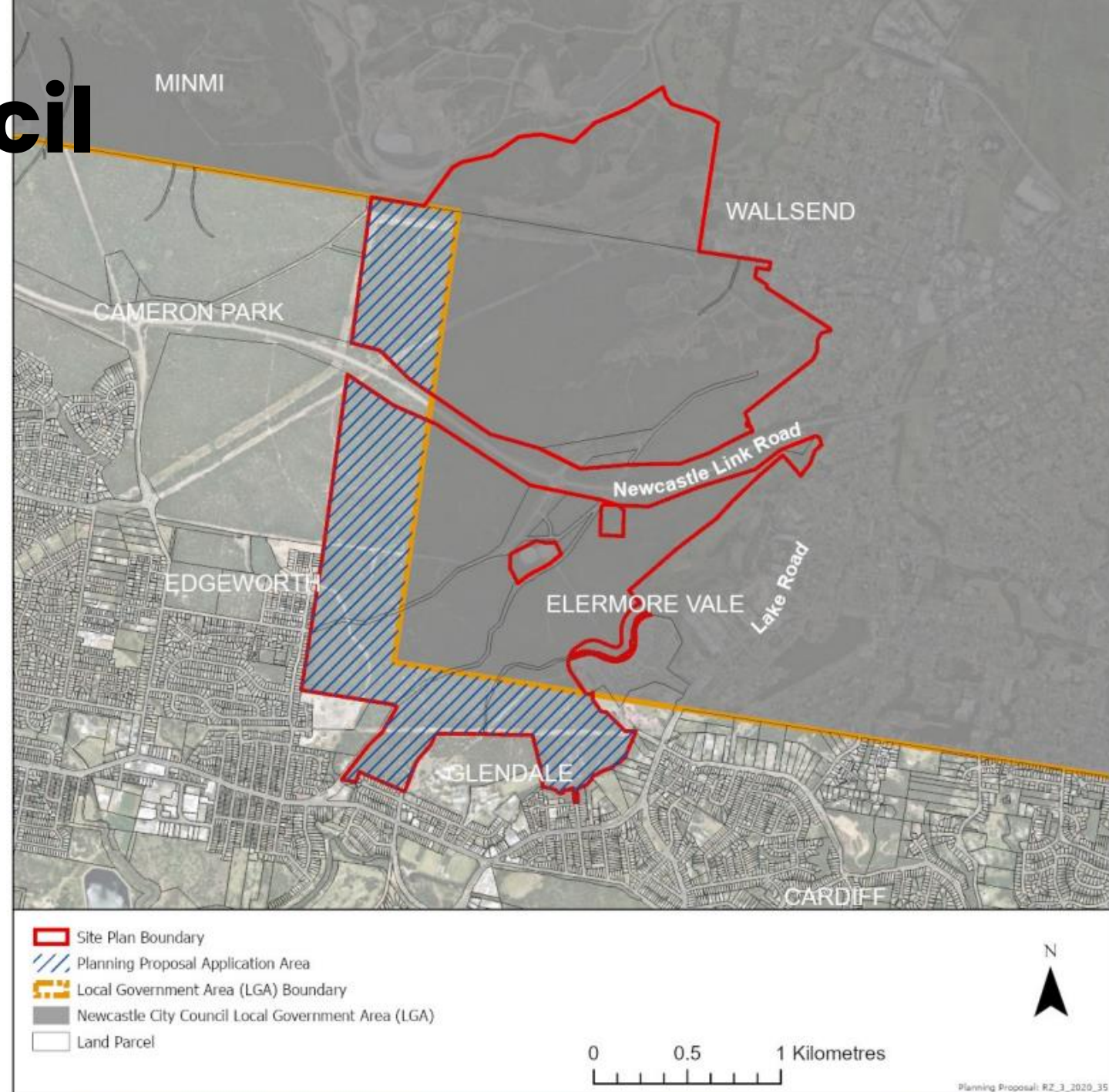
329 hectares expected to be cleared overall with riparian corridors and buffer to be retained

## **DEVELOPMENT**

11 existing lots present covering 570ha  
Structure plan flags schools and parks/recreation areas and transport

# Status with Council

- After reviewing the Preliminary site assessment documents, Lake Macquarie City Council approved the rezoning on May 24
- Newcastle City Council is expected to make a decision on the rezoning later in 2021



An aerial photograph showing a road, Newcastle Link Road, cutting through a large, dense forest. The road is a two-lane asphalt road that curves from the top center towards the bottom right. To the right of the road, a residential neighborhood with many houses is visible. The background shows a vast urban area extending to the horizon under a clear sky. Two white lines are drawn on the image, pointing to the road. The text 'Newcastle Link Road' is overlaid in white on the forested area.

Newcastle Link Road



# Development Proponent

Eden Estates (Newcastle) Pty Ltd



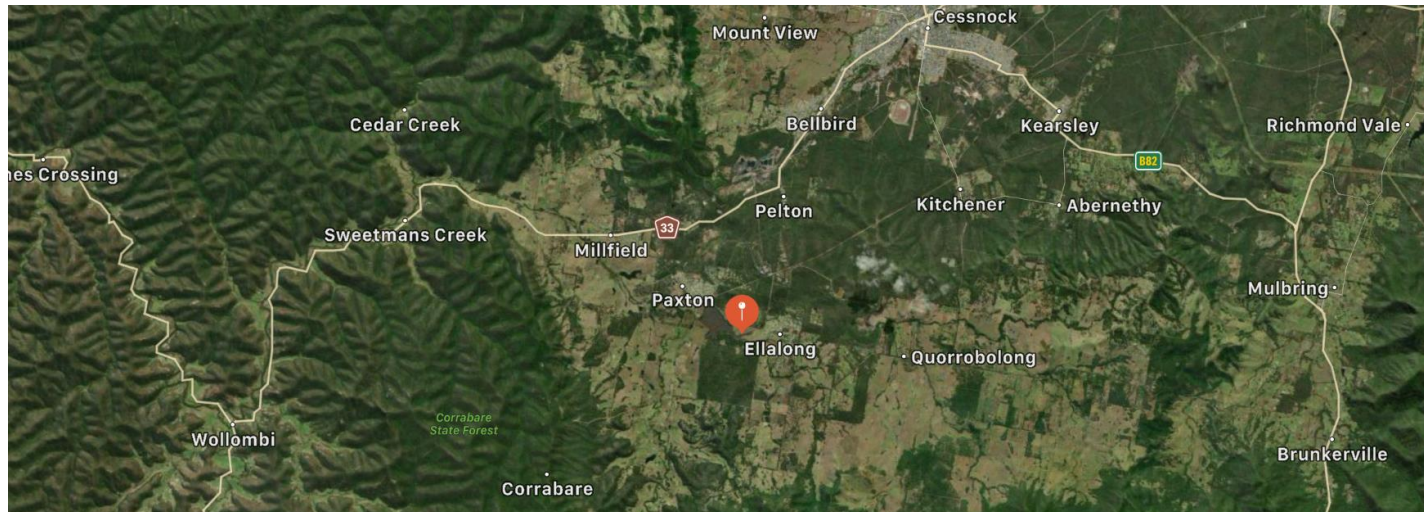
# Eden Estates (Newcastle) Pty Ltd



- Registered as business names Blue Gum Hills Developments and Blue Gum Hills Estate in Queensland on 21/10/2019
- Directors include: Simon David Hastings Ainsworth, Terence Howard Goldacre and Robert Charles Stanton
- Purchased land (we assume from Glencore) in December 2019 for \$27,500,000 (previously sold in 2015 for \$1,094,917)
- Owned via 30 million \$1 shares:
  - 18 million shares - Thunderbirds Are Go Pty Ltd
  - 4.5 million shares - Elihow Pty Ltd
  - 4.5 million shares - Regal Newcastle Pty Ltd
  - 1.5 million shares - Lautus Developments Pty Ltd
  - 1.5 million shares - Eilbrook Properties Pty Ltd
- Harrington Estates and Regal Innovations collaborators on the design and development of Eden Estates Newcastle
- Head office in Macquarie Park

# Offset site: Ellalong Lagoon

- 406 hectares of significant woodland and wetland habitat (including for the endangered Regent Honeyeater and Swift Parrot) formerly held by Port Waratah Coal Service as an offset for T4
- The Ellalong Residents' Wetlands Protection Group and BirdLife Australia have called for the site to be conserved in perpetuity due to its high habitat values
- Ellalong Lagoon was purchase by Eden Estates in mid-July as an offset



JULY 18 2021 - 7:00AM

## Ellalong wetlands holding to be offset for new Wallsend link road development

Ian Kirkwood

Local News

f t e A A A



**BIRDLIFE AUSTRALIA CALLS FOR ELLALONG LAGOON CONSERVATION COMMITMENT TO BE HONoured**

### LOCAL NEWS

- 1 COVID detected in Newcastle slew as NSW adds 233 cases
- 2 Armed robbery charge after Tarr hold-up for cash and cigarettes
- 3 NSW records 233 COVID-19 cases deaths including man in his 20s





**Biodiversity & connectivity**

# Threatened species

The preliminary Biodiversity Impact Statement from consultants Anderson Environment and Planning has listed and assessed the quality of the vegetation types present on site and additionally listed and surveyed the threatened species hypothesized to inhabit the site. **Threatened species surveyed and present at the site are in Table 1.**

Table 1	Scientific name	Common name	Conservation status
Fauna	<i>Calyptorhynchus lathami</i>	<b>Glossy Black-Cockatoo</b>	Vulnerable
	<i>Hieraaetus morphnoides</i>	<b>Little Eagle</b>	Vulnerable
	<i>Lophoictinia isura</i>	<b>Square-tailed Kite</b>	Vulnerable
	<i>Miniopterus australis</i>	<b>Little Bent-winged Bat</b>	Vulnerable
	<i>Miniopterus orianae oceanensis</i>	<b>Large Bent-winged Bat</b>	Vulnerable
	<i>Myotis macropus</i>	<b>Southern Myotis</b>	Vulnerable
	<i>Ninox strenua</i>	<b>Powerful Owl</b>	Vulnerable
	<i>Petaurus norfolcensis</i>	<b>Squirrel Glider</b>	Vulnerable
	<i>Pteropus poliocephalus</i>	<b>Grey-headed Flying-fox</b>	Vulnerable
	<i>Tyto novaehollandiae</i>	<b>Masked Owl</b>	Vulnerable
Flora	<i>Callistemon linearifolius</i>	<b>Netted Bottle Brush</b>	Vulnerable
	<i>Eucalyptus glaucina</i>	<b>Slaty Red Gum</b>	Vulnerable
	<i>Grevillea parviflora subsp. parviflora</i>	<b>Small-flower Grevillea</b>	Vulnerable
	<i>Rhodamnia rubescens</i>	<b>Scrub Turpentine</b>	Critically Endangered
	<i>Tetralthea juncea</i>	<b>Black-eyed Susan</b>	Vulnerable

# Species survey but not identified

	Scientific name	Common name	Conservation status
Fauna	<i>Burhinus grallarius</i>	<b>Bush Stone-curlew</b>	Endangered
	<i>Callocephalon fimbriatum</i>	<b>Gang-gang Cockatoo</b>	Vulnerable
	<i>Chalinolobus dwyeri</i>	<b>Large-eared Pied Bat</b>	Vulnerable
	<i>Haliaeetus leucogaster</i>	<b>White-bellied Sea-Eagle</b>	Vulnerable
	<i>Lathamus discolor</i>	<b>Swift Parrot</b>	Endangered
	<i>Ninox connivens</i>	<b>Barking Owl</b>	Vulnerable
	<i>Pandion cristatus</i>	<b>Eastern Osprey</b>	Vulnerable
	<i>Phascogale tapoatafa</i>	<b>Brush-tailed Phascogale</b>	Vulnerable
	<i>Phascolarctos cinereus</i>	<b>Koala</b>	Vulnerable
	<i>Planigale maculata</i>	<b>Common Planigale</b>	Vulnerable
	<i>Pseudophryne australis</i>	<b>Red-crowned Toadlet</b>	Vulnerable
	<i>Turnix maculosus</i>	<b>Red-backed Button-quail</b>	Vulnerable
	<i>Uperoleia mahonyi</i>	<b>Mahony's Toadlet</b>	Endangered
	<i>Vespadelus troughtoni</i>	<b>Eastern Cave Bat</b>	Vulnerable

Flora	Scientific name	Common name	Conservation status
	<i>Acacia bynoeana</i>	<b>Bynoe's Wattle</b>	Endangered
	<i>Angophora inopina</i>	<b>Charmhaven Apple</b>	Vulnerable
	<i>Astrotricha crassifolia</i>	<b>Thick-leaf Star-hair</b>	Vulnerable
	<i>Caladenia tessellata</i>	<b>Thick Lip Spider Orchid*</b>	Endangered
	<i>Cymbidium canaliculatum - endangered population</i>		Endangered Population
	<i>Cynanchum elegans</i>	<b>White-flowered Wax Plant</b>	Endangered
	<i>Diuris praecox</i>	<b>Rough Doubletail</b>	Vulnerable
	<i>Eucalyptus parramattensis subsp. decadens</i>		Vulnerable
	<i>Genoplesium insigne</i>	<b>Variable Midge Orchid</b>	Critically Endangered
	<i>Melaleuca biconvexa</i>	<b>Biconvex Paperbark</b>	Vulnerable
	<i>Melaleuca groveana</i>	<b>Grove's Paperbark</b>	Vulnerable
	<i>Persicaria elatior</i>	<b>Tall Knotweed</b>	Vulnerable
	<i>Rhizanthella slateri</i>	<b>Eastern Australian Underground Orchid</b>	Vulnerable
	<i>Rhodomyrtus psidioides</i>	<b>Native guava</b>	Critically Endangered
	<i>Rutidosis heterogama</i>	<b>Heath Wrinklewort</b>	Vulnerable
	<i>Senna acclinis</i>	<b>Rainforest Cassia</b>	Endangered
	<i>Tetradlea glandulosa</i>		Vulnerable

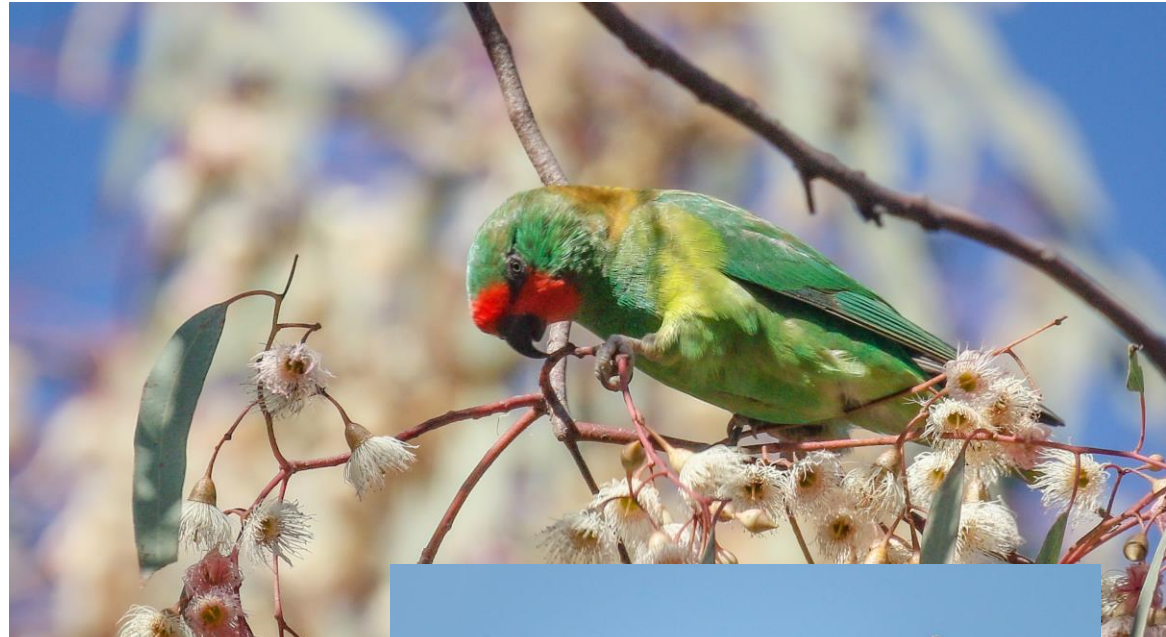
## Species yet to be surveyed are shown in Table 3

Table 3	Scientific name	Common name	Conservation status
<b>Fauna</b>	<i>Crinia tinnula</i>	Wallum Froglet	Vulnerable
	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable
	<i>Hoplocephalus bitorquatus</i>	Pale-headed Snake	Vulnerable
	<i>Litoria aurea</i>	Green and Golden Bell Frog	Endangered
	<i>Litoria brevipalmata</i>	Green-thighed Frog	Vulnerable
	<i>Petalura gigantea</i>	Giant Dragonfly	Endangered
<b>Flora</b>	<i>Corunastylis sp. Charmhaven (NSW896673)</i>	Corunastylis sp. Charmhaven (NSW896673)	Critically Endangered
	<i>Cryptostylis hunteriana</i>	Leafless Tongue Orchid	Vulnerable
	<i>Maundia triglochinos</i>	Maundia triglochinos	Vulnerable
	<i>Zannichellia palustris</i>	Zannichellia palustris	Endangered

## Table 4 shows a list of threatened species observed at the site according to the Atlas of Living Australia (ALA) that were not included in the AEP's assessment

Table 4	Scientific name	Common name	Conservation status
<b>Fauna</b>	<i>Artamus cyanopterus</i>	Dusky Woodswallow	Vulnerable
	<i>Circus assimilis</i>	Spotted Harrier	Vulnerable
	<i>Daphoenositta chrysoptera</i>	Varied sittella	Vulnerable
	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable
<b>Flora</b>	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable
	<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable
	<i>Eucalyptus nicholii</i>	Narrow-leaved black peppermint	Vulnerable

Image credit: Rob Palazzi



# Connectivity value & corridors

- This site provides connectivity from the Watagan Range for species along the coast.
- Last significant piece of bushland linking east Lake Macquarie and Newcastle's reserves
- Squirrel gliders inhabiting the Blackbutt Nature Reserve and the development site are currently connected through wildlife corridors running through Cardiff Heights.





# Squirrel Glider Habitat Around Eden Estates

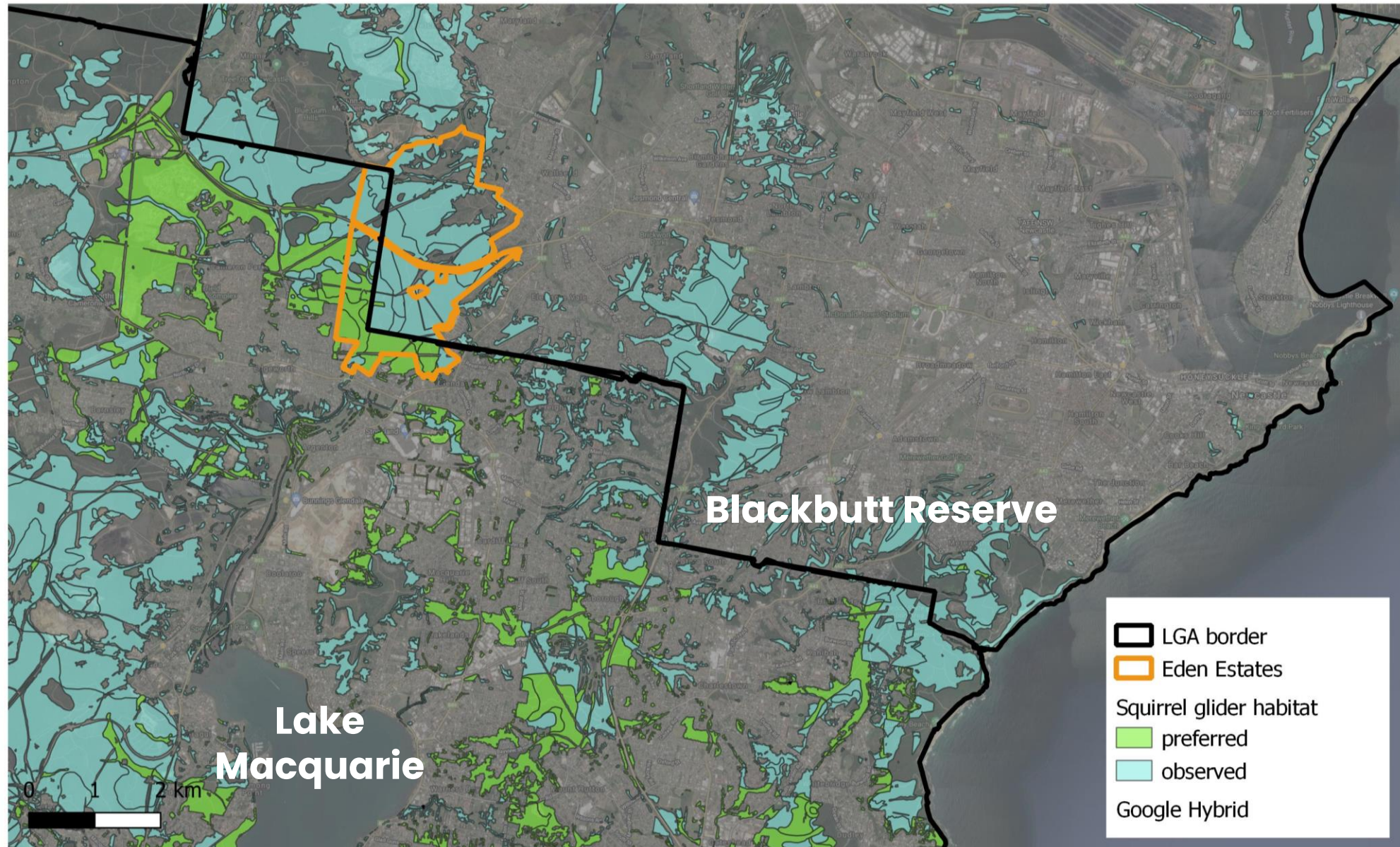


Figure 1

# Squirrel Glider Sightings and Habitat Connectivity Around Eden Estates

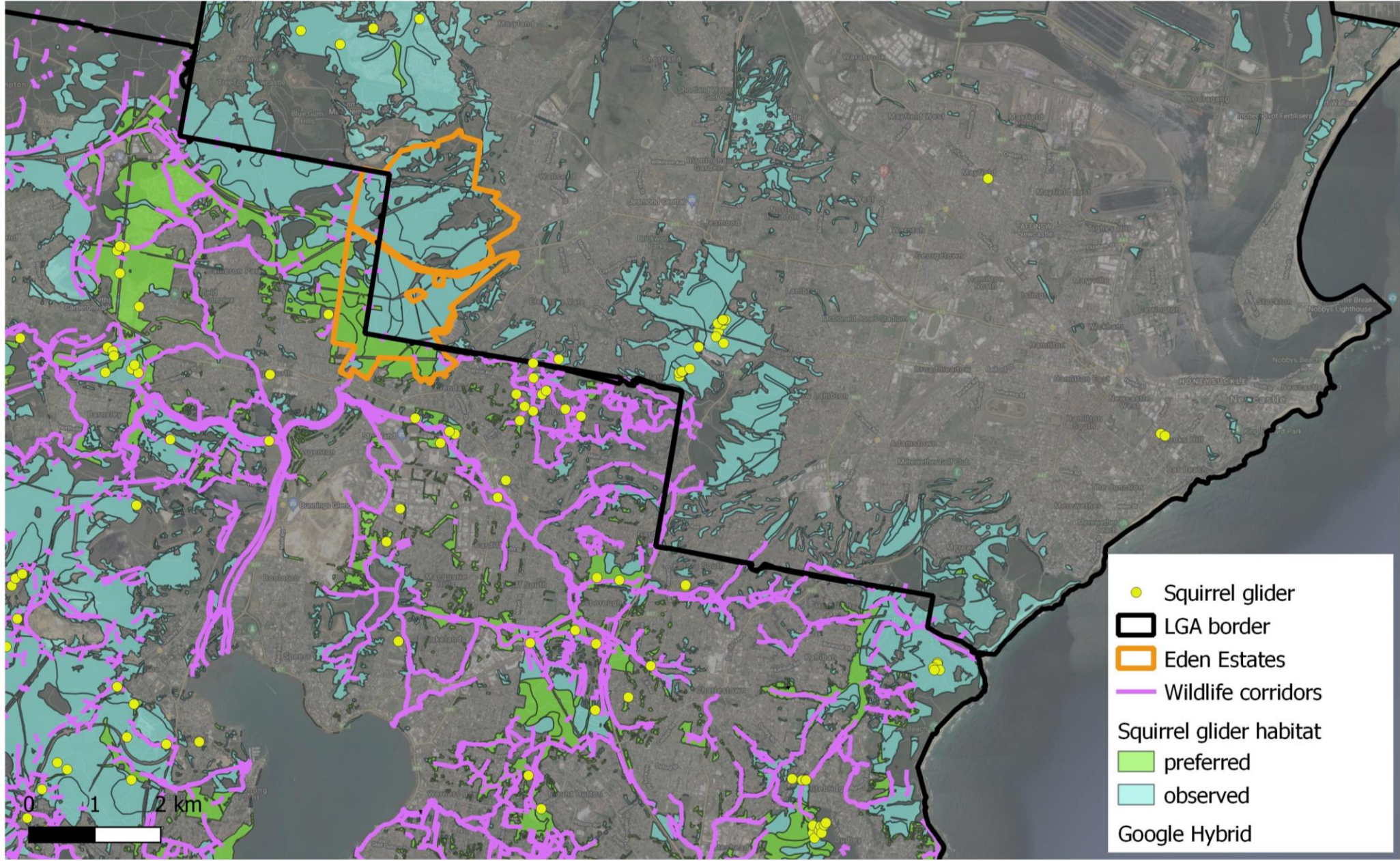


Figure 2

# Squirrel Gliders

- It is estimated that the population extending across northern Central Coast and southern Lake Macquarie LGAs was the biggest in Australia (Smith 2000 cited in Economos R and McDonald A 2008).
- Lake Macquarie City Council ecologists estimate that across Newcastle (Glenrock State Conservation Area, Tingira Heights Nature Reserves, Jesmond bushland, Blackbutt Reserve) the area of likely habitat is 1,767 ha, with a potential maximum population of possibly 300 - 600 Squirrel Gliders.
- The Lake Macquarie Squirrel Glider Planning and Management Guidelines 2015 within the LGA, any further loss of habitat or connectivity in the north-east population is expected to be significant " and cites the significance of development impacts as related to loss of major habitat connectivity, and reduction in habitat fragments to sizes of less than 400 ha.





**Questions & discussion**



**Thank you!**