

Fennell Bay consultation outcomes

Key issues	Project opportunities
Protection of flora and fauna	<ul style="list-style-type: none">• Conservation of the majority of the bushland on site through the establishment of a Biodiversity Stewardship Agreement under the Biodiversity Conservation Act• Rezoning of protected bushland as E2 Environmental Conservation• Avoiding damage to Endangered Ecological Communities, such as Swap Mahogany, where possible• Retention of high-quality habitat for threatened species, such as hollow bearing trees, where possible• Incorporation of creek corridors into the layout of the subdivision to enable wildlife movement across the site, subject to Council's approval• Retention of 'green' and 'blue' vegetation corridors throughout the site to maintain connectivity with surrounding habitats, subject to Council's approval• Focusing development on parts of the site that have lower ecological value
Managing the impact of traffic, particularly on Toronto Road	<ul style="list-style-type: none">• Contributing funds to support upgrades to Toronto Road by Transport for NSW• Provision of a buffer zone along the eastern boundary of the site, which will enable Toronto Road to be widened if needed in the future• Provision of access to the site from two entry points on Toronto Road• Expansion of the intersection of Toronto Road and Enterprise Way to create the main access to the site• Provision of secondary access to the site from the south of Enterprise Way
Managing construction noise	<ul style="list-style-type: none">• Implementation of noise management measures during construction
Creating connections and pathways from the site to surrounding bicycle and walking paths	<ul style="list-style-type: none">• Opportunities to incorporate bus routes, walking and cycling paths throughout the site• Designing roads and streets to include shared paths on one side of the road which would allow pedestrians and cyclists to connect to the local shops (as identified in the City of Lake Macquarie's draft Walking, Cycling and Better Streets Strategy)• Designing all homes to be within 400m of a local park, conservation lands and public transport, subject to Council's approval of proposed local parks and facilities• Creating easy connections to Booragul and Fassifern stations, as well as Fennell Bay Public School and St Pauls High School

Fennell Bay consultation outcomes

Key issues	Project opportunities
Providing affordable and diverse housing options	<ul style="list-style-type: none">• Provision of a mix of lot sizes that are not typically available in the local area, including lots smaller than 300m²• Delivery of diverse housing types such as terraces, strata townhouses and tailor designed built-form products• Provision of 5% affordable rental housing
Provision of services and community facilities	<ul style="list-style-type: none">• A community hub that could be the 'heart' of the development and could provide for sporting uses, a children's playground, a community building or cafe, walking and cycle tracks, and connections to bushland and Marmong Creek (subject to Council approvals)• Designing homes to be within 400m of a local park, conservation lands and public transport options, subject to Council's approval of proposed local parks and facilities• Walking trails throughout bushland and along Marmong Creek• Connections to Fennell Bay Public School and St Pauls High School
Sustainability measures, such as solar energy	<ul style="list-style-type: none">• Provision of diverse housing options to meet the needs of the future community• Integration of intuitive and safe walk and cycling connections to local services and facilities• Conservation of bushland and certification of biodiversity to protect bushland in perpetuity• Integration of sustainability measures such as rainwater recycling• Promotion of a large tree canopy
Aboriginal heritage and culture	<ul style="list-style-type: none">• Consultation with the local Indigenous community including a site 'walkthrough'• Identification of sites and items of cultural significance and strategies for the management of Aboriginal cultural heritage• Provision of spaces that focus on the cultural and natural heritage of the site• Masterplan design that avoids impacts upon Aboriginal sites and environmental factors
Mitigating the risk of bushfires	<ul style="list-style-type: none">• Deliberate planning to ensure access to and from the site facilitates easy evacuation• Street network design that accommodates fire fighting services and enables residents to safely evacuate• Provision of a perimeter road around the subdivision to act as a buffer between housing and bushland• Implementation of a bushfire risk management plan