

1. Introduction

This Scoping Report has been prepared by Berry Park Retirement Village Pty Ltd to request Project Specific Secretary's Environmental Assessment Requirements (SEARs) and Rezoning Requirements for a concurrent State Significant Development Application (SSDA) and Rezoning Proposal (the Project). This Scoping Report and the Project relates to a mixed use development comprising of seniors housing, with the provision of affordable housing, and associated infrastructure. The Project is proposed at 20 – 100 McFarlanes Road, Berry Park (the site) within the Maitland local government area (LGA).

On 23 June 2025, the Housing Delivery Authority (HDA) recommended that the proposed development on the site as outlined in Expression of Interest (EOI) application 254278 (dated 7 April 2025), be declared State Significant Development (SSD) under Section 4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Minister issued State Significant Development Declaration Order (No 10) 2025 on 30th June 2025, formally declaring the proposal as SSD. The proposal will be facilitated by a concurrent amendment to the applicable Environmental Planning Instrument (EPI), *Maitland Local Environmental Plan 2011* (MLEP 2011).

This Scoping Report has been prepared with consideration of both the Department of Planning, Housing and Infrastructure's (DPHI) State Significant Development Guidelines (March 2024) and the DPHI Local Environmental Plan Making Guidelines (August 2023). It provides an overview of the Project, sets out the statutory context, and identifies the key likely environmental and planning impacts that will be considered as part of the SSD application and rezoning.

The Applicant

Berry Park Retirement Village Pty Ltd

ABN – 25 540 081 029

PO Box 3042 Thornton NSW 2322

The Site

The site is 20 – 100 McFarlanes Road, Berry Park. The legal description is as per below.

- Lot 1, DP 619896, 20 McFarlanes Road.
- Lot 100, DP 1300944, 40 McFarlanes Road.
- Lot 15, DP 1122688, 90 McFarlanes Road.
- Lot 16, DP 1122688, 96 McFarlanes Road.
- Lot 10, DP 1155452, 100 McFarlanes Road.

A location plan is provided in **Figure 1** and an Aerial Image is provided in **Figure 2**.

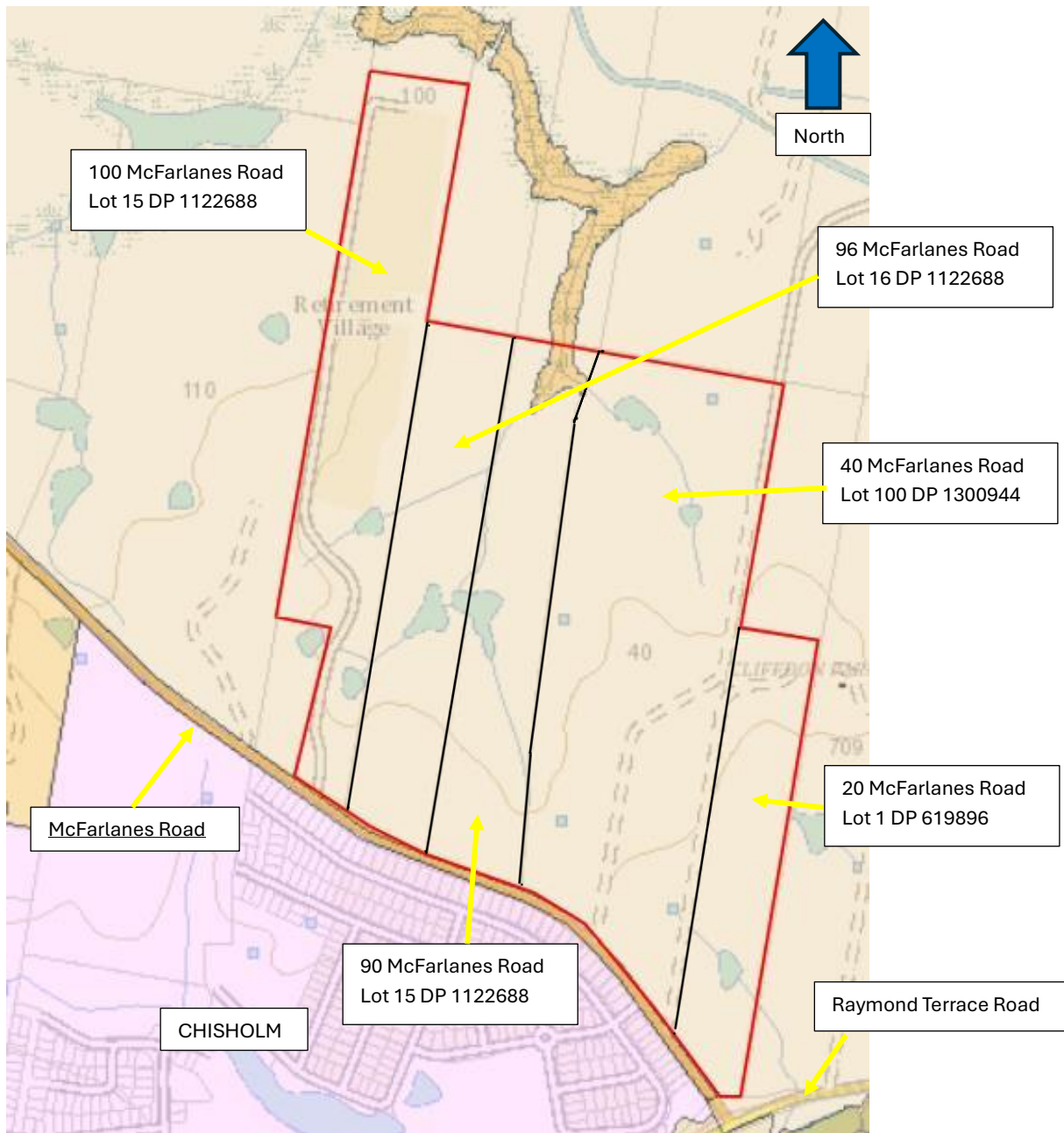


Figure 1 Location Plan and zoning extract

Source: ePlanning Spatial Viewer

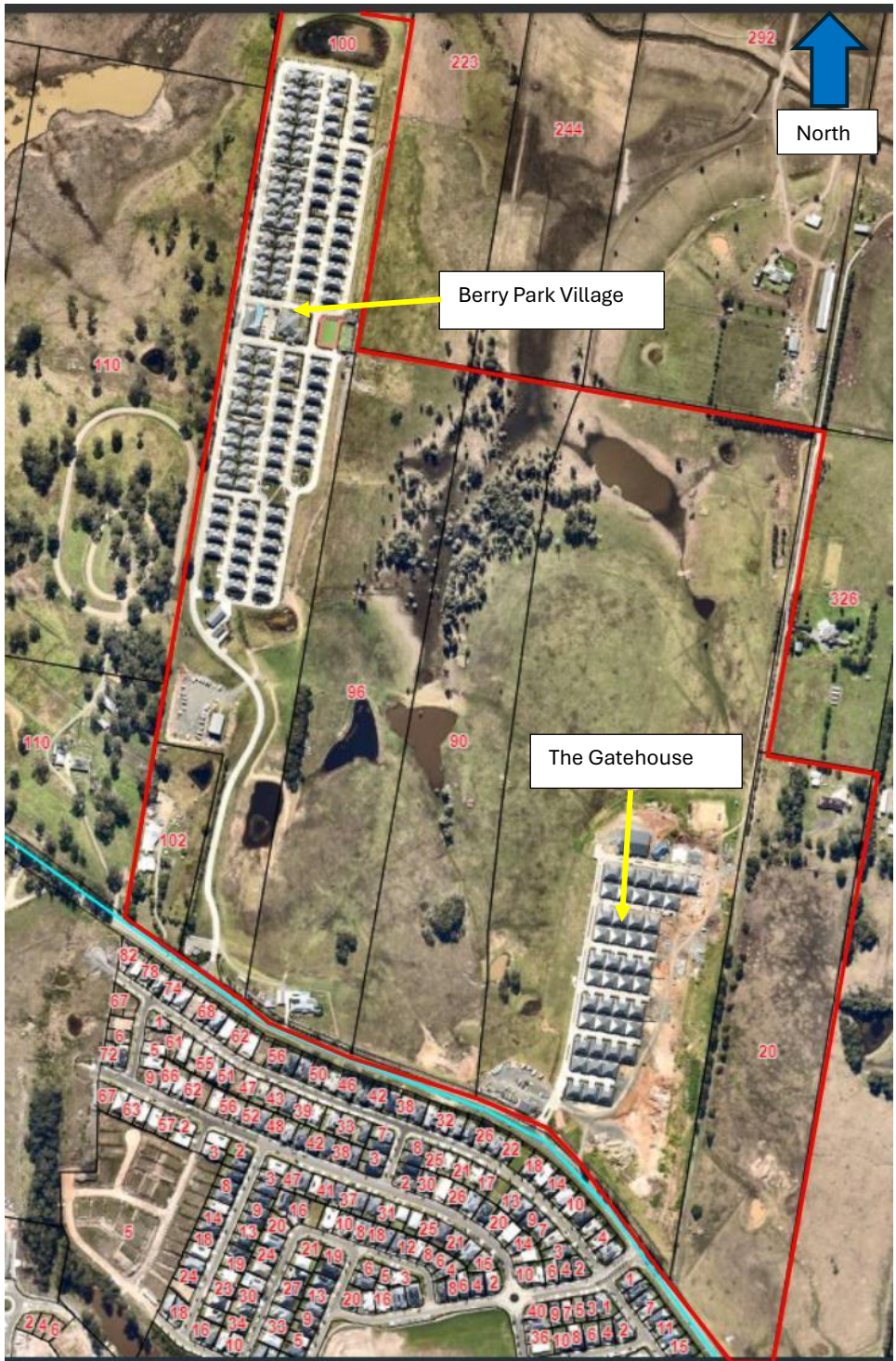


Figure 2 Aerial Image

Source: Maitland CC Online Maps 22.02.2023

The Site (Continued)

The site contains two seniors living villages at its eastern and western boundaries. On the western side is Berry Park Village which contains 162 dwellings in addition to community facilities. Under development in stages on the eastern boundary is The Gatehouse, which has 95 dwellings and its own community facilities. The site has frontage and road access to McFarlanes Road, north of its intersection with Raymond Terrace Road.

The site is zoned RU1 Primary Production and C2 Environmental Conservation under the provisions of the MLEP 2011. Land on the southern side of McFarlanes Road within the locality of Chisholm is zoned R1 General Residential.

Land Ownership

All of the land subject to the Minister's declaration is held in one ownership and can be developed in an integrated, timely and efficient manner and directly responds to an identified shortage of seniors living dwellings in the Maitland LGA.

Overview of the Project

The Project involves the expansion of the existing seniors' villages of Berry Park Village and The Gatehouse (255 existing dwellings) with an additional 913 dwellings in the form of seniors housing, including a 2% allocation of affordable housing.

Project Objectives

- To provide up to an additional 913 dwellings on a site identified as an Investigation Area in the Maitland Local Housing Strategy 2041.
- Ensure that future residents have access to adequate local and regional public infrastructure.
- Protect and manage areas with environmental values on the land.
- To deliver much needed homes in the Maitland area and contribute towards the meeting of targets set under the National Housing Accord and those set by the NSW Government through the HDA.

Surrounding Development

On the southern side of McFarlanes Road is the eastern extension of the Chisholm urban release area. Chisholm extends to Raymond Terrace Road and westwards for approximately 3 kilometres (km) and contains a large number of recently constructed dwellings, primary and high schools and town centre.

To the north of the site is flood prone land used mainly for grazing and slopes down to the Hunter River.

2. Strategic Context

The proposed amendments to the MLEP 2011 align with and give effect to the strategic planning framework relevant to the site, as evidenced by the acceptance of the proposal by the HDA and its declaration as state significant.

This Project, if approved, will deliver up to 913 new dwellings including approximately 19 affordable housing dwellings in a highly desirable location within the Maitland LGA. The Project is a direct response to the current housing crisis and the State's commitments to the National Housing Accord 2022, which highlights that the need to deliver housing is urgent.

This section identifies the key strategic issues that are likely to be relevant to the justification and evaluation of the Project and will be investigated in more detail in the EIS. The table below outlines at a high level how the proposal is consistent with the relevant strategic plans.

Strategic Plan	Assessment
National Housing Accord 2022	<p>The National Housing Accord is a shared Commonwealth, State and Local Government initiative based on a commitment to deliver 1.2 million new well-located homes across Australia over 5 years from mid-2024. Local, State, and Federal Governments are all signatories to the National Housing Accord. As part of the Accord, the Commonwealth Government has committed \$350 million over the 5 years to support the delivery of 10,000 affordable homes.</p> <p>To align with the National Housing Accord, DPHI released revised 5-year housing targets for each Council within NSW. Maitland City Council's housing target is to complete 5,300 new homes by 2029. This target is designed to address the housing shortage by encouraging the construction of diverse and well-located homes in areas with existing infrastructure capacity, such as transport and community facilities.</p> <p>The Project aligns with the intended outcomes of the National Housing Accord by providing 913 new dwellings for seniors well located to existing shops, facilities and transport. Furthermore, given the Project's acceptance into the HDA pathway and the ability to undertake a Rezoning Proposal and SSDA concurrently, it is possible to deliver the housing within a relatively short time frame in line with the housing accord period.</p>
NSW Housing Strategy: Housing 2041	<p>The NSW Housing Strategy represents a 20-year vision for the delivery of better housing outcomes in NSW by 2041. It establishes a framework to achieve the vision that is reflected through four key pillars of housing supply, diversity, affordability and resilience.</p> <p>The Project is directly aligned with the strategy and achieves the objectives and vision of these pillars as follows:</p> <p>Supply: The Project will deliver up to 913 new seniors dwellings. This supports the Strategy's aim to enable people to live in homes of the right size with the right accessibility in the right location.</p> <p>Diversity: The Project offers a vibrant senior's community, incorporating a mix of new housing types, with an outstanding rural outlook and landscape, incorporating enhanced natural forests and wetlands.</p> <p>Affordability: Not only will the Project assist in alleviating senior housing affordability concerns by delivering more housing supply, but it also intends to provide a minimum of 2 % of dwellings as affordable housing. This directly supports the Strategy's focus on improving access to housing for lower-</p>

Strategic Plan	Assessment
	<p>income households in locations that offer access to transport, employment, and services.</p> <p>Resilience: The Project will be delivered in accordance with sustainability principles, including compliance with minimum energy efficiency standards and high-quality public domain improvements. These features support climate resilience, long-term housing quality, and enhanced liveability outcomes for future residents.</p>
NSW Government Housing Targets	<p>The NSW Government has released 5-year housing completion targets for councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle as well as one target for regional NSW. The targets respond to the NSW Government’s commitment under the National Housing Accord to deliver 377,000 new homes across NSW by 2029, prioritising the delivery of diverse and well-located homes in areas with existing infrastructure capacity.</p> <p>Maitland’s target is 5,300 new completed homes by 2029. This equates to an average of 1,060 per year, which is significantly above the historical average of construction certificates for dwellings each year of 850 dwellings</p>
Hunter Regional Plan 2041	<p>The City of Maitland is affected by the provisions of the Hunter Regional Plan 2041 (the Regional Plan) which was adopted in December 2022. The Regional Plan is a 20-year land use plan with outcomes based on an infrastructure-first and place-based approach. The Project affects land at the edge of one of Greater Newcastle’s Planning Priority Areas, namely the East Maitland Strategic Centre along the New England Growth Corridor. The Regional Plan recognises East Maitland as an emerging strategic centre for health and retail, which will accommodate economic, housing and services growth. The health precinct around the new Maitland Hospital will provide modern healthcare facilities and be a place of innovation and high-quality healthcare for decades. The Greenhills precinct will remain a place for modern retail, dining and entertainment, together with diverse housing options. The Hospital and the Greenhills precinct are within 15 minutes by vehicle from the Land. The Project incorporates facilities and services which allow residents access as envisaged by the “15 minute” and “30 minute” strategies of the Regional Plan.</p>
Greater Newcastle Metropolitan Plan 2036	<p>As noted within the Greater Newcastle Metropolitan Plan 2036 a significant proportion of Greater Newcastle’s greenfield development will continue to occur in Maitland, focused on the two priority housing release areas of Thornton–Lochinvar and Maitland–Kurri Kurri. The site is well positioned in the Thornton-Lochinvar housing release area.</p>
Maitland Local Strategic Planning Statement	<p>The Maitland Local Strategic Planning Statement 2040+ sets out a 20-year vision for land use. The Statement identifies the challenges the local area will face in coming years and outlines how growth and change will be managed into the future, working with the community and other stakeholders. The site is well positioned at edge of the Chisholm and Thornton North urban release areas.</p>
Maitland Housing Strategy 2041	<p>The land is identified as an Investigation Area for Seniors Housing under Maitland City Council Local Housing Strategy 2024. Maitland Council generally supports seniors housing for the subject site and recognises the importance and value of planning for an ageing population and increased densities and a mix of land uses.</p>

In addition to the above the Concurrent Rezoning Report will undertake a detailed assessment against the relevant Section 9.1 Ministerial Directions, including but not limited to the following outlined in the table below.

Direction	Response	Consistent
1.1 Implementation of Regional Plans	The site is affected by the Hunter Regional Plan 2041 (the Regional Plan). The land is at the edge of one of Greater Newcastle's Planning Priority Areas, namely the East Maitland Strategic Centre along the New England Growth Corridor, under the Regional Plan. The land is adjacent to an existing urban community (Thornton North). It is therefore an extension to existing communities with external connectivity provided by the local road network. Internally, it is designed with residents having access to an abundance of green communal spaces and community amenities.	Yes
1.3 Approval and Referral Requirements	The Project does not seek to increase requirements for concurrence, consultation or referral provisions and does not identify any developments as designated development.	Yes
1.4 Site Specific Provisions	The Project seeks to amend the site-specific provisions of MLEP 2011, being Schedule 1, referred to in Section 2.5 of the MLEP 2011.	Yes
3.1 Conservation Zones	The Project will not alter existing areas currently zoned C2 Environmental Conservation. Hydrological and erosion / sediment controls will be implemented during construction to maintain the quality and quantity of pre-development water flows into downstream areas.	Yes
3.2 Heritage Conservation	An Aboriginal Cultural Heritage Assessment Report will be prepared and will ensure that Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes are identified and if identified appropriate protection measures are implemented.	Yes
4.1 Flooding	The development footprint within the Project area excludes flood prone land. All dwellings and community facilities will be higher than the identified PMF level. A Flood Impact and Risk Assessment will be prepared as part of the SSD application.	Yes
4.3 Planning for Bushfire Protection	Vegetation on site is mapped as Bushfire Prone Land – Vegetation Category 2 land. A Strategic Bushfire Study is being prepared and will recommend a range of Bushfire Protection Measures (BPMs), consistent with Planning for Bushfire Protection 2019, to be incorporated into design, development and operation of the Project.	Yes
4.4 Remediation of Contaminated Land	The site has been used for rural purposes. A Preliminary Site Investigation (PSI) has been conducted and concludes that gross contamination was not observed to be present and the potential risk to sensitive human and ecological receptors assessed to be minimal. An unexpected finds protocol for contamination will be in place during the earthworks phase.	Yes
4.5 Acid Sulfate Soils	The site is identified as comprising Class 5 acid sulfate soils. The PSI recommends an Acid Sulfate Soil Management Plan be followed at the site during construction (i.e. during earthwork phase).	Yes
4.6 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. The Project is not located in a Mine Subsidence Area.	Yes
5.1 Integrating Land Use and Transport	The Project is generally consistent with the relevant aims, objectives and principles of Improving Transport Choice and The Right Place for Business and Services. Access to "facilities and services" away from the Land, for residents who do not have private transport is available through an on call, 24/7 shuttle bus service which has provision for access by people	Yes

Direction	Response	Consistent
	with a disability. This service is to be expanded as the Precinct increase in population. The provision of this service means there will not be sufficient demand from the development alone to warrant the extension of bus services. This, however, could be monitored for possible changes in the future.	
9.1 Rural Zones	This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).	Justifiable inconsistency
9.2 Rural Lands	The Project is consistent with applicable strategic, regional plans and the local strategic planning statement – being in response to the Maitland Housing Strategy 2041 endorsed by DPHI.	Yes

3. The Project

As detailed above, a concurrent Rezoning Proposal and a SSD application will be made. The Rezoning Proposal seeks to amend the planning controls under the MLEP while the SSD application will seek the approval and then delivery of the proposed development across the site. The following sections outline the details of each component.

Rezoning Proposal

The Rezoning Proposal will amend the MLEP 2011 to permit seniors housing as an additional permissible use. The proposed concurrent rezoning includes the following amendments to the key provisions of the MLEP 2011 as outlined below.

Schedule 1, referred to in Section 2.5 of the MLEP 2011 – Additional permitted uses for particular land, be amended by the inclusion of the following.

“Use of certain land at 20-100 McFarlanes Road, Berry Park.

1) *This clause applies to the following land at Berry Park—*

- a) Lot 1, DP 619896, 20 McFarlanes Road,*
- b) Lot 100, DP 1300944, 40 McFarlanes Road,*
- c) Lot 15, DP 1122688, 90 McFarlanes Road,*
- d) Lot 16, DP 1122688, 96 McFarlanes Road,*
- e) Lot 10, DP 1155452, 100 McFarlanes Road,*

as identified as “Berry Park Seniors Housing” on the Additional Permitted Uses Map.

2) *Development for the purposes of seniors housing and associated infrastructure including internal community centres, medical rooms, recreational facilities, accessways, internal driveways to public roads, stormwater drainage works, passive open space and asset protection zones are permitted with development consent.”*

Proposed Development - SSSDA

The SSSDA includes construction of up to 913 dwellings with a 2% allocation of affordable housing. Specifically, the SSD application will seek development consent for:

- Construction of 913 Seniors dwellings.

- Construction of community centres, indoor pool and medical room.
- The northern limit of dwelling development will be defined by the probable maximum flood (PMF) extent / line.
- Open space facilities including Central Park.
- Construction of stormwater drainage works.
- Construction of internal accessways (private streets) linking new development to the existing seniors housing development and construction of internal driveways to public roads.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing across the entire site.

A Preliminary Concept Plan is provided in **Figure 3**.

The applicant envisages a vibrant senior's community, incorporating a mix of new housing types, with an outstanding rural outlook and landscape, incorporating enhanced natural forests and wetlands.

Opportunities and Constraints Analysis

Opportunities

- The site is a large, consolidated land holding (one owner), that can be comprehensively developed in a coordinated manner.
- The site is identified as an Investigation Area in the Maitland Local Housing Strategy 2041.
- A scoping proposal to rezone the land (additional permitted use for seniors housing) was previously submitted to Maitland City Council in July 2024. A completeness review by Council was issued in August 2024, assessing the scoping proposal against DPHI's Local Environmental Plan Making Guidelines. At that time, Council's Strategic Planning team indicated in-principle support for an amendment to the MLEP 2011 for the inclusion of an Additional Permitted Use to allow seniors housing on the site, subject to the proponent addressing several outstanding matters raised by Council and relevant State agencies.
- Land identified for the construction of all dwellings will be located above the probable maximum flood (PMF) level of the Hunter River.
- The existing development on the site contains high quality social infrastructure. This infrastructure will be expanded upon with approval of the Project.



Figure 3 – Preliminary Concept Plan

- Berry Park Village and the Gatehouse currently enjoy access to “facilities and services” away from the site through an on call, 24/7 shuttle bus service which has provision for access by people with a disability. This service is to be expanded as part of the Project. The provision of this service means there will not be sufficient demand from the development alone to warrant the extension of local (public) bus services. This, however, could be monitored for possible changes in the future.
- Recent ecological assessments across various parcels within the site indicate that development will not have a significant impact on any threatened species or ecological communities and would be unlikely to impact on any Matters of National Environmental Significance under the *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act).
- Adequate arrangements are being made to ensure water and sewerage infrastructure and all other essential services will be available when it is required for development.

Constraints

- Flood prone land - The development footprint within the Project area excludes flood prone land. However, surface water management devices can be placed on these lots (particularly 20 McFarlanes Road) to maximise the yield within the development footprint. All dwellings and community facilities will be higher than the identified PMF level.
- Biodiversity – The Project does not propose to alter the current C2 Environmental Conservation zone, nor carry out works within C2 Environmental Conservation zone. Hydrological and erosion / sediment controls will be implemented during construction to maintain the quality and quantity of pre-development water flows into downstream areas. A Biodiversity Development Assessment Report will accompany the EIS noting that the Project has been designed for avoidance of areas displaying significant biodiversity values.
- Aboriginal Cultural Heritage – Approvals associated with the development of Berry Park Village and The Gatehouse have comprehensively assessed impacts to potential Aboriginal sites, Potential Archaeological Deposit (PADs) or areas of sensitivity. An ACHAR will be prepared and will accompany the EIS.

Consideration of Alternatives

As part of the early investigations the Applicant considered the following options:

Option 1: Do nothing

Option 1 sees the continued operation of Berry Park Village and The Gatehouse at the site. Continued operation of these uses alone does not align with the strategic vision for the site and represents the underutilization of strategically identified land.

As such, Option 1 is not consistent with the strategic vision for the site or public interest to deliver housing in a well-located area with high amenity. Option 1 is likely to prevent the delivery of key public domain outcomes that play a key role in the overall growth of the region.

Option 2: Continuation of a Planning Proposal

Option 2 involves the continuation of the Planning Proposal process through Maitland City Council. A Scoping Report to rezone the land (Amendment to the Additional Permitted Uses Schedule) was previously submitted to Maitland City Council in July 2024 by the Applicant.

Benchmark timeframes set by the DPHI suggest the Planning Proposal could take up to 18 – 24 months to complete. Delays in including Lots 15-16 DP 1122688 and Lot 1 DP 619896 for seniors housing will compromise efficiency gains in utilizing and integrating existing infrastructure and inefficiencies in de-mobilizing and then re-mobilizing the existing work force.

Option 3: Concurrent Rezoning and State Significant Development Application (HDA Pathway)

This is the preferred option and forms the basis of the Rezoning Report and concurrent SSD application. The Rezoning Report will advocate amending the MLEP 2011 to permit seniors housing as an additional permissible use. The SSD application will advocate approval via development consent the proposed development to allow construction and delivery.

The Project includes a commitment to provide a minimum of 2% of dwellings as affordable housing.

This option represents the most effective use of the site, delivering senior housing, employment, and community outcomes aligned with local and state strategic planning priorities.

4. Statutory Context

This section provides an overview of the key statutory requirements for the Project.

Matter	Comment
Power to Grant Consent	<p>The development is declared SSD pursuant to State Significant Development Declaration Order 2025 (No 10), Part 2, Section 1(n).</p> <p>Pursuant to Section 4.5(a) of the EP&A Act, the Minister for Planning and Public Spaces, or their delegate will be the consent authority for the application.</p>
Permissibility	<p>The Project site is located on land which is subject to the MLEP 2011. The site is currently zoned RU1 Primary Production and C2 Environmental Conservation. Land subject of the proposed development (i.e. within the proposed development footprint) is located on RU1 Primary Production zoned land and this zone prohibits seniors housing. No development is proposed on land zoned C2 Environmental Conservation.</p> <p>It is proposed to amend key provisions of the MLEP 2011 by including seniors housing (a type of residential accommodation) as an additional permitted use on the site.</p>
Other Approvals	<p><i>Biodiversity Conservation Act 2016</i> – A Biodiversity Development Assessment Report will be prepared.</p> <p><i>Water Management Act 2000</i> – approval under the Water Management Act is likely due to a series of 1st and 2nd order watercourses at the site.</p> <p><i>Hunter Water Act 1991</i> - Section 50 of the Act requires developers to apply and receive Section 50 compliance certificate prior to connecting to existing Hunter Water infrastructure. Accordingly, the applicant will consult with Hunter Water during the preparation of the EIS.</p> <p>An Aboriginal heritage impact permit under section 90 of the <i>National Parks and Wildlife Act 1974</i> will be required. An ACHAR is required to be completed.</p> <p>A consent under section 138 of the <i>Roads Act 1993</i> will not be required as no additional road crossings are proposed.</p>
Pre-conditions to exercising the power to grant consent	<ul style="list-style-type: none"> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i>
Mandatory matters for consideration	<ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Industry and Employment) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>Maitland Local Environmental Plan 2011</i>

5. Community Engagement

Engagement with the relevant government agencies and key surrounding landowners has commenced and will continue to be undertaken in accordance with the requirements of the SEARs. The applicant will also be undertaking future engagement to inform the EIS in accordance with the SEARs and DPHI Undertaking Engagement Guidelines for State Significant Projects (2021).

Early consultation on the proposal with DPHI has occurred. A pre-lodgement meeting was held with DPHI on Monday 21 July 2025. Further correspondence with DPHI occurred on Wednesday 23 July 2025 and Thursday 31 July 2025.

The DPHI confirmed that the proposal meets the criteria of a “Complex Rezoning” which will require a planning focus meeting with Maitland City Council. Arrangements for the holding of the planning focus meeting are underway.

The DPHI has encouraged the applicant to proceed with the preparation of the Scoping Report for Project Specific SEARs.

The applicant will also be undertaking future engagement to inform the EIS in accordance with the SEARs and DPE Undertaking Engagement Guidelines for State Significant Projects (2021). Consultation is anticipated with the following government and industry stakeholders:

- Department of Planning, Housing and Infrastructure.
- Transport for NSW.
- NSW Department of Primary Industries.
- Maitland City Council.
- Department of Climate Change, Energy, the Environment and Water.
- Relevant Service Providers – Hunter Water, Ausgrid, Jemena.
- State Emergency Services.

6. Proposed Assessment of Impacts

This Section identifies the matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

Assessment Matter	Proposed Approach
Built Form and Urban Design	The EIS will be supported by an Architectural Design Report which will demonstrate the proposed built form is appropriate for the site. This assessment will consider building height, bulk and massing, setbacks, streetscape amenity, and active frontages.
Visual	A visual analysis will be provided.
Transport	A Transport Impact Assessment will accompany the EIS, providing an assessment of the traffic and parking impacts of the seniors development. The assessment will address cumulative impacts of traffic generation within the precinct, in addition to the impact on the surrounding traffic network.
Water Management	An Integrated Water Management Plan will accompany the EIS and will be based upon the capture of stormwater from lots and internal streets by a conventional pit and pipe drainage network and construction of combined bioretention / detention basins.
Contamination	A Preliminary Site Investigation (PSI) has been prepared and will accompany the EIS. The PSI concludes that gross contamination was not observed to be present at the land and the potential risk to sensitive human and ecological receptors was assessed to be minimal. No further investigative works are recommended.
Landscaping	A Landscape Plan will accompany the EIS.
Biodiversity	A Biodiversity Development Assessment Report will accompany the EIS noting that the Project has been designed for avoidance of areas displaying significant biodiversity values.
Social	The existing developments (Berry Park Village and the Gatehouse) contain high quality social infrastructure, and this is planned to be expanded as the development progresses. A Social Impact Assessment will accompany the EIS.
Aboriginal Cultural Heritage	An ACHAR will be prepared and will accompany the EIS.
Site Suitability and Public Interest	The EIS will address how the proposed development is suitable for the site, and that the proposed development is in the public interest. Where any adverse impacts resulting from the proposed development are anticipated, the EIS will include mitigation measures required to ensure the impacts are reasonable and appropriate.

The EIS is also proposed to be supported by:

- Engagement Report.
- Landscaping Plan.
- Waste Management Plan.
- Flood Impact and Risk Assessment.
- Bush Fire Risk Assessment.
- Services Report.

Other impacts to be addressed within the EIS include:

- Strategic and Statutory Context
- Contributions and Public Benefit.
- Environmental Heritage.
- Infrastructure / Services Report.