

Key Services

Development Applications

Rezoning Proposals

Major Projects

Negotiations with
Authorities

Community and
Stakeholder Engagement

Site Analysis

Strategic Context Analysis

Coordination of Consultant
Teams

Socio-economic
Assessment

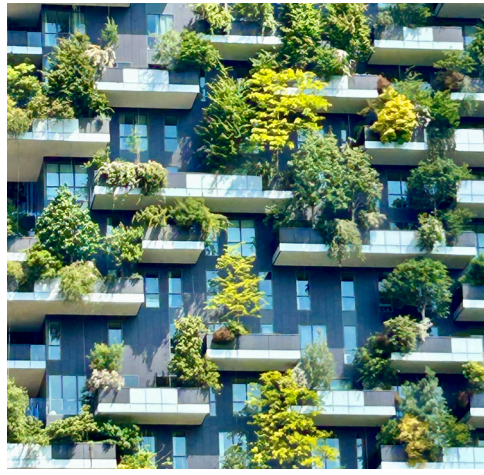
Urban Design

Concept Formulation

Design Guidelines

Visual Analysis

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Environment and Resources

Environment and resource issues often overlap and generate interdependencies that require careful management. Holmes Dyer's experience is with the assessment of the planning and development consequences of these issues as part of a process that is typically seeking to deliver an urban development or resource delivery outcome. These projects can range from major urban development projects located in sensitive environments to resource development projects to environmental guidelines for improve sustainability performance to the reuse of former quarry sites.

Typically, Holmes Dyer will provide its planning expertise in these projects but will rely upon our coordination of a range of sub-consultants as appropriate to provide the required technical expertise in areas of specialization relevant to a particular project.

Quarries and Mines

Holmes Dyer has been responsible for numerous investigations and proposals involving quarries and mines and their relationship to surrounding and nearby land uses and development activity. Projects have typically involved the coordination of consultant teams to evaluate impacts on surrounding development and/or the consequences of quarries and mines on new urban development proposals, communication and consultation with State Government, various agencies, local government, local landowners and the wider community, and preparation of rezoning proposals, development applications and major development proposals.

Environment and Resources

Investigations have typically include the following:

- Planning context (strategic and statutory)
- Land use assessment
- Visual impact assessment
- Vegetation and wildlife impacts
- Ground water impacts
- Dust, odour and air quality assessment
- Road access and traffic movements
- Noise and vibration impacts
- Management of waste and overburden
- Local amenity issues such as community dislocation, access to community services and facilities etc
- Remediation and reuse of disused quarries
- Licence issues, renewals and public notification procedures
- Mine subsidence and building carrying capacities
- Flood risk and stormwater management
- Aboriginal and European heritage implications
- Community impacts and opportunities
- Economic and employment impacts and multipliers

Project Examples¹

Examples of our project involvement include the following:

- Wilton Junction Master Plan- Addressing issues including wildlife corridors, Cumberland Plain woodland, major incised river valleys, bushfire risk and asset protection zones, visual analysis and view sheds, noise abatement requirements and mine subsidence risk amelioration.
- Marymount Centre (Castle Hill) Residential Subdivision- Involving protection of a Sydney Ironbank and Turpentine Forest, coordination of comprehensive environmental assessments involving wildlife and flora protection strategies, BDAR assessment, ownership and stewardship discussions and VPA negotiations.
- Menangle Due Diligence- Determination of site suitability for a major urban development involving evaluation of topography, flora and fauna, hydrology and flood risk, visual impacts, agricultural production suitability and mine subsidence risks.
- Buckland Park Environmental Impact Statement - Contributed to the preparation of the EIS which established the potential to develop a 1,200 hectare new community, with key environmental issues pertaining to flood risk, existing areas of open woodland forest, acid sulphate soil risk, mosquito breeding grounds, sea level rise and proximity to coastal mangroves.
- Roxby Downs Mine Expansion - Provided advice on road and port infrastructure impacts created by a proposed new transport alignment to facilitate construction machinery access to the mine expansion.



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- Golden Grove Residential Rezoning - Addressed the issues of proximity of the proposed new housing estate to Golden Grove Quarry having regard to vegetation and screening, dust management, traffic movement, noise and vibration and the opportunities for community influence over licence renewal processes.
- Hackham Residential Rezoning- Reviewed the risks associated with airborne dust and noise arising from the operation of the McLaren Vale Quarry to determine satisfactory setback distances to ensure the ability to operate the quarry is maintained.
- Reynella Quarry and Marino Quarry Interface- Coordination of long term quarrying expectations with the residential land development expectations for adjacent landholdings for a single landowner who owned both the quarry sites and the urban land development sites.
- Salisbury East Quarry - Preliminary review of the long term options for post quarry operational utilisation of the quarry and surrounding land for urban development.
- Highbury Landfill - Review of landfill operations at the former Highbury Quarry site, evaluation of alternative land use potential and preparation of a draft remediation strategy.
- Sedan and Anna / Bowman / Kingston / Lochiel Coal Mines - Investigation of the urban infrastructure, community needs and housing / accommodation requirements associated with the establishment of these four coal mines, including consideration of the environmental, social and economic consequences of the mines.
- Circa Mulpha Norwest Master Plan - Master planning for a major retail, commercial, office and aged care precinct located within the former North West Sydney Brick and Title Company clay pit.
- Mt Barker Land Divisions - Numerous large scale land divisions at Mt Barker involving native vegetation review, significant and regulated tree review, tree protection strategies, water course, hydrology and flood management strategies, bushfire risk management and creation of asset protection zones, roads, services and stormwater, earthworks, benching and retaining wall management, visual assessments, wildlife corridor identification and implementation, and coordination with landscape architects to deliver open space networks, woodland forests and wildlife habitats.
- Design Guidelines for Residential, Commercial and Hi-Tech Estates - Preparation of design guidelines that provide for passive and active implementation of sustainable design techniques, tree planting, orientation, solar / battery use, all electric appliances, building orientation, green walls and roofs, sustainable materials choice and colour selections, shading and breeze capture.

¹ Examples of projects undertaken by Holmes Dyer and/or its staff