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DEVELOPING TOMORROW'S HERITAGE

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7 November 2006

Mr Michael File
Environmental Planner
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

BY COURIER

Dear Mr File,

RE: CONCEPT PLAN FOR CATHERINE HILL BAY AND GWANDALAN

This letter is to formally request the Minister's authorisation to submit a Concept Plan for the above sites pursuant to section 75E, Part 3A of the Environmental Planning and Assessment Act 1979.

We also seek the Director General's environmental assessment requirements pursuant to section 75F of the Act.

Project Name and Description

The proposed Concept Plan is for 374 ha of land owned and controlled by Coastal Hamlets Pty Ltd plus other land contained within the boundaries of the Coastal Hamlets ownership at Catherine Hill Bay and the 26 ha site at Gwandalan owned by Lakeside Living Pty Ltd. Overall the concept plan covers some 400 ha.

The proposed Concept Plan will be known as the Catherine Hill Bay / Gwandalan Concept Plan. It includes areas to be dedicated for future conservation uses as well as areas for future development.

Location and Context

The Catherine Hill Bay site comprises approximately 374 ha of surface land on both sides of the Pacific Highway at Catherine Hill Bay. The land stretches from the Ocean in the East to Lake Macquarie in the West and straddles the Lake Macquarie and Wyong LGA boundary and includes but is not limited to:

- Lots 5, 6 and 7 DP 774923
- Part Lot 2031 DP 841175
- Lot 2 DP 809795
- Lot 201 DP 702669
- Lot A DP 384745
- Lot B DP 384745
- Lot 2 DP 809795
- Lots 3 & 4 DP 129431 (now Auto Consol 1439-151)

The Gwandalan site is Lot 3 DP 588206 Kanangra Drive, Gwandalan. It comprises 26 ha.

Subject Land

The proposed Concept Plan applies to Catherine Hill Bay and Gwandalan.

Outline Scope of Project

When completed, Gwandalan will be a subdivision of 12 dwellings per ha completing the land release in this lake side suburb.

The land at Catherine Hill bay will provide:

1. An extension of the existing village of Catherine Hill Bay consistent with the heritage characteristics of the area.
2. Restoration of heritage buildings.
3. Water and sewerage services to the village.
4. The opening and public dedication of Montefiore Street providing access to the Pacific Highway and an entry statement for the development.
5. Social and community facilities such as a village store and coffee shop
6. A new coastal village on the Moonee Colliery site.
7. Conservation and public areas, including beach, headland, bushland, wetland / saltmarsh and lake foreshore, comprising approximately 85% of the site, to be dedicated.

Residential and tourism development will be largely confined to previously despoiled land and will be contained within 60 ha of the Rosecorp Catherine Hill Bay land holding. There will be a total of 600 dwellings. (NB the entry statement and infrastructure will / may go outside the 60ha).

Project History and Status Quo

The site at Gwandalan was has been identified in State and Local Government strategies for land release since 1988. It forms precinct 1A of Wyong's Residential Development Strategy. Council have been unwilling to progress rezoning of the site due to lack of resources.

Coal mining at Catherine Hill Bay commenced in 1873. The mining lands land at Catherine Hill Bay comprises partly high value bushland and areas that have been despoiled by mining activity. Mining, a coal washery, reject disposal, coal stockpiling and coal transport operated at the site until 2002.

The land straddles the boundary between Lake Macquarie and Wyong and two parcels have been the subject of previous DA applications. An application for a club and associated dwellings at Catherine Hill Bay was refused by the Land and Environment Court though that judgement remains subject to appeal. A DA lodged for a 900 lot residential development on the site of the former Monee Colliery is still pending with Wyong Council.

Development Options

The expectation is that 600 dwellings will be created at Catherine Hill Bay and 12 dwellings per ha at Gwandalan. In addition, Catherine Hill Bay will have facilities provided such as local shops, tourism accommodation and recreational facilities.

Staging

A staging plan will be provided as part of the Concept Plan. For Gwandalan the first stage will comprise 226 dwellings and a Project application for the subdivision will be lodged concurrently with the Concept Plan.

For Catherine Hill Bay Project Applications for the first precincts will be lodged concurrently with the Concept Plan.

Capital Investment

It is estimated that at Gwandalan \$12 million will be invested in the subdivision project.

Estimates are being prepared for the total capital investment at Catherine Hill Bay and will be forwarded to the Department with the completed application form.

Applicable Planning Instruments

- Wyong LEP 1991
- Lake Macquarie LEP 2004
- Hunter Regional Environmental Plan 1989
- SEPP Major Projects
- SEPP 71 Coastal Protection
- SEPP 14 Coastal Wetlands
- SEPP 1 Development Standards
- SEPP 4 Development without Consent
- SEPP 6 Number of Storeys in a Building
- SEPP 11 Traffic Generating Developments
- SEPP 21 Caravan Parks
- SEPP 36 Mobile Home Estates
- SEPP 55 Remediation of Land
- SEPP 64 Advertising and Signage
- SEPP Building Sustainability Index
- Central Coast Draft Regional Strategy
- Lower Hunter Regional Strategy

Agency, Council and Community Views

There has been extensive consultation with Councils and the Community as part of the process of creating an MOU for the development and conservation of the site.

Lake Macquarie Council have passed a resolution indicating support for the process.

As part of the development consent process a Design Review Committee and Residents Consultation Group will be established.

Government agencies have been consulted as part of the existing planning processes. No major issues have arisen; however, renewed consultation will take place as part of the Concept Plan process.

Environmental Assessment Issues

Both sites have been subject to extensive environmental assessment. However, additional work will be undertaken to ensure that the full extent of proposed development is adequately assessed. An environmental assessment report will be lodged to support the Concept Plan.

Section 94 Contributions

Rosecorp will provide all on site infrastructure and will, in the case of Catherine Hill Bay, bring water and sewer infrastructure to an area that previously had none. Rosecorp will also dedicate a major access road to the site and some 85% of the land at Catherine Hill Bay. It is considered that this package of in kind contributions will more than satisfy S94 contribution and developer agreement requirements.

Concept Plan Format

It is proposed that the Concept Plan will have four sections:

1. Issues relating to Catherine Hill Bay village
2. The new village on the Monee Colliery site
3. Gwandalan
4. Issues common to all the above (such as dedication)

Concept Plan Timing

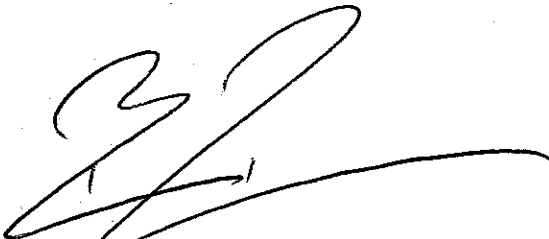
It is anticipated that a draft Concept Plan will be available for consultative review in Mid November or two weeks subsequent to receipt of the Minister's authorisation, whichever is later.

As stated earlier, it is proposed to concurrently lodge project applications with the Concept Plan.

We trust that the information contained in this letter is sufficient to secure early authorisation to proceed with the preparation of a Concept Plan. Please contact Matthew Crozier on 0422 002244 or matt@croziercgs.com should you require any further information.

We look forward to working closely with you on this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Bryan Rose', with a long horizontal flourish extending to the right.

BRYAN ROSE
Managing Director

gwandalan concept plan



- site boundary
- park land/open space
- verge/apz
- stage 1 development area
- stage 2 development area
- drainage
- formal street tree plantings
- coped endemic street trees
- pedestrian only access
- ^STAGE 2 road layout is indicative only

catherine hill bay concept plan



site boundary

township of Catherine Hill Bay

heritage buildings

adaptive re-use

amenity buildings

paths + access

development area

park land/open space

verge/apz

water storage ponds

detention/retention basins

commercial area

formal street tree plantings

copsed endemic street trees

regeneration + infill native plantings

masterplan

job no. 7148

november 2006

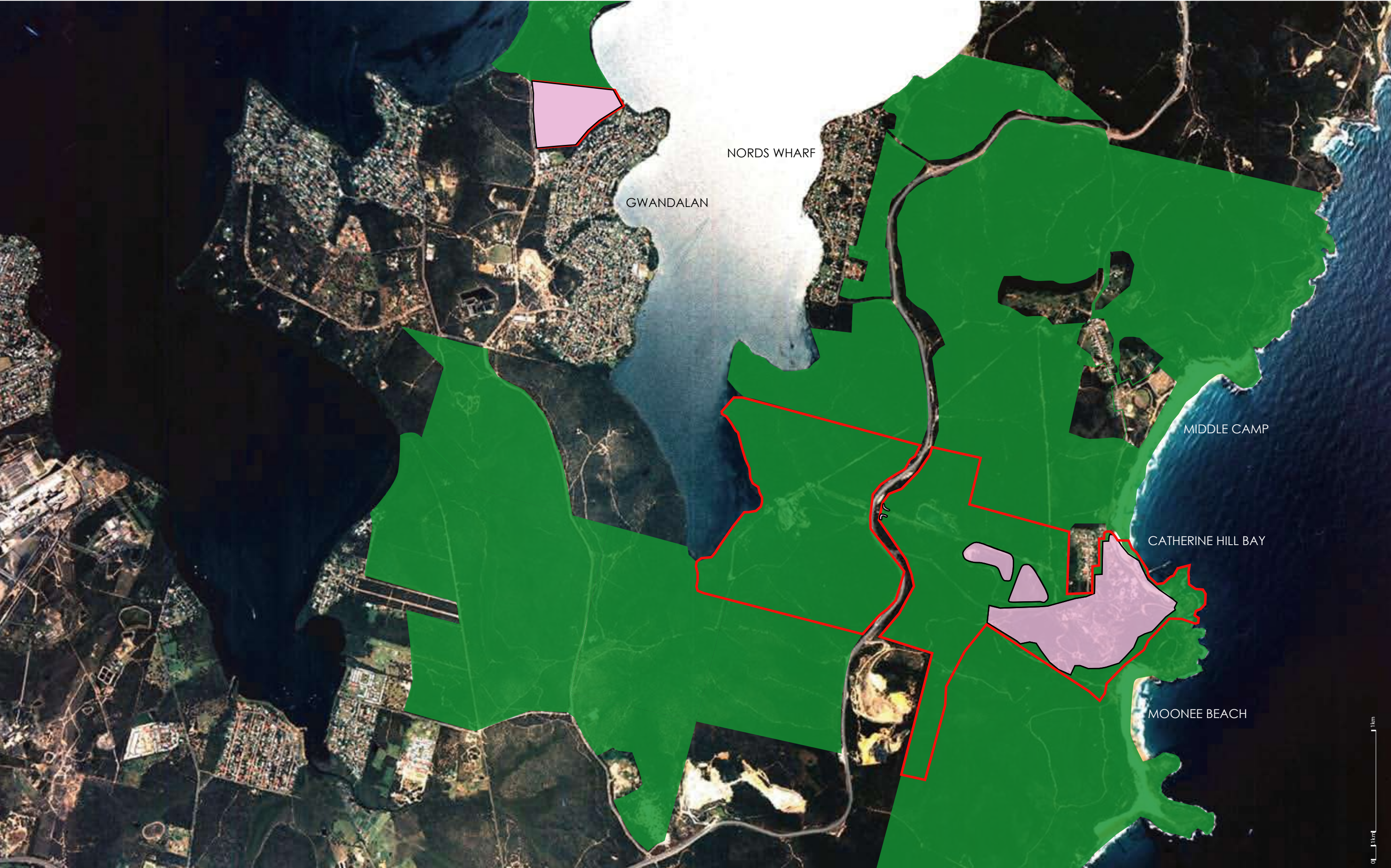
EJE

architecture

vqf g c

landscape architects

catherine hill bay + gwandalan area concept plan



land boundary covered in the subject concept plan
approximate extent of existing and proposed aquired lands*

proposed future development area

*taken from the Lower Hunter Regional Strategy 2006 and the Draft Central Coast Regional Strategy