



Strategic Assessment Development and Planning

Project	The proponent is seeking concept approval for a residential subdivision of the Gwandalan portion of the site and the following for the Catherine Hill Bay portion of the site: • An extension of the existing village and restoration of heritage buildings; • A new coastal village of up to 600 dwellings on the former Moonee Colliery Site; • Conservation and public areas comprising approximately 85% of the site; and • Associated infrastructure.
Site	A 374ha site at Catherine Hill Bay (Lots 5, 6 and 7 in DP 774923, Part Lot 2031 in DP841175, Lot 2 in DP8049795, Lot 201 in DP702669, Lot A in DP 384745, Lot B in DP 384745, Lot 2 in DP 809795, Lots 3 and 4 in DP 129431) and a 26ha site at Gwandalan (Lot 3 in DP 588206).
Proponent	Rosecorp Pty Ltd
Date of Issue	11 December 2006
Date of Expiration	11 December 2008
General Requirements	The Environmental Assessment (EA) must include (1) an executive summary; (2) a detailed description of the project including the: (a) strategic justification for the project; (b) alternatives considered; and (c) various components and stages of the project; (3) a consideration of all relevant State Environmental Planning Policies (with particular regard to Major Projects SEPP, SEPP 55, and SEPP 71), and applicable planning instruments (including the NSW Coastal Policy), regional strategies, relevant legislation and policies. Any proposed variations from the relevant State Environmental Planning Policies, applicable planning instruments, regional strategies, relevant legislation and policies are to be justified. (4) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, European and Aboriginal cultural heritage management, mitigation and monitoring measures with a clear identification of who is responsible for these measures; (5) a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; (6) Identify the development contributions applicable to the site and, if relevant, and any public benefits to be provided with the development, consistent with any development contributions plans prepared to date, and; (7) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must address the following key issues: • Lower Hunter Regional Strategy - Demonstrate consistency with the Lower Hunter Regional Strategy and the Memorandum of Understanding that applies to this land. • Urban design and built form - Demonstrate that the proposed development is consistent with the <i>Coastal Design Guidelines for NSW</i> and <i>NSW Coastal Policy (1997)</i>. Address safety; relationship to surrounding areas; pedestrian and bicycle movement to, within and through the site; key connections to the existing village and coast. Demonstrate that the type, bulk, scale, size and design quality controls for

	future development on the Site respond to the location appropriately. Provide details of staging including conceptual design; and indicative FSR, site coverage, heights and built form. Visual Impact - Address impacts including (but not limited to) the visual impact of the project in the context of adjoining development, impact on any heritage items (on-site or in the vicinity) and the development as viewed from publicly accessible areas and the natural environment. Heritage – A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the application on the area and any significant components of the site. The heritage significance of the area and any impacts the proposed development may have upon this significance is to be assessed. The EA is to address the requirements set out in the attached <i>draft "Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation"</i>. • Sustainability – Demonstrate commitment to ESD principles, including compliance with <i>BASIX</i>. • Traffic Impacts (Construction and Operational) – Demonstrate compliance with relevant Council and RTA traffic and car parking codes; prepare a detailed Traffic Impact Study in accordance with Table 2.1 of the <i>RTA Guide to Traffic Generating Developments</i>. The aaSIDRA program must be used for the modelling and shall consider: AM and PM peak volumes; holiday peak volumes; existing traffic volumes with and without development; 10 year projected volumes with and without the development; and identify suitable treatments to ameliorate any traffic and safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments. • Bushfire – Demonstrate compliance with the current version of Planning for Bush Fire Protection and Australian Standard 3959 - Building in Bush Fire Prone Areas. The EA is to identify the ongoing management arrangements of any proposed APZs. • Impact on Threatened Species – Address threatened species impact having regard to the <i>Threatened Species Assessment Guidelines</i> and recommend offset measures to avoid or mitigate impacts of the project on threatened species and their habitat. • Coastal Foreshore and Public Access – Outline measures to protect existing public access through the site to and along the foreshore and provide, where appropriate, new opportunities for public access that is compatible with the natural attributes of the coastal foreshore. • Utilities Infrastructure - Address existing capacity and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone and sewerage in consultation with relevant agencies. • Social Infrastructure- Address existing and requirements for social facilities including retail facilities, public transport, recreation, community facilities, health services and schools. • Impacts on Water Quality and Drainage – Address potential on-site and off-site impacts on the quality of surface water, groundwater, the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform). Demonstrate a commitment to Water Sensitive Urban Design. • Mine Subsidence – The EA is to address the risk factors associated with the former mining use of the site. • Munmorah State Recreation Area - The EA is to address potential impacts the adjoining Munmorah State Recreation Area.
Consultation Requirements	An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment.

	a) <i>Agencies and other authorities:</i> • Lake Macquarie Council; • Wyong Shire Council; • Hunter Water; • Gosford/Wyong Council's Water Authority; • All utility providers; • Local Aboriginal Land Council; • NSW Department of Natural Resources; • NSW Department of Primary Industries; • NSW Department of Environment and Conservation; • Heritage Office, Department of Planning; • NSW Roads and Traffic Authority; • NSW Emergency Service agencies, namely NSW Police Department, the Ambulance Service of NSW, the State Emergency Service, NSW Rural Fire Service, and NSW Fire Brigades. b) <i>Public</i> Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	90 days