

SUMMARY OF AGENCY SUBMISSIONS

No.	Agency	Author	CP	Gwandalan PA	PA1	PA2	PA3	Issues Raised	Comments
1	Ambulance	Allan Loudfoot	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Consideration to be given for future allocation and placement of a suitable ambulance station for the Swansea/CHB Area. 	<ul style="list-style-type: none"> A regional infrastructure levy has been offered in the Statement of commitments that could contribute to a new Ambulance station
2	DECC	Gary Davey	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> An independent site audit of lands to be transferred should be undertaken. All infrastructure to support the development must be contained within the urban footprint. Refinement of boundaries in relation to above points. 	<ul style="list-style-type: none"> Comprehensive vegetation mapping is under way a request has been made for detailed discussions on handover with DECC Development boundaries will be refined for the preferred pro ect report, discussions will take place with DECC at a senior level regarding the road and parking access to Moonee Beach. However, there is also considerable on and off street parking available within the development that goes above and beyond that required for visitors. Beach visitors could utilise this facility if DECC do not want to provide vehicular access. Either way access will be considerably enhanced from the current situation where there is no legal access to Moonee Beach through the development site.
3	DW E	Peter Johns	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Groundwater interception and potential impacts of groundwater including groundwater monitoring. Riparian Protection. The EA should address riparian protection issues. 	<ul style="list-style-type: none"> No ground water interception is proposed. Discussions with DWE confirmed no significant riparian issues. The preferred pro ect report will more clearly address this issue. There is no impact on groundwater systems or on riparian systems
4	DPI	Iain Paterson	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Assess the potential to restrict access to future mining of coal, future exploration or delay progress of the Mine Closure Plan. Assess the impact on options for the coal loading etty under MPL211 Provide a risk analysis on the former mining site. Seek clarification on future of coal loader etty 	<ul style="list-style-type: none"> The etty issues do not directly relate to this application though Rose Group have offered to cooperate in any group examining future options. A risk analysis of the former mining site is being provided in the PPR
6	Heritage	Vincent Sicari	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Issues with development of Hamlet 1. Focus on adaptive re-use of the Bin Building which should be no higher than previous scale. Commercial space to be minimised to 1400sqm. Bath and Lamp House should be retained. Interpretation Strategy should be prepared for the area. Colliery Railway to become a Rail trail. Hamlet 2 development should be below Montefiore Street ridgeline. The entry into CHB along Montefiore Street in particular, Hamlets 4 5 should be screened by a 10-15m wide buffer strip of vegetation. Discrepancy in dwelling numbers in Concept Plan. 	<ul style="list-style-type: none"> Hamlet 1 has been designed to be low impact and to reflect and augment the heritage character of the area. The Bin Building will be no higher than previous scale and will not allow public amenity. Commercial space is limited to 1 00 sqm but no shop will be more than 200sqm (internal floorspace) it should be noted that the 1 00sqm maximum commercial is unlikely to be taken up but provides flexibility for the establishment of non retail business. The retail is designed to provide for the day to day needs of the community only. The bath and lamp houses were removed as part of the Mine Closure process. It is intended to conserve the remains of the colliery railway alignment by its dedication to the public. Rose Group are happy to agree to the preparation of an interpretation strategy as part of the statement of commitments. This could augment the experience of the coastal walk. Hamlet 2 is below the ridgeline There is a 15m vegetation buffer along Montefiore Parkway The concept plan is for a maximum of 600 dwellings.
7	LMC	Sharon Pope	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Inconsistencies with State Policies Inconsistencies with Local Planning Policy Structure and Layout of Revised Concept Plan Community Land vs Council Land Proposed Community Services Bushfire Hazard Environmental Issues Roads Service Infrastructure Stormwater Water Cycle Management Building Design Guidelines Landscaping Heritage Issues S94 Plan vs Planning Agreement Proposed LEP 	<ul style="list-style-type: none"> The Development is consistent with key State Policies and Strategies including SEPP 71, the Lower Hunter Regional Strategy and the Draft Central Coast Regional Strategy plus the NSW Coastal Policy and Coastal Design Guidelines There is no intent to dedicate any land to Lake Macquarie Council. However, discussions could be entered in to should Council wish to secure management and ownership of certaipublic space areas. A full social impact assessment was provided as part of the EA. A generous contributions plan is proposed in the Statement of Commitments that meets the maximum contributions charged in the nearby Stockland development A bushfire hazard plan is provided that demonstrates that the site complies with the latest guidelines Clarification on the interface of stormwater with the wetlands will be provided in the PPR, pre and post flows will be matched and best practice water sensitive urban design principles adhered to Service infrastructure is available to the site. Hunter Water have agreed to provide sewer and water. The building and landscape design is based on a classic McHarg landscape and visual analysis of the site and seeks to subsume the development within the surrounding landscape. Development is set well back from Catherine Hill Bay village, key

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									<p>heritage aspects of the CHB area such as the as the village form and landscape setting will be protected</p> <ul style="list-style-type: none"> Public access to all key areas of the site is secure. Dwellings are designed to reflect a classic Australian coastal village. A developer contribution plan was exhibited with the Concept Plan
	MSB	Mike Clarke Tom Hole	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Final plans to be submitted to MSB prior to commencement of construction. Removal of any risk of mine subsidence by suitable means. Geotechnical investigation is to be at the approval of the MSB. Structure to comply with AS2 70. 	<ul style="list-style-type: none"> MSB has given clearance for both sites sub ect to conditions that will be reflected in the statement of commitments.
9	MOT	Brendan Buce	Y	Y	Y	Y	Y	<p>Gwandalan</p> <ul style="list-style-type: none"> Comments relate to previous plan and as such are not relevant. Appropriate road-side bus stop infrastructure will be required. <p>CHB</p> <ul style="list-style-type: none"> Progressive staging would make servicing difficult. Some people may reside in excess of 500m to the south of Montefiore Street. An acceptable road system may be required to travel through the development. Appropriate road-side bus stop infrastructure will be required. 	<ul style="list-style-type: none"> Capacity for bus routes is provided at both sites and sites for bus stops have been identified.
10	NCC	Cate Faehrmann	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Wildlife corridors are of insufficient width. APZ's decrease usefulness as they reduce canopy support and undergrowth. Impact of noise and lighting on the edge of the development. Domestic pets a serious issue to native flora and fauna. The flora and fauna assessment does not include the CHB Extension or rehabilitated lands north of Montefiore Street or land west of Moonee Colliery. Needs analysis of buffer to SEP14 Wetlands. High vehicular impacts and lack of public transport. Proposed development is highly inappropriate in terms of impacts on the area's cultural heritage. 	<ul style="list-style-type: none"> The existing wildlife corridor to the west of the Moonee site will remain intact .The corridors within the development site are not primarily designed to serve a wildlife function, though they will provide habitat for species. Species habitat is provided for outside the development area. These green corridors provide a visual function but also happen to provide some ecological benefits. APZs are essential but are contained in the development area Residents to be given educational material on control of domestic pets A survey of the SEPP 14 wetland boundary will be included in the PPR along with an up to date summary of flora and flora that will meet state and federal requirements Public transport is provided for, vehicular impacts are well within applicable standards The areas cultural heritage has been considered in every stage of the design. The pull back of development from the existing village and the reductions in dwelling numbers in the village centre reflect this.
11	NSW Health	Dr Peter Lewis	Y	Y	Y	Y	Y	<p>CHB</p> <ul style="list-style-type: none"> Sequencing plan required outlining timing and coordination of private development with public facilities. Query on how walking trails will be managed particularly in terms of safety and access for people with disabilities. More information required on community recreation buildings and whether they are accessible by all residents. <p>Gwandalan</p> <ul style="list-style-type: none"> Lack of community facilities and social programs incl. Public transport. 	<ul style="list-style-type: none"> A sequencing plan is provided in the Concept Plan. Continued communication with relevant authorities will allow maximum service planning time frames. All standards for disabled access will be met. However, some bush trails may not be suited to the disabled Community buildings will be accessible to all residents though bookings may be required. A full social impact assessment for Gwandalan has been provided. Gwandalan has been designed to provide for bus access.
12	NSW Police	Kristen Neilson	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Problem with pathways between dwellings to the Village a concern. Anti-graffiti coatings recommended as graffiti is a ma or problem. Recommend 3-5 m of cleared space to avoid concealment of criminals. CCTV Cameras should be installed at strategic locations. 	<ul style="list-style-type: none"> A full response to crime concerns will be provided with the PPR Lighting and formal and casual surveillance techniques will be used to good effect.
13	RTA	Dave Young	Y	Y	Y	Y	Y	<ul style="list-style-type: none"> Still waiting for HRDC report to submit submission. 	<ul style="list-style-type: none"> Traffic management and Pacific Highway intersection options have been examined in detail, issue will be resolved with a decision by the RTA
14	RFS	Nika Fomin	Y	Y	Y	Y	Y	<p>Gwandalan</p> <ul style="list-style-type: none"> Proposed lots 1-9 may be unviable for residential due to APZ width with 5 degree slope. 	<ul style="list-style-type: none"> Proposed lots 1-9 comply with the current bushfire standards. Liaison between RFS and bushfire consultant underway.
15	Wyong Council	Deb McKenzie	Y	Y	Y	Y	Y	<p>CHB</p> <ul style="list-style-type: none"> Development is still located on the headland Development is not low in scale and impact Development fails to meet the principles outlined in the Coastal Design Guidelines <p>Gwandalan</p>	<ul style="list-style-type: none"> There is no development on the headland Scale and likely impact is consistent with the NSW Coastal Design Guidelines Development has been based on principles of landscape design to minimise the impact on the landscape and environment . The development complies fully with the Coastal Design Guidelines as

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								<ul style="list-style-type: none">• Development will not provide a publicly owned and a local connected coastal edge• Open space/public spaces won't cater for the needs of the residents or visitors• Development does not respect the natural conservation issues present on site.	<p>outlines in Appendix T of the EA</p> <ul style="list-style-type: none">• The Gwandalan development• Gwandalan's current S94 plan acknowledges an abundance of open space and requires embellishment works rather than land. These embellishment works are funded by the contributions agreement proposed.• Conservation issues are being managed within the offset area. Trees are being retained on the site where consistent with residential use. Redesign of layout in PPR is designed to retain additional trees.
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