



CATHERINE HILL BAY AND GWANDALAN

PREFERRED PROJECT REPORT

FOR

CONCEPT PLAN

MP 06 0330

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1 INTRODUCTION

The Concept Plan for Catherine Hill Bay and Gwandalan was lodged with the Department of Planning on the 29th August 2007. The plan was subsequently advertised to the public and government agencies. Following receipt of comments and recommendations from several NSW government agencies as well as the Independent Design Review Panel, the Proponent has revised several elements of the proposal. In accordance with Section 75H(6)(c) of Part 3A of the Environmental Planning and Assessment Act 1979, this Preferred Project report has been prepared to outline the proposed changes to the project description and describe amendments to the Environmental Assessment.

This report is split into four sections. Section 1 is an introduction to the report and outlines the format of the report. Section 2 deals with the Concept Plan document and the changes made. Section 3 deals with the Environmental Assessment and the amendments made. Section 4 tables the annexures to the Preferred Project Report.

2 CONCEPT PLAN

The Concept Plan document submitted on the 29th August 2007 was an A3 document that covered the Catherine Hill Bay and Gwandalan projects. The plan was broken down into 3 distinct sections. Section 1 introduced the site, described the objectives, dealt with permissibility and the dedication land. Section 2 dealt with the Moonee hamlets in Catherine Hill Bay and Section 3 dealt with the Gwandalan site.

Following the exhibition period, there were no issues raised within the agency or public submissions that justified a change to the Concept Plan. However, the Independent Expert Panel requested a review of the layout at Gwandalan. A full design review was undertaken and the result of the change is summarized as follows:

- Site area remains unchanged.
- Number of lots reduced from 214 to 17.
- An increase in open space by approximately 1 000sqm
- Retention of a greater number of trees on the site.
- Less formal road network.
- Development staging reducing from 4 stages to 3.

For clarity, we have included a new Concept Plan document rather than just issue an addendum. The new Concept Plan is included in Annexure A.

3 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment (EA) submitted on the 29th August 2007 was an A4 document of 4 volumes. The main body of the EA covered the description of the project, design principles, planning and assessment of environmental issues. The EA also included all supporting documentation in Annexures A to Y.

Following the exhibition period, there were no issues raised within the public submissions that justified a change to the EA. However, a number of agency submissions raised points that required addressing. Subsequently, some further investigations have taken place and further reports prepared. A new EA has not been prepared as the body of the report remains the same. However, the following annexures have been amended. The annexures that were amended are as follows:

Annexure A: Statement of Commitments
Annexure H I: Ecological Reports for Catherine Hill Bay
Annexure L: Stormwater, Drainage Water Quality Report
Annexure M: Contamination Report
Annexure O: Bushfire Assessment
Annexure P: Ecological Constraints for Gwandalan
Annexure Q: Traffic Assessment
Annexure R: Water Quality Report on Gwandalan
Annexure : EPBC Report

4 TABLE OF ANNEXURES

- A. Statement of Commitments prepared by Rose Property Group
This SoC replaces the SoC in Annexure A of the Environmental Assessment submitted 29th August 2007.
- B. Concept Plan prepared by Conybeare Morrison
A full CP is included that replaces the CP issued on 29th August 2007.
- C. Ecological Assessment Report prepared by RPS HSO
This report is a supplement to Annexures H&I of the Environmental Assessment submitted 29th August 2007.
- D. Mapping of the SEPP14 Wetlands prepared by Asquith DeWitt
This is new information and is to be read in conjunction with Annexure C and Annexure I.
- E. Updated EPBC Addendum Report for Gwandalan prepared by RPS HSO
This report is a supplement to Annexure P of the Environmental Assessment submitted 29th August 2007.
- F. EPBC Draft Public Environment Report prepared by RPS HSO
This report replaces Annexure U of the Environmental Assessment submitted 29th August 2007.
- G. Preliminary Environmental Site Assessment for Gwandalan by HLA
This report is new information.
- H. SEPP55 Contamination letter prepared by HLA
This report is a supplement to Annexure M of the Environmental Assessment submitted 29th August 2007.
- I. Stormwater Management Report for CHB prepared by Parsons Brinckerhoff
This report replaces Annexure L of the Environmental Assessment submitted 29th August 2007.
- J. Stormwater Management letter for Gwandalan prepared by Asquith DeWitt
This report is a supplement to Annexure R of the Environmental Assessment submitted 29th August 2007.
- K. Additional Traffic letter for Gwandalan prepared by MWT
This report is a supplement to Annexure Q of the Environmental Assessment submitted 29th August 2007.
- L. Bushfire addendum letter for CHB prepared by Barry Eadie
This report is a supplement to Annexure O of the Environmental Assessment submitted 29th August 2007.
- M. Bushfire Addendum letter for Gwandalan prepared by Barry Eadie.
This report is a supplement to Annexure O of the Environmental Assessment submitted 29th August 2007.
- N. Response to Agency Submissions
- O. Response to Public Submissions