

Catherine Hill Bay and Gwandalan

Concept Plan

Prepared for Preferred Project Report

December 2007

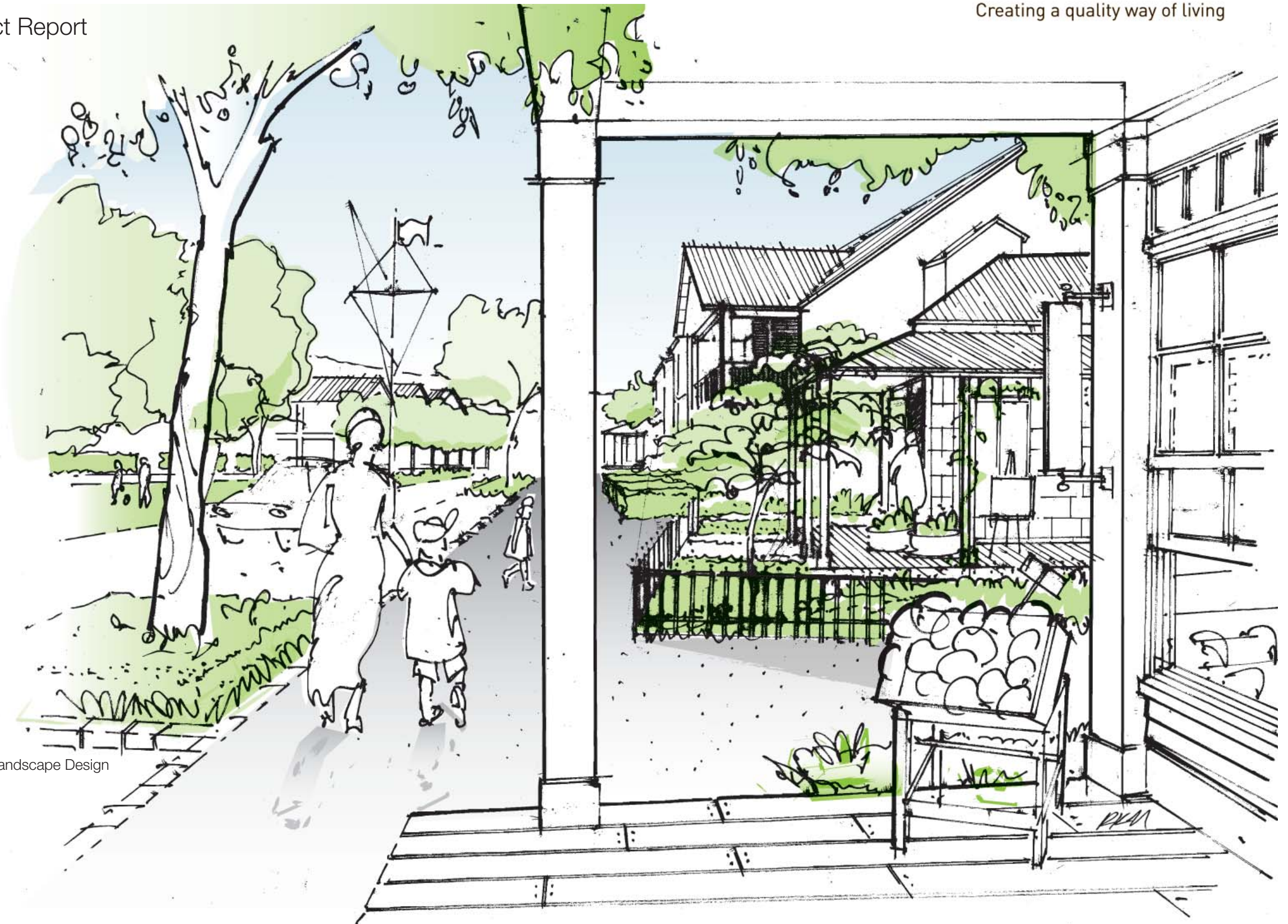
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Vision Statement

"The trip home to Moonee Beach is always anticipated. We turn off the highway onto Montefiore Parkway and follow the ridge gently down to be greeted by a most beautiful coastal scene at the top of the village, the Clarke Street miner's cottages to the left with Catherine Hill Bay arcing softly to the horizon. To the right we see the newer coastal hamlets, with the white sand of Deep Cave Bay at the bottom of the hill. We always turn right to see the view down across the lush village green out through the wide main boulevard with its large coastal banksias, the glistening water of Deep Cave Bay and the national park to the South. No matter what time of day, the water sparkles and waves push softly up the golden sand.

In winter or the warmer seasons the beach beckons. We rapidly park the car and rush into our painted timber beach house, across the veranda, the smell of the ocean enticing us to visit. Out of our work clothes and into our bathers in summer or walking clothes in winter, we head off to the beach, the soft grassy verges under our bare feet. We don't have the gutters and edges they have in the suburbs. The sandy dunes invite us and sand wrinkles between our toes. A short walk and we're on the beach swimming in the coolness of the summer water or walking along the soft chilled winter sand past the fishermen who seem to come out only when the edges of the water are rougher and less inviting.

Often the beach walk ends with a stroll up to the Village for a coffee or a snack. We look in the small shop windows or pick up some odds and ends at the general store. Home again across the wide village green with the kids playing all sorts of games in the late afternoon. The evening closes with a lazy dinner on the front veranda as the sun sets behind us and the light slowly retreating from Deep Cave Bay and The Moonee Hamlets."



View of The Moonee Hamlets.



Conybeare Morrison + CONTEXT Landscape Design

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Consultant Team

Masterplanning + Architecture + Heritage
CM+ Conybeare Morrison

Landscape Architecture
CONTEXT Landscape Design

Strategic + Policy Planning
Duo Consulting

Surveying and Environmental Assessment
Asquith de Witt

Civil Engineering
Parsons Brinkerhoff

Traffic Engineering
Masson Wilson Twiney

Bushfire Assessment
Barry Eadie Consulting





Synopsis of Process in Preparation of the Concept Plan

Process

In February 2007, CM⁺ and CONTEXT were commissioned by Rose Property Group Pty Ltd to review the masterplan concept prepared by EJE Pty Ltd for Catherine Hill Bay and Gwandalan Concept Plan.

This review process reported through Rose Property Group Pty Ltd and an Independent Hearing and Assessment Panel appointed by the Minister for Planning, the Honourable Frank Sartor MP. The Panel members are:

- Ms Gabrielle Kibble AO (Chair)
- Mr Andrew Andersons AO
- Mr Michael Collins

Several meetings were held and presentations made to the Panel and the Committee over the period of March to May 2007. The Panel convened a meeting with the local community in Catherine Hill Bay on 30 May 2007. At this meeting it was stated that a revised Concept Masterplan would be submitted to the NSW Department of Planning covering Catherine Hill Bay, Moonee and Gwandalan together with Project Applications (PAs) for the Village Centre Hamlet, adjoining the headland and the first of a series of seven hamlets located in Moonee, off the Montefiore ridgeline.

The Panel prepared an Interim Report which is attached in the Environmental Assessment.

Key Planning Principles from the Interim Report

- Conform to NSW Coastal Policy and Guidelines.
- Respect the scenic, aesthetic and cultural heritage of Catherine Hill Bay Village.
- Respect the visual catchment of Catherine Hill Bay Village.
- Provide a classic McHarg landscape and visual analysis of the site.
- Provide low scale development nestled in the landscape with significant tree retention.
- Set development away from headlands, ridgelines or dunes.
- Provide a 100m setback and visual separation from Moonee Beach.
- Provide public access and public road at interface of beachfront, bush and development.
- Ensure sensitive design of building form and detailing.
- Separate development North of the ridgeline from Catherine Hill Bay Village.
- Provide pedestrian and bicycle paths connecting Catherine Hill Bay Village, Middle Camp and Moonee Beach.
- Ensure that technical requirements are met for fire protection and emergency access.

- Limit commercial development and tourist accommodation (limit of 1800m²).
- Consider location of Fire Services.
- Consider adaptation of Bin Building.
- Provide small scale development in the Village Centre.

Gwandalan

Subdivision should be redesigned in accordance with current best practice urban design principles to take account of the site's environmental and ecological attributes.

Key Design Actions in Response to the Interim Report

- Separation of development from the existing heritage village by a community park.
- Development of seven distinct hamlets, separated by bushland, including a Village Centre limited to 69 dwellings (reduced from 150 in the initial proposal).
- Montefiore Parkway dedicated as a public road with significant bushland buffer from housing.
- Reduction of development footprint overall by pulling back from Moonee Beach and headland.
- Provision of coastal and cliff walkways from Catherine Hill Bay Village to Moonee Beach.
- Protection of ridgeline from development.
- Inclusion of separate road access to Moonee Beach, with parking.
- Focus of development on areas despoiled by mining.
- Location of new Village Centre away from Catherine Hill Bay Village.
- Provision of a separate precinct includes Wallarah House and Jetty Master's Cottage.
- Inclusion of strict controls over design and construction of all dwellings.
- Gwandalan - complete redesign of subdivision and reduction to 214 dwellings.

Community Feedback

The first Concept Plan also attracted numerous public and agency submissions. Wherever possible the issues raised in these submissions have been addressed in the redesign of the Concept Plan for the two sites.

Catherine Hill Bay

The initial concept and subject of the review called for an extension to Catherine Hill Bay Village with a 600 lot sub-division in the structure of a concentric circular and radial urban form. The built footprint of this village extension covered an area of approximately 60 hectares. A modest Village Centre was proposed on the ridge between Hale and Clarke Streets.

The dedication of 84% of the Catherine Hill Bay site– 310 hectares – for conservation purposes was proposed in the initial design and retained in this proposal.

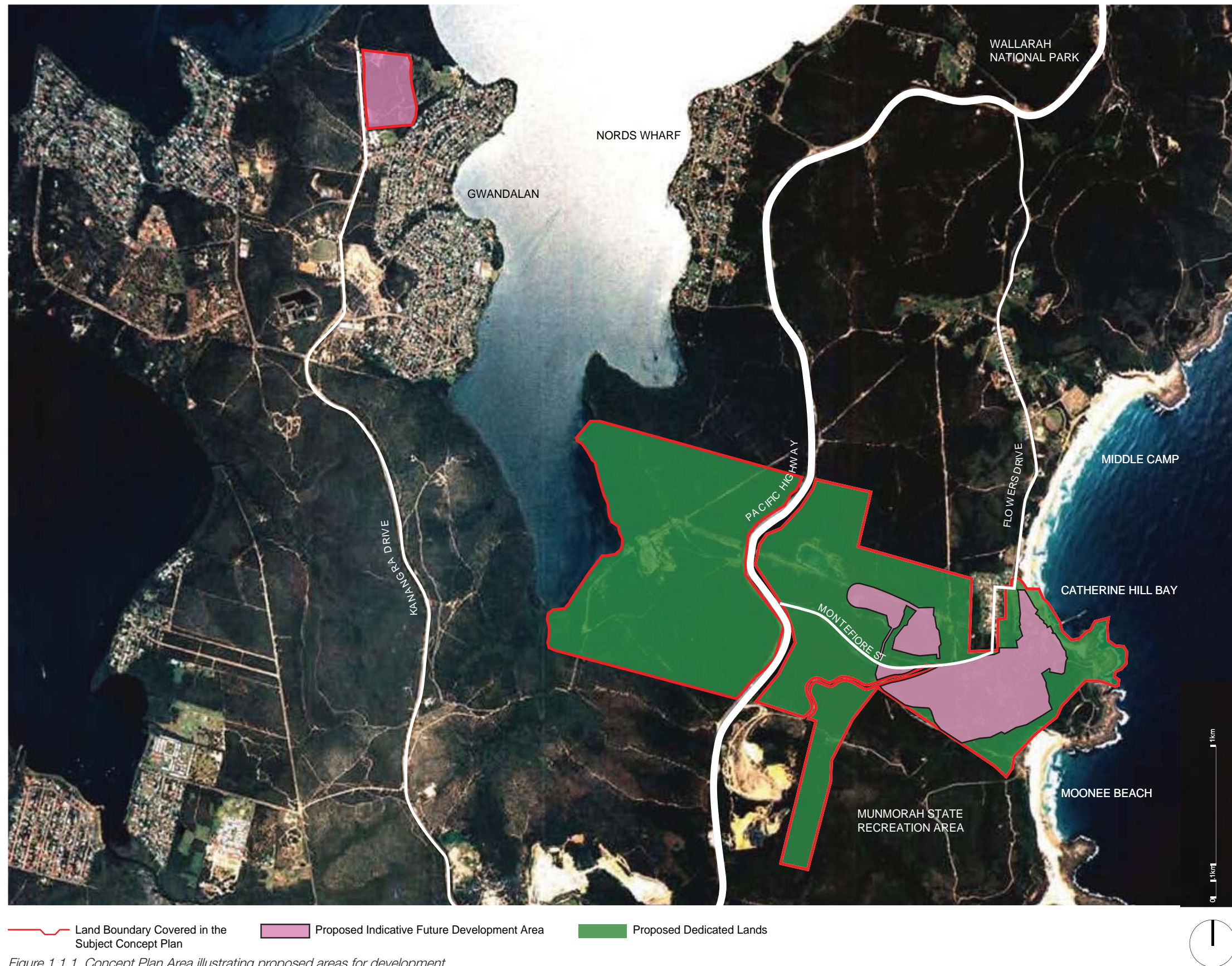
The preparation of the revised concept followed several site inspections and a visual analysis of the proposed development site situated on the closed Moonee Colliery. This also involved a close interaction between the Panel, key stakeholders, Rose Property Group Pty Ltd and its Consultant Team.

The new concept presented a completely different design approach and one strongly based on a sound landscape design philosophy and implementation of the Key Design initiatives:

- Best practice remediation of the largely despoiled colliery site and its return, as near as possible, to the pristine natural environment of a pre-colliery period.
- Reduction of the built form extent particularly in visually exposed or potentially sensitive natural bushland areas.
- Adoption of the idea of a hamlet-based settlement, taking as its cue the modest scale and compact form inherent in Catherine Hill Bay itself.
- Designation of extensive natural landscape zones separating individual hamlets, protecting natural features such as the headland, ensuring continuous ridgeline protection (along Montefiore Street) establishing a permanent 'village park' buffer between the existing village and new hamlet settlements
- Establishment of a coastal walk linking Middle Camp Beach and Moonee Beach and integrating with existing tracks on the headland.
- Identification of a beachfront housing typology in keeping with the heritage architecture of the locality and offering a wide variety of accommodation and building forms.
- Establishment of a unique coastal beachside village identity in keeping with the built heritage and natural landscape values of the locality.

Gwandalan

The revised concept for Gwandalan abandoned the inclusion of Stage 2 in the rezoning. Stage 1 has been redesigned according to best practice urban design principles taking account of the site's environmental attributes and surroundings. It has sought to improve the interrelationship with the public school and the settlement including the inclusion of a pick up/set down zone, enhanced orientation of building lots, create an identifying green 'parkway' entry, 'address' to the estate and establishment of a clearly defined bus route and shared-way around the perimeter of the settlement incorporating an extensive drainage swale. Two open spaces have been created in areas containing better quality trees linked by the 'parkway'.





1.0 Introduction

1.1 Location

The Concept Plan covers 392 hectares of land at Catherine Hill Bay, Moonee Beach and Crangan Bay owned and controlled by Coastal Hamlets Pty Ltd plus an 18 hectare site at Gwandalan controlled by Lakeside Living Pty Ltd. The sites are shown in Figure 1.1.1.

Overall the Concept Plan covers some 392 hectares.

The Moonee Hamlets

USE	AREA
Total Area	Approximately 374 hectares
Dedication	At least 310 hectares
Urban Development	Up to 45 hectares
Managed Community Open Space	Residual Area (Approximately 19 hectares)

Gwandalan

USE	AREA
Urban Development	Up to 18 hectares

1.2 The Site

This Concept Plan applies to three areas:

- 1 Dedication Area
- 2 The Moonee Hamlets Subdivision
- 3 Gwandalan Subdivision

The Moonee Hamlets site comprises approximately 374 hectares of surface land on both sides of the Pacific Highway. The land stretches from the ocean in the East to Lake Macquarie in the West and straddles the Lake Macquarie and Wyong LGA boundary. The Dedication Area is included in the site.

The land included is:

- Lot 5 DP 774923
- Lot 6 DP 774923
- Lot 7 DP 774923
- Pt Lot 2031 DP 841175
- Lot 2 DP 809795
- Lot 201 DP 702669
- Lots 2, 4 and 6 Section F DP 163
- Lots A and B DP 384745
- Residue of the original land grant being private land shown as roads in DP 163 (approximately 2.6 hectares of undetermined ownership claimed by Coastal Hamlets Pty Ltd)
- Public Roads through Lot 2 DP 809795 to be closed (approximately 4 hectares not currently in Coastal Hamlets ownership).
- Lot 3 DP 129431
- Lot 4 DP 129431

The Gwandalan site is part of Lot 3 DP 588206 Kanangra Drive, Gwandalan comprising 18 hectares of land.

1.3 Objectives of the Concept Plan

The objectives of the Plan are:

- To provide a long term planning framework for the Concept Plan Area, and facilitate its orderly staged development/conservation.
- To provide the NSW Department of Planning and stakeholders with a plan for the most appropriate form of development for the Concept Plan Area.
- To assist the public to understand the future character of the area.
- To assist consent authorities when they are considering future Project Applications (PAs).

1.4 Project Implementation

This Concept Plan is intended to illustrate the overall design for The Moonee Hamlets development that includes Hamlets 1 through 7. Project Applications have been lodged concurrently with this Concept Plan for Hamlets 1 and 2. Information shown for Hamlets 3 through 7 is indicative only and is subject to further design.



Figure 1.1.2. View of Village Centre.

1.4 The Dedication

The dedication to the NSW Government of a large part of the land holding covered by this Concept Plan provides conservation offsets for all development areas covered in the Concept Plan.

The extent of this dedication is documented in Section 2 of this Concept Plan covering Dedication and Environment Issues. Other sections of this Concept Plan deal solely with areas identified for development.

1.5 Permissibility

This Concept Plan is accompanied by a State Significant Site Proposal under Part 3A of the NSW Environmental Planning and Assessment Act 1979.

The State Significant Site Proposal will rezone the land via State Environmental Planning Policy Major Projects. An amendment to the SEPP Schedules will establish the zones and statutory planning controls applying to the development under the Concept Plan.

The proposed zones are R1 General Residential, RE1 Public Recreation Zone and E1 National Parks and Conservation Zone.

The General Residential zone will apply to all housing and commercial development on the site. In order to limit the extent of commercial development it will be limited to areas identified by hatching on the zone map and a maximum amount of floor area will be set by the provisions of the Concept Plan.

Public areas will be zoned RE1 Public Recreation. This zone will apply to public open space and bushfire asset protection zone areas.

The E1 National Parks and Conservation zone will apply to all natural areas proposed for public dedication.

A number of components of the development proposed by the Concept Plan are permissible under the existing zoning. These include:

- Restoration and changed use of Wallarah House, a heritage item, is permitted with consent under the heritage conservation provisions of Lake Macquarie LEP 2004.
- Subdivision of the 7(4) zone under Lake Macquarie Council LEP 2004 is permitted with consent.
- Subdivision of the 7(1) zone under Lake Macquarie LEP 2004 is permitted with consent.
- Subdivision of the 7(b) zone under Wyong LEP 1991 is permitted with consent.
- Subdivision of the 7(e) zone under Wyong LEP 1991 is permitted with consent.
- Dwelling houses are permitted in the Lake Macquarie 7(1) zone and the Wyong 7(b) and 7(e) zones.

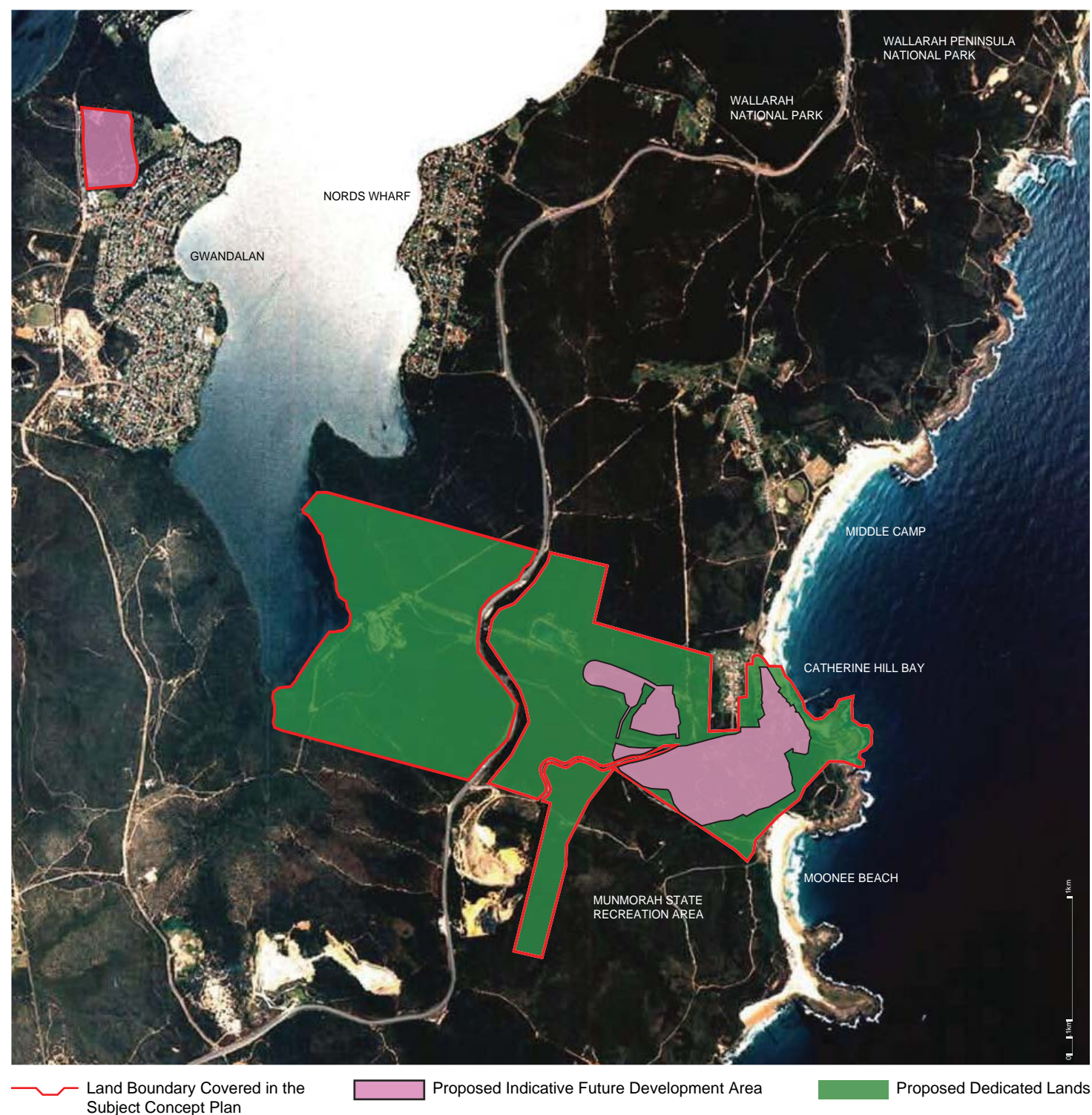


Figure 1.1.3. Concept Plan Area illustrating proposed areas for development and dedication land in relation to existing conservation lands.

2.0 Dedication and Environment

2.1 Dedications

Of the 374 hectares in the Catherine Hill Bay area, more than 80% (or 310 hectares) of the land holding covered by the Concept Plan will be dedicated to the NSW Government for conservation.

The land has been identified as a priority for conservation by the Department of Environment and Climate Change (DECC) and by both regional and state environmental groups including The Wilderness Society. The land will provide a critical link between areas of habitat to the North and South of the site.

The NSW National Parks and Wildlife Service (NPWS) have noted that the forested land proposed to be dedicated is 'extremely significant and provide(s) conservation opportunities for ecosystems and, flora and fauna which are otherwise not well represented in the conservation reserve system of the state'. In particular NPWS also noted that the dedicated land in conjunction with dedicated lands outside the Concept Plan area on adjoining sites 'form a contiguous forested link from Swansea in the North down the Wallarah Peninsula to Munmorah State Recreation Area in the South and Lake Macquarie State Recreation Area in the southwest'*.

The provision of a road and carparking to allow public access to Moonee Beach will be subject to negotiation with the NPWS. Rose Property Group Pty Ltd is committed to building this link upon receipt of concurrence from DECC. The location and configuration of the road is indicative only and subject to further detailed design definition.



Figure 2.1.1. Aerial view looking West over disturbed land intended for development with native bushland intended for conservation in the background.



Figure 2.1.2. View looking East over dedicated land with the coastline in the distance.

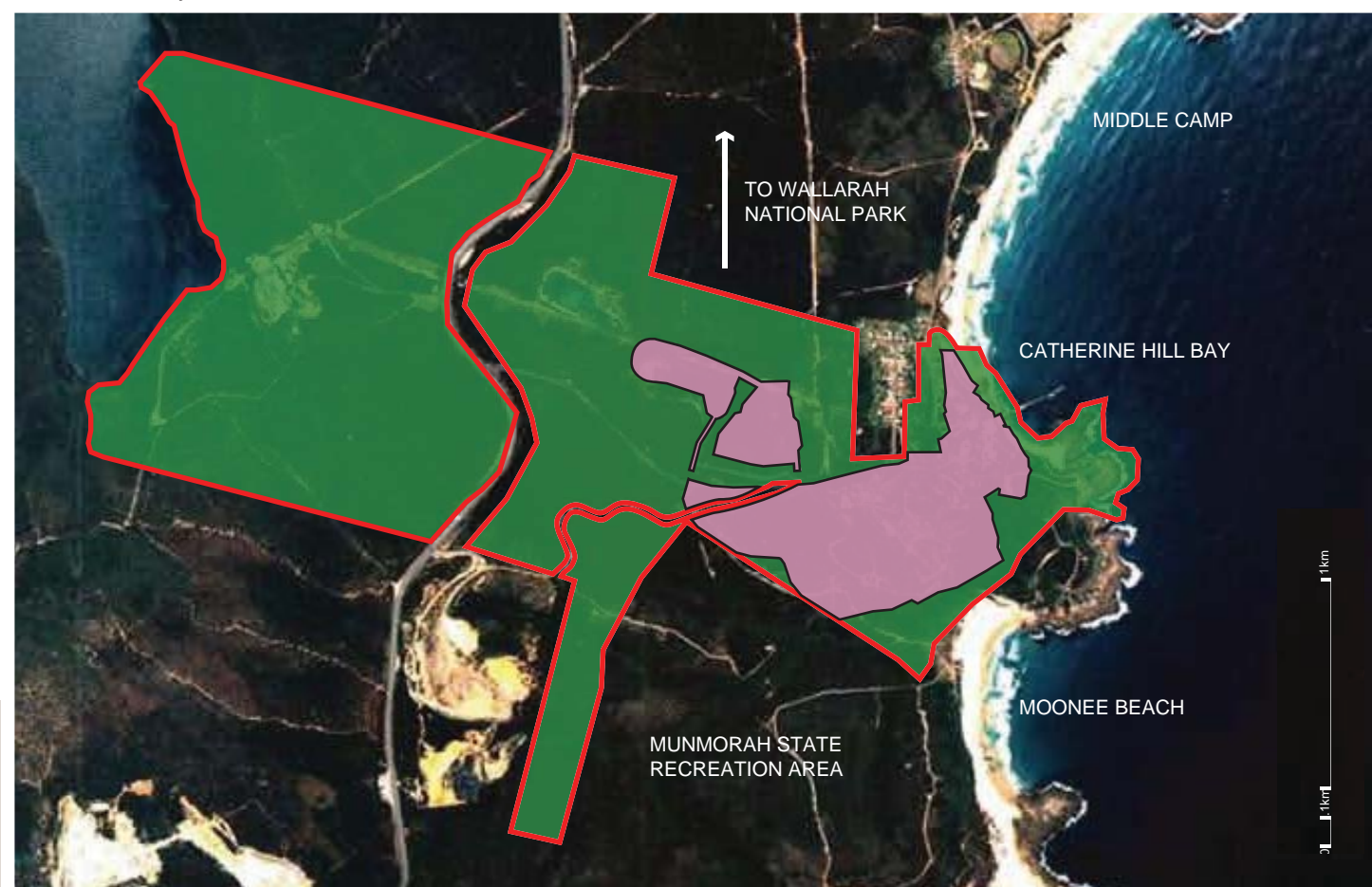
*The Manager NPWS, Sydney Zone; 2000, on behalf of the Director General - correspondence to the then land owners and mine operators. (from the "Nomination of the Wallarah Peninsula as a National Park", August 2004 submitted by 'Walarah Alliance')

Following a review of several environmental studies completed on the dedication area Asquith and de Witt - Consulting Surveyors, Engineers and Town Planners have concluded the land has a substantial range of values that provide for benefits well beyond biodiversity offsets. The known values of the 310 hectares of dedication land include:

- masked owl habitat;
- glossy black cockatoo habitat;
- North-South wildlife corridor protection;
- a minimum of 100 hectares of *tetratheca juncea* habitat;
- approximately 2 hectares of saltmarsh/SEPP 14 land;
- Munmorah Palm-Apple Forest conservation;
- squirrel glider habitat;
- approximately 1.8 kilometres of lake foreshore;
- approximately 1.5 kilometres of coastal foreshore;
- approximately 8 hectares of coastal headland, beach and rock platform;
- part of the heritage listed Catherine Hill Bay railway;
- access to the Catherine Hill Bay coal loading jetty;
- access to Catherine Hill Bay Surf Club;
- the historic original coal mine entrances (now sealed) at beach level;
- protection of potential Aboriginal heritage sites along the Lake Macquarie foreshore;
- substantial reinforcement of the Wyong-Lake Macquarie interregional buffer;
- extension of the National Parks estate; and
- protection of scenic quality.



Figure 2.1.3. View looking through dedicated land off Montefiore Street between the Pacific Highway and Catherine Hill Bay.



Land Boundary Covered in the Subject Concept Plan Proposed Indicative Future Development Area Proposed Dedicated Lands

Dedication Statistics

- Total Land Holding - 374 hectares,
- Dedication to NSW Government for conservation - more than 80% (or 310 hectares)
- Total length of Lake Foreshore approximately 1.8 kilometres
- Total length of Coastal Foreshore approximately 1.7 kilometres.

Figure 2.1.4. Plan illustrating the Concept Plan (red border), the areas set aside for development (pink) and land to be dedicated (green) in the context of surrounding existing conservation land.