



GWANDALAN SUBDIVISION

4.0 Gwandalan

4.1 Statutory Background

On 6 July 2007 development for urban purposes on the Gwandalan site was declared to be a project to which part 3A of the EPA Act applies. A subdivision of up to 220 lots was described in the declaration.

The Gwandalan proposal is the major part of a strategically significant site first identified for urban development in 1988.

Lower Hunter Regional Strategy

The Regional Strategy sets the strategic framework for urban growth in the Lower Hunter region. The Gwandalan site is shown as a proposed urban area in the regional strategy.

Draft Central Coast Regional Strategy

The Gwandalan site is identified in the Draft Central Coast Regional Strategy. The site is identified as an existing development precinct.

Memorandum of Understanding (MoU)

An MoU has been entered into between the Minister for Planning, the Minister for the Environment and the landowners.

The MoU sets out the process for rezoning of the growth areas, limits the extent of growth areas and establishes an environmental offsets scheme for the site. The offset is the dedication of land on the Wallarah Peninsula by the owners for environmental conservation.

The MoU sets development densities for the site. A density of 12 dwellings per hectare is identified as the site potential.

Draft Regional Planning Policy No. 8

In 1988 Draft Regional Environmental Policy No. 8 Wyong Development Areas and Coal Mining identified the land as Development Precinct 1A for future urban development.

Wyong Residential Development Strategy

In December 2002 the Wyong Residential Strategy identified the land for 'medium term release'. Under this strategy development of the site was anticipated as 270 dwellings at 12 dwellings per hectare.

Draft Wyong Conservation Strategy

The draft Wyong Conservation Strategy August 2003 did not identify the land as for conservation purposes as it was given social and economic priority.

State Environmental Planning Policies

A range of State Environmental Planning Policies (SEPP) apply to the sites. These include SEPP 71 Coastal Protection and SEPP Major Projects BASIX. The Gwandalan site is wholly within the NSW Coastal Zone, therefore SEPP 71 Coastal Protection applies. The SEPP requires that a master plan be prepared for residential subdivision over 25 lots and that the master plan be approved by the Minister. The inclusion of the Gwandalan site in the Concept Plan addresses the masterplanning requirements of SEPP 71.

Local Environment Plan and Zones

The Wyong LEP 1991 applies to the site.

Under the LEP the site is zoned 7(b) Scenic Protection but this zone is to be amended, consistent with the strategic status of the site, to General Residential. The area subject to the Concept Plan is approximately 18 hectares.

Policies and Guidelines

The NSW Coastal Policy applies to all the land. The NSW Coastal Design Guidelines apply to the site.

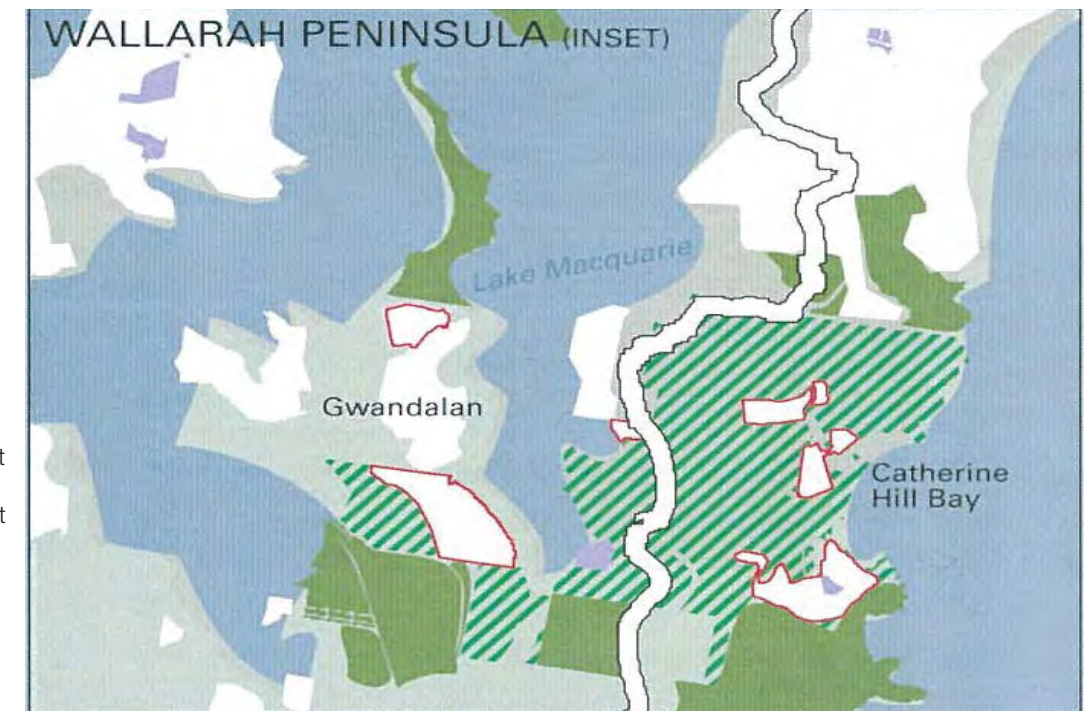


Figure 4.1.1. Lower Hunter Regional Strategy.



Figure 4.1.2. Draft Central Coast Regional Strategy.

4.2 Site Analysis

Existing Development

The site is approximately 18 hectares in area and forms part of a larger lot.

The whole of the Kanangra Street frontage is screen fenced. Large areas of the site have been cleared for access, paddocks, an orchard and landscaping.

The area around the highest part of the site was a former gravel quarry.

East of the school and on the site boundary are developed residential lots.

On the sites northern boundary is the Point Wolstoncroft Recreation Camp. This is part of the Lake Macquarie State Conservation Area.

Topography and Drainage

The site is a bowl shaped 'valley' contained by two small ridges near the north and south boundaries.

The site drains in an easterly direction through a series of artificial dams and ponds towards Lake Macquarie. The site has a number of very small catchments and no permanent natural drainage lines.

There is no riparian vegetation on the site.

Significant alteration of drainage has resulted from the construction of dams and ponds. Drainage channels have been created on the lower areas of the site. Uncontrolled drainage from the adjoining school site is creating an erosion scour.



Figure 4.2.1. Gwandalan Site Analysis.

Vegetation/Habitat

Approximately 70% of the site remains under native vegetation.

The site is part of remnant open forest surrounding the shores of Lake Macquarie comprising Narrabeen Snappy Gum Forest and Narrabeen Coastal Peppermint – Apple Forest (Bell 2002)

The dominant trees include mature specimens of Native Apple (*Angophora costata*) Red Bloodwood (*Corymbia gummifera*), Brown stringybark (*Eucalyptus capitellata*), Northern Scribbly Gum (*Eucalyptus racemosa*), Sydney Peppermint (*Eucalyptus piperita*) and Forest She-Oak (*Allocasuarina torulosa*). The understorey is relatively open, the result of former grazing and improvement activities undertaken by previous owner/occupants of the Gwandalan property.

Because of the former clearing activities, a large portion of the site contains re-growth vegetation. The exiting stand of trees are generally in a poor condition, with a large portion of the vegetation affected by termites or lightning strike. The majority of the larger, older trees are in a senescent state.

A number of copses of better quality trees have been identified with the assistance of an arborist and will be retained as the nucleus of two open space lots in the proposed subdivision.

Climate and Orientation

The site is open to summer North easterly breezes across the lake. Sloping generally to the East it is protected from colder southerly and westerly winds.

The shape of the site is conducive to a North-South grid pattern of streets that provides for subdivision lots with good solar orientation.

Adjoining Land Use

To the East is a private residence and Lake Macquarie. Residential development and the school adjoins the southern boundary.

The land to the North is owned by NPWS but is operated as a recreation camp by the NSW Department of Sport and Recreation.

To the South is the Gwandalan Public School which addresses Kanangra Drive. The school drains to the subject site and has created a small erosion channel.

Adjoining the school to the South is a service station.

There are views into the site from Lake Macquarie but other than this, views into and across the site are limited. The site does not form a major part of any local views.

Archaeology

The proposed development area has no Aboriginal archaeological values. An archaeological survey of the site has identified a midden on an eroding section of the Lake Macquarie foreshore. The midden is outside the Concept Plan area and thus will not be affected by the proposed development.



View of existing landscape at Gwandalan.

4.3 Site Planning Objectives

The main objective is to achieve a density of 12 dwellings per hectare in accordance with the Wyong Residential Development Strategy and the Ministerial MoU.

In realising this objective, considerations include:

- Recognition of the site parameters and condition Consistency with the existing urban form of Gwandalan;
- A hierarchy of streets including a bus route and, internal streets which are sized and landscaped to reflect residential amenity including walking and cycling;
- Provision of high quality residential amenity;
- Addressing relevant constraints; and
- Provision of adequate services.

The Interim Report of the Independent Hearing and Assessment Panel identified that the previous proposal should be refined and the proposed site subdivision should be redesigned.

In accordance with the Panel requirements, additional open space areas have been included to promote subdivision amenity.



Figure 4.3.1. Gwandalan Master Plan.

4.4 Access, Parking and Circulation

The street network will be configured to reflect the site contours and existing Gwandalan street network.

The primary access will be off Kanangra Drive.

Masson Wilson Twiney has made an assessment of the traffic generating potential of the subdivision. Appropriate traffic management measures have been recommended.

Bus routes and access streets have been designed to Wyong Council subdivision standards.

Public transport is addressed by provision of a bus route.

Pedestrian and cycle movement has been facilitated by the links to the existing Gwandalan network along Kanangra Drive.

Footpaths will be provided to all new streets.



Figure 4.4.1. Gwandalan Access, Parking and Circulation Plan.