

2 February 2010

## **Appendix**

### **Gwandalan**

#### **Lower Hunter Lands Project**

#### **Preliminary Environmental Assessment - Services Infrastructure**

##### **1. Description of the proposal**

It is proposed that the entire Coal & Allied Industries Limited (Coal & Allied) owned Gwandalan site be rezoned/listed as a 'State Significant Site' (SSS) in Schedule 3 of State Environmental Planning Policy (Major Development). A draft Schedule 3 listing will be prepared with the Concept Plan Application.

The Concept Plan for a residential subdivision of the Gwandalan site will apply to the entire 268ha Gwandalan site. The key parameters for the proposed development of the site are as follows:

- Dedication of 205.75ha of conservation land to the New South Wales Government (NSWG) that is identified in the Lower Hunter Regional Strategy and Lower Hunter Regional Conservation Plan, comprising approximately 77% of the Gwandalan site.
- Maximum dwelling yield of 623 dwellings over 62.24ha.
- Indicative development staging. The number of lots and extent of staging for release areas will be largely dictated by the service infrastructure requirements as well as responding to market forces.
- The provision of associated infrastructure.
- Torrens title subdivision of the Gwandalan site. The Torrens title subdivision and boundary realignment of Coal & Allied land will enable land 205.75ha in area that is owned by Coal & Allied to be excised and dedicated to NSWG for conservation land.

Approval will not be sought under the Concept Plan for a specific lot layout. An indicative lot layout will indicate how the maximum dwelling yield of 623 dwellings could be achieved on the site.

Similarly, approval will not be sought under the Concept Plan for subdivision or construction of individual houses. However, the desired future character of the proposed concept plan will be included in Urban Design Guidelines. Urban Design Guidelines will be prepared to inform the Concept Plan in respect of urban form, built form, open space and landscape, access and movement and visual impact for the site.

It is proposed to dedicate land for conservation purposes as part of the Major Project Application via a Voluntary Planning Agreement (VPA) between Coal & Allied and the NSWG in accordance with s.93F of the Environmental Planning & Assessment Act, 1979 (EP&A Act).

The proposed Concept Plan and a Plan showing the proposed development areas and conservation areas is included in the Preliminary Environmental Assessment (PEA) prepared by Urbis.

## 2. Infrastructure Investigations

### *Previous Investigations*

Preliminary investigations show that the suburb of Gwandalan is reticulated with electricity from a zone substation at Lake Munmorah. It is expected that the development will be able to be serviced from the existing electrical reticulation network.

The Summerland Point Sewerage Treatment Plant (STP) has sufficient capacity to accommodate the proposed development with no need for upgrade or augmentation works. However, due to the topography of the site, it is likely that developer funded sewer pump stations (SPSs) will be required to drain the site to the STP.

The existing potable water main in Kanangra Drive is expected to have sufficient capacity to service the proposed development.

The nearest existing gas main to the site is located at Doyalson. It is unlikely that the provision of reticulated gas will be economically feasible.

### *Proposed Investigations*

The following is a summary of the steps that will be undertaken to assess the requirements to provide public utilities to Gwandalan to service the proposed development.

- 1) Identify and review relevant strategic documents relating to future infrastructure developments in the area and identify key items.
- 2) Meet and consult with Wyong Shire Council in regard to sewer infrastructure to service the development. Identify and assess issues relating to:
  - a. Existing infrastructure and capacity
  - b. Current proposals for upgrade and/or augmentation of existing infrastructure
  - c. Requirements for infrastructure upgrade/duplication
  - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
  - e. Developer contributions (if any)
- 3) Meet and consult with Wyong Shire Council in regard to water infrastructure to service the development. Identify and assess issues relating to:
  - a. Existing infrastructure and capacity
  - b. Current proposals for upgrade and/or augmentation of existing infrastructure
  - c. Requirements for infrastructure upgrade/duplication
  - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
  - e. Provision for recycled water
  - f. Developer contributions (if any)
- 4) Meet and consult with Energy Australia in regard to electrical infrastructure to service the development. Identify and assess issues relating to:
  - a. Existing infrastructure and capacity
  - b. Current proposals for upgrade and/or augmentation of existing infrastructure
  - c. Requirements for infrastructure upgrade/duplication
  - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
- 5) Meet and consult with Jemena (formerly Alinta) in regard to gas infrastructure to service the development. Identify and assess issues relating to:
  - a. Existing infrastructure and capacity
  - b. Current proposals for upgrade and/or augmentation of existing infrastructure
  - c. Requirements for infrastructure upgrade/duplication

- d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure
- 6) Meet and consult with Telstra in regard to telecommunications infrastructure to service the development. Identify and assess issues relating to:
  - a. Existing infrastructure and capacity
  - b. Current proposals for upgrade and/or augmentation of existing infrastructure
  - c. Requirements for infrastructure upgrade/duplication
  - d. Staging of the proposed development and impacts upon any existing capacity and/or proposed upgrades to infrastructure

Following the meeting and consultation process as described above, an Infrastructure Report will be prepared for inclusion within the Environmental Assessment detailing outcomes of consultation with the Service Authorities.