

2 February, 2010

Appendix

Gwandalan Lower Hunter Lands Project Preliminary Environmental Assessment Ecological Sustainable Development, Sustainable Energy and Water

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.

An ESD Report will be prepared for Gwandalan. The report will demonstrate that the project can commit to ESD principles in the design, construction and operational phases of the development. The ESD design outcomes will be achieved through the Urban Design Guidelines for the site which will include sustainability principles for which future development must adhere. The ESD Construction outcomes will be achieved through the development and implementation of a Construction Management Plan (CMP). ESD operation outcomes will be achieved through comprehensive reporting and monitoring process that will address in the CMP.

An Energy Savings Action Plan will be assessed and prepared based on the following

- Action savings plan for energy and water applied to development and operation of residential land subdivisions
- Applying Basix to the proposed development
- Benchmarks to be applied to the development by the proponent.
- An Energy Management Plan
- A Management Plan Framework
- Implementation & Review of the proposed energy savings action plans

A Water Management Plan will be assessed and prepared based on the following

- Management Plan Framework for the water management cycle as applied to development of residential land subdivisions
- Water Reuse options
- Rainwater Capture and reuse
- Benchmarks to be applied to the development by the proponent
- Water savings actions to comply with Basix
- Implementation & Review of water saving actions