

**Our Ref:** 24530-1:MD

29 January 2010

## **APPENDIX**

### **GWANDALAN LOWER HUNTER LANDS PROJECT PRELIMINARY ENVIRONMENTAL ASSESSMENT BUSHFIRE**

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 future 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.

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24530-1:MD  
29 January 2010

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.

### ***Bushfire Considerations***

A Bushfire Threat Assessment (BTA) will be required to inform and assist the urban design and concept planning phase, taking into consideration the surrounding bushfire threats based on a Bushfire Prone Land Mapping category of Category 1 Vegetation. This assessment will inform an overarching Environmental Assessment (EA) submission and will provide information on measures that will enable the development to comply with Planning for Bushfire Protection (RFS, 2006) and Australian Standards for the Construction of Buildings in Bush-fire Prone Areas. These policies being underpinned by the *Environmental Planning and Assessment Amendment (Planning for Bush Fire Protection) Regulation 2007* and the *Rural Fires Amendment Regulation 2007 (RF Amendment Regulation, 2007)*.

Generally the scope and purpose of the BTA will be to review the overall bushfire threat to the development site and to review the capability of the proposal to provide a safe outcome on the development site. This assessment will include information on ability of the development site to comply with PBP (RFS, 2006). This will be achieved by providing/undertaking:

- An assessment of all vegetation on and adjacent to the subject property within 140 metres from all elevations from the site boundary;
- An assessment of topography (slope) on and adjacent to the subject property to a distance of 100 metres from the site boundary;
- Adequacy of public roads in the vicinity to handle increased traffic in a bushfire emergency;
- Recommendations for appropriate setback (Asset Protection Zones - APZ) distances from the identified bushfire hazards;
- Information on water supply for fire fighting purposes;
- Review of the derived Concept Plan for the site; and
- Proposed Access – Ingress and Egress.

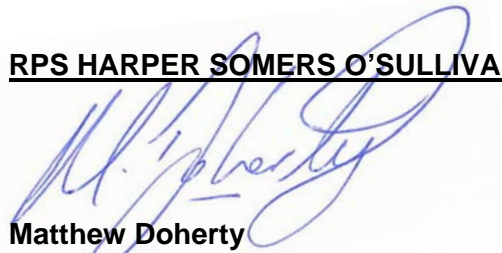
The key aims and objectives of a BTA undertaken for a development of this nature is such that assessment is undertaken in accordance with clause 46 of the RF

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24530-1:MD  
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Regulation 2007. The BTA should also address the six key Bush Fire Protection Measures (BFPMs) in a development assessment context being:

- The provision of clear separation of buildings and bush fire hazards, in the form of fuel-reduced APZ (and their components being Inner Protection Areas and Outer Protection Areas);
- Construction standards and design;
- Appropriate access standards for residents, fire-fighters, emergency workers and those involved in evacuation;
- Adequate water supply and pressure;
- Emergency management arrangements for fire protection and / or evacuation; and
- Suitable landscaping, to limit fire spreading to a building.

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A handwritten signature in blue ink, appearing to read 'M. Doherty', is written over a light blue rectangular background.

**Matthew Doherty**  
**Environment & GIS Manager**  
**BLMC**