

Doc TD261-12F04 (rev 1) Gwandalan PEA Appendix

Ref:

Date: 10 February 2010

APPENDIX

RE: COAL & ALLIED: GWANDALAN – PRELIMINARY ACOUSTIC ASSESSMENT

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 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.

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 Potential Noise Issues

Noise emission from external sources potentially impacting the proposed residential subdivision of the Gwandalan site include:

- Kanangra Drive – a ‘collector road’ as defined by the NSW *Environmental Criteria for Road Traffic Noise*, located along the western boundary of the site;
- Gwandalan Sewage Treatment Plant – operated by Wyong Shire Council, is located approximately 200 metres to the north west of the site.
- Wyong Pistol Club – located on Kanangra Drive, approximately 1,800 metres south of the site.
- Noise generated by boating activity on Lake Macquarie – This noise source is considered to be characteristic of the area, and within the expectations of potential future residents. There are no specific guidelines for assessing noise from boating activity, and therefore will not be assessed.

In addition to external noise sources impacting the site, noise sources within the future residential subdivision of the Gwandalan site may potentially impact proposed residences that form part of the subdivision. Noise impacts as a result of the site may include:

- Potential noise impact from mechanical plant (air conditioner units, exhaust fans etc) associated with the proposed residential subdivision onto residences within the subdivision.

DOCUMENT CONTROL

Date	Revision History	Non-Issued Revision	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
28/01/2010	Document generation	-	0	MCH	-	MCH
10/02/2010	Finalise report	-	1	MCH	-	MCH

The work presented in this document was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001.

This document is issued subject to review and authorisation by the Team Leader noted by the initials printed in the last column above. If no initials appear, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.

This document is prepared for our Client's particular requirements which are based on a specific brief with limitations as agreed to with the Client. It is not intended for and should not be relied upon by a third party and no responsibility is undertaken to any third party without prior consent provided by Renzo Tonin & Associates. The information herein should not be reproduced, presented or reviewed except in full. Prior to passing on to a third party, the Client is to fully inform the third party of the specific brief and limitations associated with the commission.

The information contained herein is for the purpose of acoustics only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics engineering including and not limited to structural integrity, fire rating, architectural buildability and fit-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.