

An aerial photograph of a coastal area. A large green area is outlined in red, and a smaller blue area is also outlined in red. The green area is adjacent to the blue area, and both are situated near a body of water. The surrounding landscape includes residential areas, roads, and vegetation.

Coal & Allied Southern Lands

Appendix A: Concept Plan Principles for Gwandalan

May 2010
06_061_F

Appendix A: Concept Plan Principles for Gwandalan accompanies the Environmental Assessment. It embodies the ideas and principles that underpin the Concept Plan. The Concept Plan represents an integrated approach to site planning that incorporates landscape with the urban structure.

The structure of this document is as follows:

- **A1 Concept Plan** - this summarises the key elements of the design. The concept plan will describe the boundaries of the development footprint, street and block layout and future desired character of the landscape and built form.
- **A2 Design Principles** - this comprises of urban structure, built form, open space and landscaping, access and movement, heritage and visual impact design principles that support the Concept Plan.
- **A3 Staging** - this will describe the intended development staging for the estate.

Appendix B: Urban Design Guidelines for Gwandalan provides detail information on the public domain and built form. It describes how to achieve the principles of Appendix A: Concept Plan Principles for Gwandalan.

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A1.1 Development footprint

Coal & Allied's landholdings at Gwandalan include 268 hectares of land that is currently contiguous with Munmorah State Forest.

The development footprint is defined by the blue line on the plan opposite and has the following boundaries.

- Summerland Road, an unmade road to the north
- Extension to Munmorah State Forest to the south
- Kanangra Drive to the west, and
- An average of 100m setback from the Lake Macquarie foreshore to the east.

The development footprint is 62.24 hectares and has been determined following a planning process that is based on McHargian principles of site design. Detailed attributes of ecological and cultural landscape systems were overlaid to determine constraints and opportunities for development. The proposed development footprint is located to:

- Protect existing endangered ecological communities and ensure proposed conservation areas form large tracts that are easily managed and sustainable;
- Respect aboriginal archeology and heritage;
- Recognise riparian zones;
- Respond to Asset Protection Zones;
- Provide public access to the foreshore; and
- Consolidates development in one self-contained area contiguous with existing development in Gwandalan.

The development footprint is proposed to be setback an average of 100m from the foreshore to protect aboriginal archaeology and endangered ecological communities that are found in the foreshore zone. This will ensure that the public foreshore is part of the conservation lands and that the network of bushland along the foreshore of Crangan Bay is maintained.

The remaining undeveloped Coal & Allied land is proposed for dedication to New South Wales Government as conservation areas. The proposed conservation areas will be connected with other conservation lands, forming large tracts that are easily managed and sustainable.

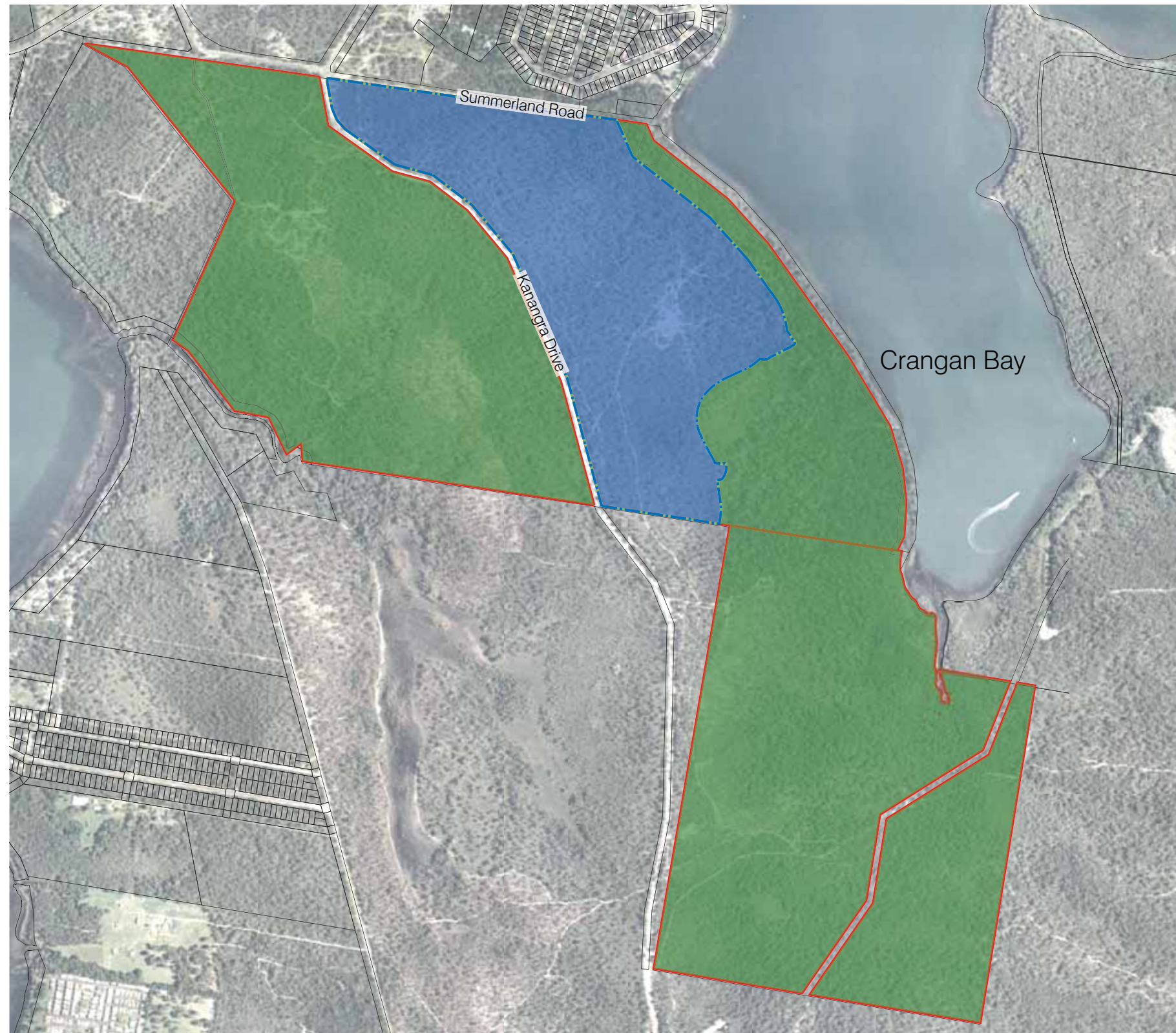


Figure A1.1.1 - Gwandalan conservation and development area