

The proponent has undertaken some preliminary studies to support the initial lodgment of a Planning Proposal. The preliminary rezoning concept is likely to be impacted by the outcomes of additional studies and input from government agencies. Further revisions to the concept/zoning plan will be required to be prepared once these studies have been completed:

1. Detailed water and sewer servicing plan (which will include details on who will design and build infrastructure. Details will also be required on the timing of the provision of funds to provide these services)
2. Services Review (gas, telecommunications, electricity provision etc.)
3. Complete ecological investigations (seasonal flora and fauna surveys/vegetation mapping/conservation offset strategy to be done in accordance with approved OEH offset methodologies)
4. Flood, drainage and stormwater management studies
5. Open space and recreation analysis
6. Retail Strategy justification
7. Mining compatibility assessment
8. Visual impact analysis
9. Social Impact Assessment
10. Preliminary Contaminated and Acid Sulphate Risk Study
11. Noise and vibration assessment for development fronting e.g. Pacific Highway, Rail Corridors and within proximity to future residential areas
12. Aboriginal archaeological assessment
13. Revised Traffic Report (which will also examine public transport, pedestrian and cycleway planning issues)
14. Structure Plan, Urban Design principles and draft Development Control Plan
15. Draft VPA and possible revision to Section 94 Contribution Plan (dependent on infrastructure and servicing issues).
16. Updated Planning Proposal/Planning Controls (rezoning)

A detailed scope of works statement will be prepared by the applicant upon receipt of a Gateway Determination with input from Council staff and relevant Government agencies.

Council staff will provide a review role on all technical studies to ensure that all relevant issues and community concerns are addressed.

Further clarification will also be sought during the rezoning process to more closely examine the R2 - Zone boundary on Site 1 – Lake Munmorah to address regional wildlife corridor planning outcomes identified in the NWSSP. Input from OEH on corridor sizing and planning for environmental outcomes in the NWSSP will also be required under Section 34A and Section 56 of the EPA Act, 1979.