

# **ENCLOSURE 1**

## **OVERVIEW OF BACKGROUND INVESTIGATIONS**

### **1) Preamble**

The proponents in compiling the Planning Proposal (rezoning application) were advised, in response to a “desktop” review (June, 2009) to undertake a range of foundation investigations; it being noted that such investigations may need to be embellished/augmented, as a result of a “Gateway” determination (by the Department of Planning and Infrastructure).

The investigations notified included:

- \* Bushfire.
- \* Traffic and Transport.
- \* Stormwater and Drainage incorporating IWCM/WSUD principles.
- \* Contaminated Land and Land Stability (Geotechnical).
- \* Aboriginal Archaeology.
- \* Servicing.
- \* A concept masterplan showing the proposed landuse and road layout and details of proposed future dwelling yield and housing types proposed.
- \* Acoustic assessment.
- \* Visual impact assessment.
- \* Comprehensive flora and fauna assessment along with justification of environmental impacts demonstrating the adequacy of proposed environmental offsets based on methodologies acceptable to the former DECC&W.
- \* Details of the proposed dedication of any conservation land to the Council and preparation of a Conservation Management Plan. This is to be supported by a commitment to fund bushland restoration and maintenance programmes for a minimum of 10 years after the time of transfer of the land to Council based, on a schedule of works and cost estimates which are acceptable to Council.

### **2) Bushfire Hazard**

The “peninsula” style nature of the proposed residential extremities in the north west of each identified development precinct needs to be carefully reviewed.

The concept of a single public road connection from each development precinct to the surrounding public road network needs to be reviewed. Any review shall also have regard to traffic network impacts and amenity impacts upon existing residential development.

The two development precincts should be linked by a fire trail, as a minimum, it being noted that greater connectivity between the precincts is also required for enhanced urban design/accessibility outcomes. This, however, needs to be balanced with providing greater bushland connectivity with the broader community.

### **3) Traffic and Transport**

The submitted Road and Traffic Assessment (Transport and Traffic Planning Associates, 2011) is not exhaustive and requires review focusing in particular on the following.

The SIDRA modeling does not include 10 year growth projections. Such modeling should be enhanced, with modeling undertaken for the AM and PM peaks including projected background traffic growth of 1.5% per annum.

The revised modelling will be required to:

- \* Examine an additional point of access to each development precinct (to be determined in conjunction with the urban designer).

Further, the accessibility review generally shall have regard to:

- \* the linking of the two development precincts for bushfire management purposes, as a minimum (to be established with urban designer) shall be addressed in the analysis
- \* the existing road alignment shall be fully appraised when siting new connecting road intersections/traffic management facilities
- \* the internal road network shall be responsive to the prevailing terrain.
- \* an accessibility strategy shall be prepared based on Transport Management and Accessibility Plan (TMAP) principles and include; inter alia
  - Travel demand management package
  - Bus network and related facilities and performance
  - Pedestrian/cycle provision
  - Modal shift prospects.
- \* compliance with "Austroads" standards.

### **4) Stormwater Management**

A comprehensive stormwater management system will be required to support the planning proposal. This is particularly important to ensure a sustainable stormwater management outcome, given that the site will drain into SEPP14 wetlands.

A stormwater strategy shall be submitted to Council and will need to comply with WSUD Guidelines.

## **5) Contaminated Land and Land Stability (Geotechnical)**

A Stage 1 – Preliminary Investigation should initially be undertaken in accordance with the provisions of SEPP 55 and the “Contaminated Land Planning Guidelines”.

A more comprehensive geotechnical investigation should accompany the Planning Proposal, as it is advanced.

## **6) Aboriginal Archaeology**

The report submitted by the Guringai Tribal Link Aboriginal Corporation has limitations. The relevant consultation procedures in respect of such reporting and engagement of relevant personnel appear not to have been pursued and challenge the Report’s acceptability. A comprehensive fully compliant report needs to be commissioned and submitted in response.

## **7) Servicing**

A detailed servicing strategy shall be prepared.

## **8) Acoustic Assessment**

An acoustic assessment shall be undertaken and a relevant strategy developed to ameliorate noise generated by nearby uses including vehicular/traffic noise. This report shall inform the Masterplan preparation and in particular desired urban design outcomes. It shall also inform relevant controls in a Development Control Plan amendment, if required.

## **9) Visual Assessment**

A visual assessment shall be undertaken to inform the future residential subdivision concept and ensure that visual landscape issues are addressed. The principles of this strategy shall underpin the Masterplan design and a suite of relevant controls documented in a Development Control Plan amendment.

## **10) Ecological Assessment/Offsetting Strategy**

An Environmental Offset report submitted by the proponent to support the rezoning suggests that the impacts on threatened species, populations and endangered ecological communities are acceptable. This view is however, qualified, on the basis that suitable environmental offset sites can be located. Additional work needs to be done to ensure compatibility with the projected ecological outcomes with the evolving Masterplan and its urban design/environmental management considerations.

Initially, the Ecological Constraints Analysis (Travers, September, 2010) and Glenning Valley Improve or Maintain Assessment (EcoLogical - January, 2011) shall inform the submission of a Biodiversity Certification Strategy (Part 7AA Threatened Species Conservation Act “Biobanking” Strategy (Biobanking Scheme) 1995 (as Amended) and a Voluntary Planning Agreement (VPA).

The final offset areas (ecosystem credits) shall be identified and endorsed in respect of their suitability by Council. Council's preference is that proposed offset sites be located in the Wyong sub-region such that habitat (including year-round nectar foraging) for local populations is retained and indirect impacts on the SEPP14 wetland minimized. Further, the local community benefits are more clearly evidenced if the conservation initiatives are proximate to the areas being impacted.

The preparation of a comprehensive stormwater management strategy is required to demonstrate that the conservation strategy, inclusive of the wetland, is not adversely impacted. In this regard the strategy should be designed to accommodate the maximum theoretical rain event on-site and release water (of an appropriate quality/quantity) so as to ensure protection of the downslope wetland. Prospects of partial piping to Enterprise Drive should also be explored.

The proposed dedication to Council of the 14.8 ha (proposed E2 – Environmental Conservation) should be referenced in such strategy, inclusive of the level of rehabilitation and on-going management strategy (Vegetation Management Plan).

The long-term successful conservation prospects of the *Melaleuca biconvexa* patch in the absence of the adjoining dam (proposed for removal) needs to be more closely reviewed.

Further surveys of Eastcoast – Foxtail Bat habitat shall be conducted and an assessment made as to whether the proposed conservation areas will provide sufficient foraging areas and suitable roosting hollows to retain the species on site.

Additional survey and assessment is also required for the Greater Broad-nosed Bat and Eastern False Pipistralle.

The potential impacts on the SEPP 14 – Coastal Wetlands should be addressed having regard to NSW Groundwater Dependent Ecosystems Policy and National Guidelines.

The preparation of a comprehensive stormwater management strategy is required to demonstrate that the conservation strategy, inclusive of the wetland, is not adversely impacted. In this regard the strategy should be designed to accommodate the maximum theoretical rain event on-site and release water (of an appropriate quality/quantity) so as to ensure protection of the downslope wetland. Prospects of partial piping to enterprise Drive should also be explored.

The development of an amended Masterplan shall ensure the integration of an appropriate vegetation buffer, including in particular the western and northern boundaries of Lot 511 DP205919, given the sensitivity of the adjoining land.

The management of Key Threatening Processes including weed invasion, select predation and infection and removal of natural resources should be assessed and practical and effective mitigation measures proposed for incorporation in a future DCP amendment.

**11) Voluntary Planning Agreement (VPA)**

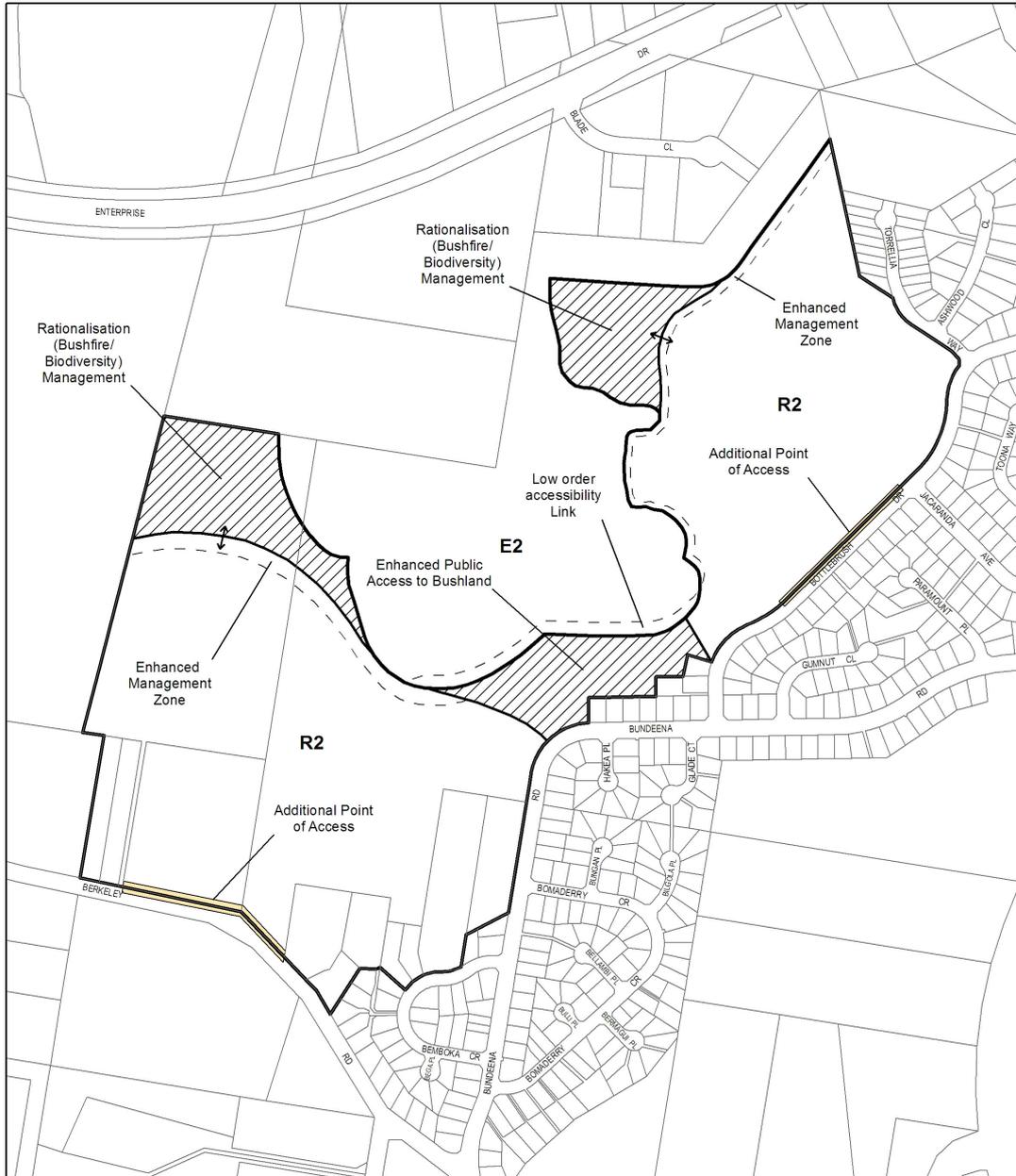
A Draft Voluntary Planning Agreement shall be prepared addressing the “Certification/Offsetting Strategy, Works in Kind undertakings, Contributions toward physical and social infrastructure and commitments generally.

**12) Social Impact and Open Space and Recreation Analysis**

An analysis of the impact on human services and open space and recreational facilities shall be undertaken and a relevant strategy for addressing the same shall be prepared, including incorporation in the VPA, if appropriate (as referenced above).

**13) Development Control Plan Amendment**

A series of controls will need to be developed to ensure that the desired development outcomes are achieved. This will likely entail additions to the general controls being developed in Council’s current review of the comprehensive Wyong DCP, together with some site specific unique controls.



Potential Modification to Conceptual Layout