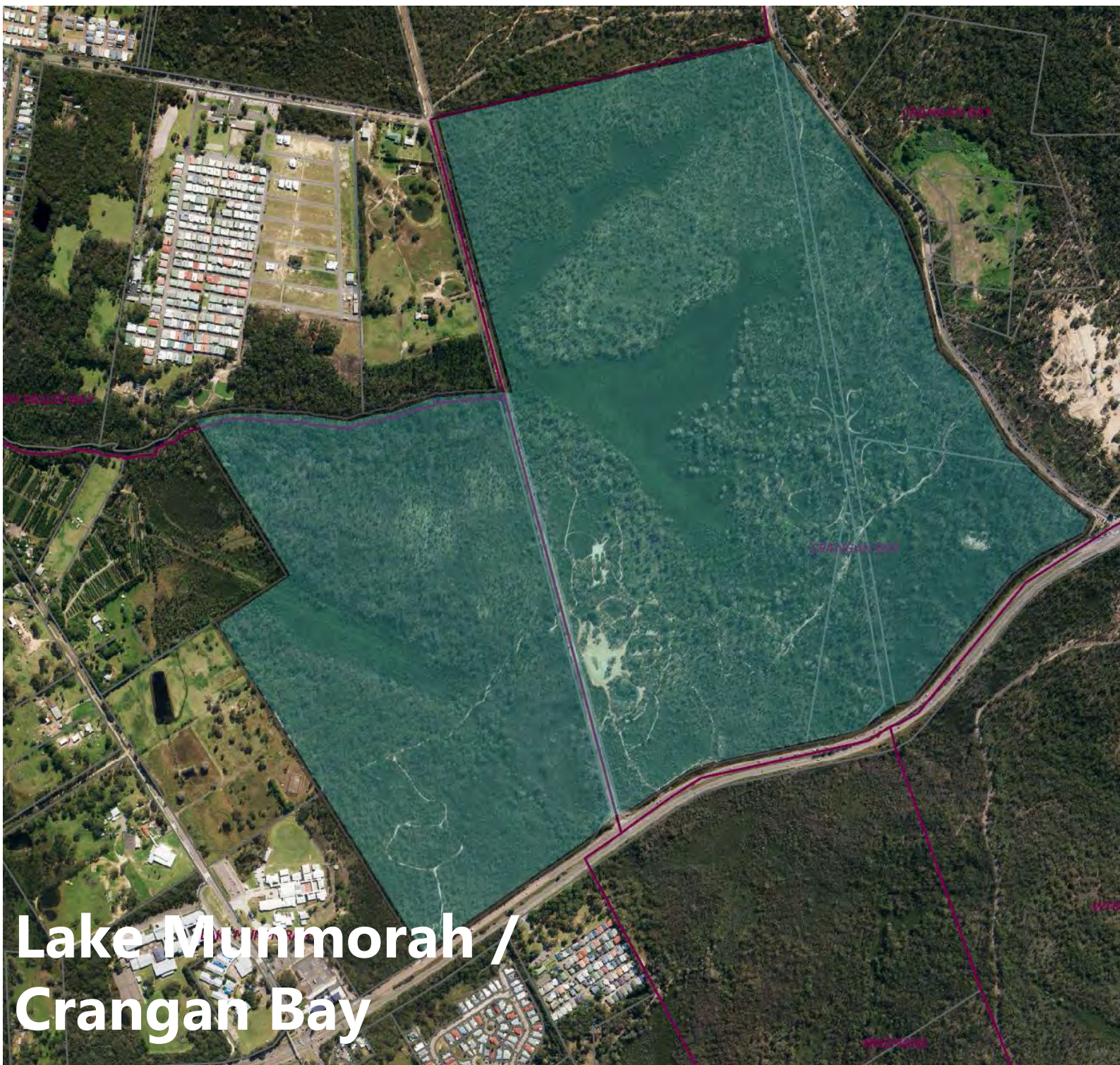


Planning Proposal

RZ/12/2014



**Lake Munmorah /
Crangan Bay**





Wyong
Shire
Council
CENTRAL COAST

File No. RZ/12/2014

Lake Munmorah & Crangan Bay

Planning Proposal



Wyong
Shire
Council
CENTRAL COAST

Planning Proposal

Pacific Highway, Chain Valley Bay Road and Kanangra Drive

Lake Munmorah / Crangan Bay

File No. RZ/12/2014

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Introduction & Locality Context

The 'subject site' consists of Lot 642 DP 1027231, Lake Munmorah, Lot 644 DP 1027231 and Lot 100 DP 1044282, Crangan Bay.

The primary frontage of the site is the Pacific Highway; however it also straddles Chain Valley Bay Road and has a secondary frontage on Kanangra Drive.

The site ranges in height from approximately 54m AHD at the corner of Pacific Highway Kanangra Drive, sloping predominantly north-west to approximately 4m AHD along the valley floor occupied by Karignan Creek. A number of valleys are present on the subject site containing identified water features (creek/streams), which run from the south-east in a north/north-westerly direction.

Karignan Creek separates the site to the north from the Valhalla Manufactured Home Village. Adjoining land with the south-west is occupied by St Brendans School. Land opposite the site to the east (across Kanangra Drive) is in public ownership and predominantly vegetated land with some clearing evident. Land directly south of the subject site (across the Pacific Highway) is zoned E1 National Parks and under the ownership and management of National Parks and Wildlife Services.

Whilst all lots have been identified for inclusion within this proposal, only portions of the subject site may be identified as having future development potential.

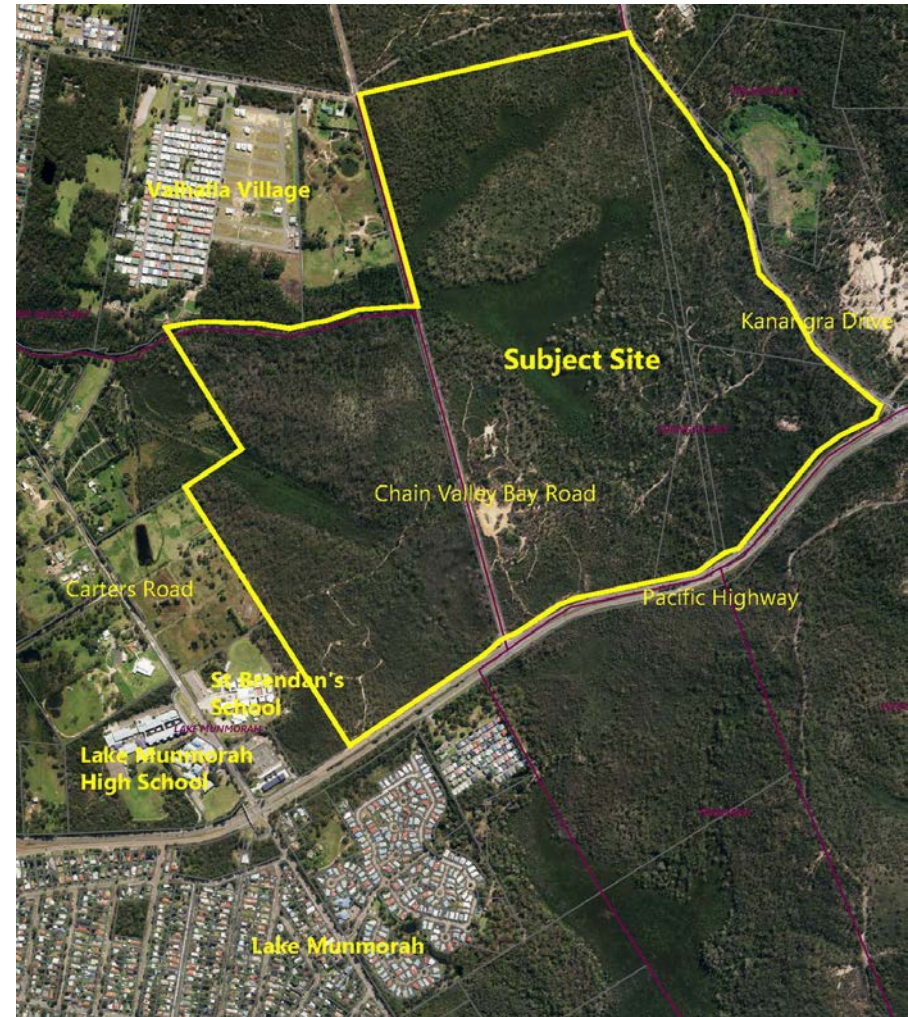


Figure 1 Contextual Locality Plan

Part 1 Objectives or Intended Outcomes

The objective of this proposal is to rezone areas of the subject site (Lot 642 DP 1027231, Lake Munmorah, Lot 644 DP 1027231 and Lot 100 DP 1044282, Crangan Bay) identified as having capacity for future development potential from E2 Environmental Conservation and E3 Environmental Management to R2 Low Density Residential. Those areas not identified as having development potential are proposed to retain or acquire an E2 Environmental Conservation zoning.

The intended outcome of the proposal is to enable future residential development of the subject site and protection of environmentally significant areas.

Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to Wyong Local Environmental Plan (LEP) 2013. The following table identifies the proposed amendments:

Existing Provision	Proposed Amendment
Zone Map Amendment to: 8550_COM_LZN_017_020_20140923 8550_COM_LZN_018_020_20131220 8550_COM_LZN_022_020_20131220 8550_COM_LZN_023_020_20131219	- Apply the R2 Low Density Residential zone to areas* of Lot 642 DP 1027231, Lot 644 DP 1027231 and Lot 100 DP 1044282, identified as having capacity for future development potential - Apply the E2 Environmental Conservation to areas* of Lot 642 DP 1027231, Lot 644 DP 1027231 and Lot 100 DP 1044282, identified as consisting of significant environmental values and no future development capacity.
Minimum Lot Size Map Amendment to: 8550_COM_LSZ_017_020_20140923 8550_COM_LSZ_018_020_20131220	- Amend the minimum lot size maps as per the following for each zone identified above: ▪ R2 – 450m²

Existing Provision	Proposed Amendment
8550_COM_LSZ_022_020_20131219 8550_COM_LSZ_023_020_20131219	E2 – 40,000m²
Urban Release Area Map Amendment to: 8550_COM_URA_017_020_20131220 & 8550_COM_URA_022_020_20131220 New Maps: 8550_COM_URA_018_020_2015XXXX 8550_COM_URA_023_020_2015XXXX	Identify Lot 642 DP 1027231, Lot 644 DP 1027231 and Lot 100 DP 1044282 as a Urban Release Area, subject to the provisions of Wyong LEP 2013 Part 6.
Land Reservation Acquisition Map Amendment to: 8550_COM_LRA_017_020_20131219; 8550_COM_LRA_018_020_20131219; & 8550_COM_LRA_022_020_20131219 New Map: 8550_COM_LRA_023_020_2015XXXX	Identify areas of Lot 642 DP 1027231, Lot 644 DP 1027231 and Lot 100 DP 1044282 subject to acquisition for road widening purposes.

Table 1 – Explanation of Map and Instrument Amendments

**Although a preliminary concept subdivision plan and development footprint has been identified, the outcomes of further investigative studies will determine the final zone boundaries and any requirements for land acquisition for road widening purposes.*

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or report?

Department of Premiers and Cabinet Enabling Task Force

The Department of Premiers and Cabinet (DP&C) established an 'Enabling Taskforce' to examine development issues on key development sites on the Central Coast. A specific working group was established to examine issues on DLALC lands. A number of working group meetings were held over 2013 and 2014 to discuss DLALC land development issues. As a result, five (5) sites within the North Wyong Structure Plan area were nominated for further consideration through the rezoning (Planning Proposal) process. The subject site constitutes one of these sites.

Wyong Settlement Strategy

Wyong Council's Settlement Strategy (WSS) was prepared to support the preparation of Council's Standard Instrument (SI) LEP 2013. The land use component of this strategy has been endorsed by the Department of Planning and Environment (DP&E).

The WSS supports the provisions of the NWSSP and recognises that any future decisions in relation to sites identified as being 'Strategically Constrained' will depend on favourable outcomes from additional landuse investigations. Such investigations would be required to determine the suitability of each site for future development and/or green corridors.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

There are no other alternative avenues to achieve the objectives/intended outcomes.

Section B – Relationship to strategic planning framework

3. (a) Where a sub-regional strategy is in place:

- (i) Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The North Wyong Shire Structure Plan (NWSSP) states that the staging of development of any future urban land within the 'strategically located' area should be consistent with the staging identified for the adjoining land. Most of the adjoining development precincts surrounding the subject site are identified for release in the long term, therefore the early release of the subject site conflicts with NWSSP timeframes.

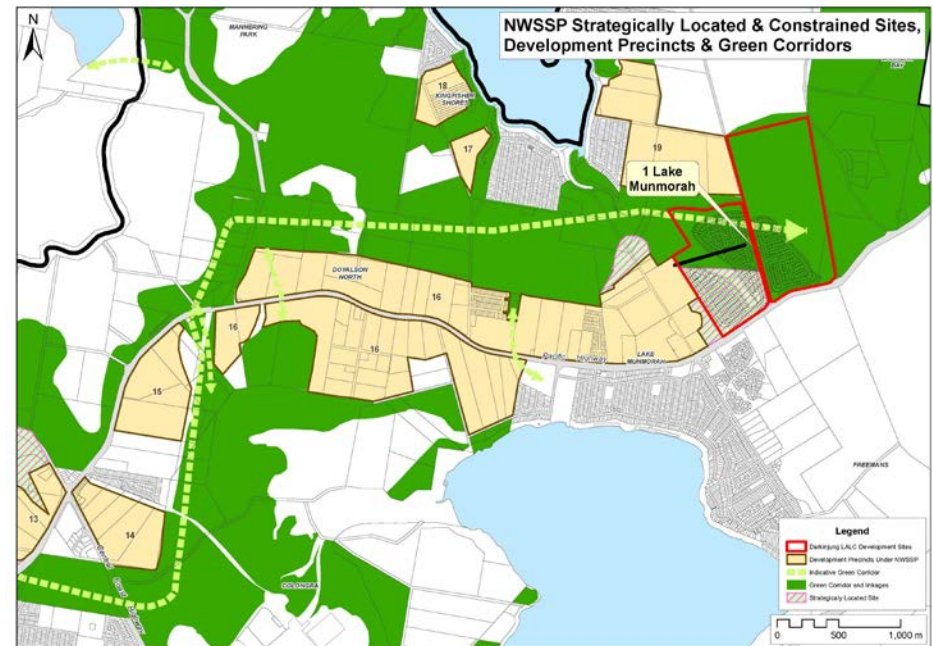


Figure 2 NWSSP Context

The NWSSP provides a framework and context for identifying and assessing future development opportunities in these areas, and against which planning proposals to be prepared and considered. The NWSSP identifies the following issues to be addressed:

- More detailed understanding of the environmental features of the land and opportunities to contribute to the proposed corridor and habitat networks;

- Resource extraction potential related to proposed coal mining and clay extraction (where these localised impacts occur);
- Opportunities to offset vegetation losses within future development areas;
- How the proposed development will relate to future development and the green corridor; and
- The need for additional residential or employment uses to meet future demand.

These matters although addressed in part by existing technical investigations will be required to be more thoroughly examined through additional studies.

The proposal is considered to be generally consistent with the Central Coast Regional Strategy (CCRS) (refer to Supporting Documentation – *Assessment & Endorsement*).

4. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

An assessment of the proposal against the 8 objectives and key actions of the Wyong Shire Council *Community Strategic Plan 2030* has been undertaken (refer to Supporting Documentation – *Assessment & Endorsement*).

The proposal is consistent with relevant objectives of the plan.

5. Is the planning proposal consistent with applicable state environmental planning policies?

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) as detailed below.

State Environmental Planning Policy	Comment
SEPP (Mining, Petroleum and Extractive Industries) 2007	
Aims: (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (b1) to promote the development of significant mineral resources, and (c) to establish appropriate planning controls to encourage ecologically sustainable	The subject site is located within an identified as Transition Area. Pending the receipt of a positive Gateway determination, a land use compatibility assessment will be required, in addition to consultation being undertaken with NSW Trade & Investment (Resources & Energy) and Mine Subsidence Board.

State Environmental Planning Policy	Comment
development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development: (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.	
SEPP No. 44 – Koala Habitat	
Aims to encourage the proper conservation and management of	This policy applies to the Wyong LGA in locations which contain

State Environmental Planning Policy	Comment
areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline: (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones	potential Koala Habitat. A Potential Koala Habitat assessment will be required to be undertaken as part of future ecological assessment to address SEPP 44 matters.
SEPP No. 55 – Remediation of Land	
Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment (a) by specifying when consent is	Pending the receipt of a positive Gateway Determination, a Phase 1 Contaminated Lands Assessment will be required to be undertaken by a suitably qualified geotechnical engineer to demonstrate compliance

State Environmental Planning Policy	Comment
required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	with the requirements of SEPP 55.

Table 2 – SEPP Assessment

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The proposal has been considered against the relevant Ministerial Section 117 Directions (see Supporting Documentation – *Assessment and Endorsement*) as summarised below.

Number	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	Y	N
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	TBD
2.2	Coastal Protection	N	N/A
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y

Number	Direction	Applicable	Consistent
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
Hazard & Risk			
4.1	Acid Sulfate Soils	Y	TBD
4.2	Mine Subsidence and Unstable Land	Y	TBD
4.3	Flood Prone Land	TBD	TBD
4.4	Planning for Bushfire Protection	Y	TBD
Regional Planning			
5.1	Implementation of Regional Strategies	Y	N
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A

Number	Direction	Applicable	Consistent
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	TBD
6.3	Site Specific Provisions	N	N/A
Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	N	N/A

Table 3 – S117 Ministerial Direction Compliance

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Flora and Fauna

The subject site occurs within and adjacent to land identified as 'Green Corridor' and 'Strategic Constrained land'. 'Green Corridor' (wildlife) connection widths in the vicinity of the subject site are very narrow and will create a "pinch point" in the regional east-west corridor identified in the NWSSP.

A preliminary ecological inventory of the subject site has been undertaken (refer to Supporting Documentation – *Studies*). This inventory consisted of validation of Wyong Shire Council's (WSC) vegetation mapping (Bell 2002), conversion into Biometric Vegetation Types (BVT) and condition assigned. It should be noted that the BVT conversion process will need to be further updated to reflect recent changes to the Biodiversity Calculation Assessment Methodology (BCAM) and the introduction of Plant Community Types (PCT). Field investigations and sample plots have not yet been undertaken on the subject site.

The above preliminary assessment identifies that within the proposed development footprint area (figure 3), a number of 'Red Flag' Endangered Ecological Communities (EECs) exists, as well as areas of habitat that contain threatened fauna species including the Eastern Chestnut Mouse, Wallum Froglet, *Angophora inopina*, *Acacia bynoeana* and *Tetratheca juncea* exist.



Figure 3 Proposed Development Footprint & Subdivision Concept

The subject site is proposed to be incorporated as part of a future biodiversity certification application, in conjunction with other land holdings within the same ownership.

The Office of Environment and Heritage (OEH) will play a key role in resolving the future Green Corridor and guidance regarding the proposed Biocertification. Accordingly, OEH will be extensively consulted and part of the rezoning process.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Bushfire

Large areas of the site are classified as "bushfire prone land". Future development will need to adopt appropriate Asset Protection Zones (APZ's) and incorporate these requirements into future street layouts and dwelling setbacks. An assessment of the proposal against Planning for Bushfire Protection 2006, and other relevant guidelines will be required as master plans of the site are developed. All APZ requirements will need to be incorporated within the development area, i.e. outside conservation areas.

Consultation with the NSW Rural Fire Service (RFS) will be required throughout the progression of the proposal.

Mineral Resources - Extraction & Subsidence

The site is located within the Swansea/North Entrance Mine Subsidence District and within a Transition area for a hard rock quarry at Crangan Bay. Additionally, areas of the NWSSP may be subject to future underground coal mining.

The nature and timing of future mining and extent of impacts are unknown at present. It is possible that the timing of mining activities could lead to modifications being made to the Planning Proposal.

The Mine Subsidence Board (MSB), Department of Trade and Investment (DTI) – Resources and Energy (Geological Survey of NSW) and lease owners will be required to be consulted to determine the impact on and of coal and mineral resource extraction in the future.

A land use compatibility assessment must also be undertaken to determine the most appropriate surface controls to apply to the proposed development sites.

Aboriginal and European Cultural Heritage Items

The subject site is not known to contain any registered items of Aboriginal cultural heritage significance; however the site is adjacent to a farm homestead complex which is a locally listed heritage item.

The proposed development footprint does not identify future development within the vicinity of the local heritage item and therefore will have limited impact on the curtilage of the item.

Additional assessment and investigations of Aboriginal cultural heritage for the subject site will be required to be undertaken in accordance with requirements of relevant guidelines of the OEH.

Contaminated Land and Acid Sulfate Soils

To date, geological and geotechnical investigations have not yet been undertaken. The extent of acid sulfate soils in the area and the potential effect

of these on future residential development and supporting infrastructure is therefore unknown at present. Such investigations will be required to be undertaken as part of the rezoning process.

A preliminary contaminated land assessment will also be required addressing the requirements of SEPP 55 Remediation of Land.

Flooding, Drainage and Stormwater

No flood mapping exists for the area proposed to be rezoned. A local flood study will be required to be prepared by the applicant to determine the extent of any flood impacts.

Council has applied for State and Federal grant funding to carry out an overland flood study within the Wallarah and Spring Creek catchment which includes a number of the sites proposed to be rezoned. If Council is successful then such a study would be completed by June 2015 and this may assist in addressing this issue.

Dispersive Soils (also known as sodic soils) occur within the catchment of the subject site. This is evidenced by severe gully erosion along the creek lines, especially along Karignan Creek to the west of the culvert in Chain Valley Bay Road. It is also evidenced by the deposition of sediments and poor water quality of the receiving waters in Lake Macquarie at the outlet of Karignan Creek.

A Stormwater Management Plan, based on sound modelling, will be required to be developed which demonstrate that future development of the subject site does not result in a detrimental impact to the natural water catchment.

Mitigation measures for stormwater management which incorporate retention of vegetation, erosion controls, flow and energy dissipation mechanisms, gross and chemical pollutant removal will be required to be incorporated into the management plan. Additionally, the plan will be required to address immediate and long term maintenance responsibilities to achieve the required objectives and pollution targets, along with clarification of the ownership of the proposed stormwater infrastructure/assets. The area of land necessary to accommodate a suitable stormwater treatment system should also be identified and located.

4. Has the planning proposal adequately addressed any social and economic effects?

Social Issues

Impact & Amenity, Noise & Acoustics

The location of the site within the transition buffer for an existing quarry operation will require special consideration should the proposal be further supported. As such, a land use compatibility assessment to determine the extent of future surface development, in addition to identifying appropriate surface controls for application to the proposed development sites.

A Social Impact Statement will be required to be prepared by a qualified social planning expert, should the proposal be supported by Council.

This study will be required to identify the social issues and potential needs of current and future residents within the area, as well as identify human service requirements for current and future residents.

Given the indicative lot yield of the subject site, the need for usable parkland, in addition to environmental corridor lands is likely to be generated. Additionally, a shared pathway connection to Carters Road will also be required.

Section D – State and Commonwealth Interests

5. Is there adequate public infrastructure for the planning proposal?

Traffic and Transport

The subject site has a frontage to the Pacific Highway to the south, Chain Valley Bay runs through the site and Charters Road is to the west of the site. Access to future residential subdivision is proposed to be obtained from Chain Valley Bay Road or Carters Road (via St Brendan's School).

A preliminary traffic assessment identified that the existing road networks have the capacity to support the density of the proposed residential development. Additional traffic modelling may be required, subject to the requirements of the Roads and Maritime Services (RMS), to be determined during the agency consultation process, in addition to monitoring of noise levels associated with existing and potential traffic generation.

The conceptual subdivision design for the subject site may also require refinement to further address road safety, road geometry and sight distances, intersection location, Urban Interface Areas (UIAs), noise and vibration impacts and overland floodways and any matters raised by the RMS.

Services

Water Supply

Water supply is available to the site by way of a 380mm Trunk Water Main located along the northern side of the Pacific Highway. A connection to this main would be limited to two locations (eastern and western).

Sewerage

A sewer servicing plan will be required to be prepared in consultation with Council's Water and Sewer Section. A ridge located on the western side of Chain Valley Bay Road could divide the site into two separate catchments. The servicing strategy will need to consider servicing options and compare the Net Present Costs of all options considering both capital and operational costs.

Power

High voltage power lines are located adjacent to the Pacific Highway along the sites southern frontage.

The site also adjoins the Ausgrid Lake Munmorah sub-station which was recently upgraded.

It is expected that additional consultation will be undertaken with Ausgrid during the agency consultation process.

6. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

Agency	Trigger/Constraint
Ausgrid/Transgrid	- Proximity to and requirement for electricity infrastructure
Department of Planning and Environment	- Potential Urban Release Area requirements - S117 Direction 5.1 – Implementation of Regional Strategies (NWSSP Green Corridor) - S117 Direction 6.2 – Reserving land for public purposes
Department of Trade and Investment – Resources & Energy (Geological Survey of NSW)	- Located in Swansea/North Entrance mine subsidence district - Proximity to existing quarrying operations - S117 Direction 1.3 – Mining Petroleum Production & Extractive Industries

Agency	Trigger/Constraint
Guringai Tribal Link	- S117 Direction 2.3 – Heritage Conservation
Jemena	- Proximity to and requirement for gas mains
Mine Subsidence Board	- Located in Swansea/North Entrance mine subsidence district - S117 Direction 1.3 – Mining Petroleum Production & Extractive Industries - S117 Direction 4.2 – Mine Subsidence & Unstable Land
NSW Rural Fire Service	- Bushfire prone land - Section 117 Direction 4.4 – Planning for Bushfire Protection
Office of Environment and Heritage (Planning)	- Current site zoning (E2 Environmental Protection & E3 Environmental Management) - North Wyong Structure Plan Green corridor - Proposed Biocertification of

Agency	Trigger/Constraint
	subject site and additional landholdings - S117 Direction 2.1 – Environmental Protection Zones - S117 Direction 2.3 – Heritage Conservation - S117 Direction 4.1 – Acid Sulfate Soils
Office of Environment and Heritage (Water, Floodplains and Coasts)	- S117 Direction 4.3 – Floodprone land (possible)
Roads and Maritime Services	- Frontage to state operated road carriageway (Pacific Highway) - S117 Direction 3.4 – Integrating Land Use & Transport - Traffic generation potential
Transport for NSW	- Potential Urban Release Area requirements

Part 4 Mapping

Map No.	Map Title
A.	Locality Plan
B.	Current Zoning – Wyong LEP 2013 (Combination of Extracts from Existing Maps: 8550_COM_LZN_017_020_20140923; 8550_COM_LZN_018_020_20131220; 8550_COM_LZN_022_020_20131220; & 8550_COM_LZN_023_020_20131219)
C.	Current Minimum Lot Size – Wyong LEP 2013 (Combination of Extracts from Existing Maps: 8550_COM_LSZ_017_020_20140923; 8550_COM_LSZ_018_020_20131220; 8550_COM_LSZ_022_020_20131219; & 8550_COM_LSZ_023_020_20131219)
D.	Existing Urban Release Areas – Wyong LEP 2013 (Combination of Extracts from Existing Maps: 8550_COM_URA_017_020_20131220;& 8550_COM_URA_022_020_20131220)

Map No.	Map Title
E.	Existing Land Reservation Acquisition – Wyong LEP 2013 (Combination of Extracts from Existing Maps: 8550_COM_LRA_017_020_20131219; 8550_COM_LRA_018_020_20131219; & 8550_COM_LRA_022_020_20131219)

Table 7 – Existing and Proposed Mapping

* Mapping for the proposed Zoning, Minimum Lot Size, Urban Release Areas and Land Reservation Acquisition will be dependent on the outcomes of further investigative studies. These maps are to be prepared prior to community consultation occurring.

Part 5 Community Consultation

The proposal will be made available for 28 days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

Part 6 Project Timeline

Action	Period	Start Date	End Date
Anticipated commencement date (date of Gateway Determination)	1 month	21 January 2015	19 February 2015
Anticipated timeframe for the completion of required technical information	18 months	19 February 2015	5 August 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	21 days	5 March 2015	3 April 2015
Commencement and completion dates for public exhibition	28 days	12 August 2016	21 September 2016
Dates for public hearing (if required)	N/A	N/A	N/A
Timeframe for consideration of submissions*	12 weeks	16 September 2016	11 November 2016
Timeframe for consideration of a proposal post exhibition*	12 weeks	16 September 2016	11 November 2016

Action	Period	Start Date	End Date
Date of submission to the Department to finalise LEP	N/A	N/A	N/A
Anticipated date RPA will make the plan (if delegated)	1 week	11 November 2016	18 November 2016
Anticipated date RPA will forward to the Department for notification	1 day	18 November 2016	18 November 2016

Table 9 – Key Project Timeframes

**Includes period required for Council reporting and drafting of amending LEP instrument*

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 26 November 2014
B.	Central Coast Regional Strategy Sustainability Assessment
C.	Wyong Shire Council Community Strategic Plan Assessment
D.	Section 117 Ministerial Direction Assessment
02 Land Use Provisions	
A.	Land Use Tables - Wyong LEP 2013
03 Agency Responses	
04 Mapping	
A.	Locality Plan
B.	Current Zoning – Wyong LEP 2013
C.	Current Minimum Lot Size – Wyong LEP 2013
D.	Current Urban Release Areas – Wyong LEP 2013
E.	Current Lot Reservation Acquisition – Wyong LEP 2013

No.	Document
05 Supporting Studies	
A.	Intersect Traffic (2011) Preliminary Traffic Assessment
B.	PDA (2012) North Wyong Conservation Lands
C.	Ecological (2012) Interim Ecological Inventory
06 Project Management	
A.	Project Timeline Gantt Chart

Table 10 – Supporting Documentation to the Planning Proposal