



Department of
Primary Industries

OUT13/33645

13 NOV 2013

Mr Mark Schofield
Industry, Social Projects and Key Sites
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Mark.Schofield@planning.nsw.gov.au

Dear Mr Schofield,

**Mixed Use Development at Trinity Point, Lake Macquarie (MP 06_0309)
Proposed Modification – input into Director General Requirements**

I refer to your letter dated 23 October 2013 requesting advice from the Department of Primary Industries (DPI) in respect to the above matter.

Comment by Crown Lands

Crown Lands advise that:

- (i) Landowner's Consent was provided on 4 October 2013 to lodgement of the Part 3A modification to include the helipad in the development, and
- (ii) the existing DGR's address Crown Lands requirements.

For further information please contact Rebecca Johnson, Co-ordinator Client Services, (Newcastle office) on 4920 5040 or at rebecca.johnson@lands.nsw.gov.au.

Comment by NSW Office of Water

NSW Office of Water recommends the following amendments to the previously issued DGRs (additions as underlined, deletions as crossed-out):

- (a) to Attachment 1 (Director-General's Environmental Assessment Requirements):

7. Groundwater Protection

7.1 Address the NSW Aquifer Interference Policy, NSW State Groundwater Policy Framework Document ~~General~~, NSW Groundwater Quality Protection Policy and NSW Groundwater Dependent Ecosystems Policy.

13. Natural Hazards

Coastal Processes

13.2 Address consistency with ~~Rivers and Foreshores Improvements Act 1948~~, NSW Guidelines for Controlled Activities on Waterfront Land, NSW Coastal Policy, NSW Wetlands Management Policy, NSW State Rivers and Estuaries Policy and NSW Estuary Management Policy.

Consultation

(a) Agencies or other authorities:

~~Department of Water and Energy~~ NSW Office of Water

(b) to Attachment 3 (State Government technical and policy guidelines):

Urban Design: Cycleway/Pathway Design

~~Guidelines for the Design and Construction of Paths and Cycleways along Watercourses and Riparian Areas (Version 2) (DIPNR/DNR)~~
NSW Guidelines for Controlled Activities on Waterfront Land

Water

Groundwater NSW Aquifer Interference Policy

Waterways NSW Guidelines for Controlled Activities on Waterfront Land

For further information please contact Rohan Macdonald, Water Regulation Officer, Major Projects (Newcastle office) on 4904 2642 or at rohan.macdonald@water.nsw.gov.au.

Comment by NSW Fisheries

NSW Fisheries advise no issues.

For further information please contact Scott Carter, Senior Conservation Manager, (Port Stephens office) on 4916 3931, or at scott.carter@dpi.nsw.gov.au

Yours sincerely



Tony Heffernan

A/Executive Director Business Services



25 November 2013

SF2013/173487
CR2013/007994
KM

Manager, Industry Projects
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Mark Schofield

**TRINITY POINT MARINA: PROPOSED MODIFICATION OF CONCEPT PLAN APPROVAL –
ADDITION OF HELIPAD – REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS FOR
ENVIRONMENTAL ASSESSMENT (MP 06_0309)**

Dear Mr Schofield

I refer to the letter dated 23 October 2013 requesting the provision of key issues which Roads and Maritime Services believes should form part of the Director-General's Environmental Assessment Requirements (DGR's) for the modified subject proposal. Please accept my apologies for the delay in responding.

Roads and Maritime advises that the requirements included in the DGR's relating to Traffic and Transport are considered generally satisfactory to allow an appropriate assessment of the Environmental Assessment to be undertaken.

Please contact me on (02) 4924 0688 should you require any further advice.

Yours sincerely,



Dave Young
Manager Land Use
Hunter Region

Cc General Manager
Lake Macquarie Council



Office of
Environment
& Heritage



Your reference: MP 06_0309 MOD 1
Our reference: DOC13/75074; FIL12/7028-04
Contact: Robert Gibson, 4908 6851

Mr Mark Schofield
Team Leader - Industry, Social Projects and Key Sites
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Schofield

RE: DIRECTOR GENERAL'S REQUIREMENTS FOR PROPOSED MODIFICATION TO CONCEPT PLAN APPROVAL (MP 06_0309) FOR HELIPAD AT TRINITY POINT, LAKE MACQUARIE LGA

I refer to your letter dated 23 October 2013 seeking comments and a review of Director General's Requirements (DGRs) in relation to the proposed modification to Concept Plan approval (MP 06_0309) for a mixed use development at Trinity Point. It is understood that the proposed modification is to add a helipad and noise assessment criteria to be used in the detailed assessment of the helipad under a future development application.

The Office of Environment and Heritage (OEH) has reviewed the original DGRs (issued on 17 April 2008) and the section of the 75W Modification Application provided with your letter, and makes the following comments.

The DGRs issued in April 2008 have now expired. OEH's standard DGRs have changed since 2008 and any reissued DGRs would typically include additional assessment requirements for Aboriginal cultural heritage, floodplain and threatened biodiversity issues to be considered in any resulting Environmental Assessment report. However, in this case OEH considers that the proposed helipad and its location away from seagrass beds, a food source for the threatened Green Turtle *Chelonia mydas*, does not trigger the need for updated DGRs with respect to threatened species issues. Therefore, in this instance OEH finds the previously issued DGRs to be current for all relevant matters under the legislation that OEH administers.

If you require any further information regarding this matter please contact Robert Gibson, Regional Biodiversity Conservation Officer, on 4908 6851.

Yours sincerely

6 NOV 2013

RICHARD BATH
A/Regional Manager, Hunter Central Coast
Regional Operations



Mark Schofield - Trinity Point MP 06_0309 Mod 3 - Helipad

From: Mark Schofield
To: mark.schofield@planning.nsw.gov.au
Date: 29/11/2013 4:39 PM
Subject: Trinity Point MP 06_0309 Mod 3 - Helipad
CC: Chris Baker; Derek Poulton

Dear Mark,

In response to your letter of 23 October 2013, received by Council on 28 October 2013, the following information is provided.

Council has reviewed the original DGRs for MP 06_0309 Mod 3 and the attached modification application information of the Johnson Property Group dated 1 October 2013.

The original DGR number 15 - Establishment of Helipad and Helicopter Noise Impacts is considered to be relevant to the modification proposal, provided that the latest (or current) CASA Guidelines forms the basis for assessment.

It is noted that the proposed acoustic assessment methodology from JPG appears to address the likely acoustic impacts of the modified proposal and amenity of the locality.

If you have any queries regarding this advice please contact me on the numbers below.

Regards,

Chris Dwyer | Principal Development Planner
Lake Macquarie City Council

Phone: (02) 49 210 311 | Fax: (02) 49 210 718 | Mob: 0408 276 837

cbdwyer@lakemac.nsw.gov.au | www.lakemac.com.au

This information is intended for the addressee only. The use, copying or distribution of this message or any information it contains, by anyone other than the addressee is prohibited by the sender.

Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the views of Council.

Information provided to Council in correspondence, submissions or requests (verbal, electronic or written), including personal information such as your name and address, may be made publicly available, including via Council website, in accordance with the Government Information (Public Access) Act (GIPA Act) 2009.