



NSW GOVERNMENT
Department of Planning

Contact: Mark Attiwill
Phone: 02 9228 6430
Fax: 02 9228 6570
Email: mark.attiwill@planning.nsw.gov.au

Our ref: S07/01792
Y07/2898

Mr Keith Johnson
Managing Director
Johnson Property Group
PO Box A1308
SOUTH SYDNEY NSW 1235

Dear Mr Johnson,

Subject: North Cooranbong Residential Precinct (Concept Plan) - Director General's Requirements

I refer to your letter dated 16 August and Preliminary Assessment dated August 2007 for the North Cooranbong Residential Precinct and your request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Concept Plan.

The Director-General's environmental assessment requirements were developed from information provided with your application. Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

The Director-General's environmental assessment requirements are attached. The requirements have primarily been developed in light of preliminary consultation with key stakeholders and a review of the preliminary environmental assessment. The Commonwealth Department of Environment and Water Resources may also contribute to the contents of the DGRs if the proposed development is deemed to be a "controlled action" under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Once you have lodged the environmental assessment, the Department (in consultation with other agencies) will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, Mark Attiwill is available on (02) 9228 6430 or via email mark.attiwill@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
Strategic Sites & Urban Renewal

23/11/07

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Major Project No.	MP07_0147 (Concept Plan)
Project Description	Concept Plan on land predominantly owned by the Australasian Conference Association (ACA) and Avondale Greens Pty Ltd (AG P/L) at North Cooranbong Investigation Area to create a staged subdivision to produce approximately 1,600 conventional allotments; approximately 400 lots for small lot housing / apartments; up to 5 environmental living allotments; associated roads, drainage and service infrastructure and community and recreational facilities.
Site	North Cooranbong Residential Precinct (NCRP) covers 350 ha. of land adjacent to the Cooranbong township. The subject site comprises two components. The larger component comprises approximately 340ha within the NCRP and is generally bounded by existing residential to the south; Onley State Forest to the west and north; and rural residential lots and Avondale School to the east. The second, smaller component of approximately 14 ha is south of the larger component, on land known as the Cooranbong Town Common.
Proponent	Johnson Property Group (acting on behalf of ACA and AG P/L)
Date of Issue	23 November 2007
Date of Expiration	23 November 2009 (2 years from date of issue)
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) An executive summary; (2) A detailed description of the project including: <ol style="list-style-type: none"> (a) strategic justification for the project; (b) the various components and stages of the project in detail (eg land uses, infrastructure and dedications) (3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> (a) all relevant State, Regional and Local (including Draft) Environmental Planning Instruments (b) all applicable Planning Strategies such as the Lower Hunter Regional Strategy and Lake Macquarie City Council's Lifestyle 2020 Strategy (c) all applicable s117 Directions and DoP Circulars (d) Environmental Protection and Biodiversity Conservation Act 1999. (4) An assessment of the social, environmental and economic impact of the proposal with particular focus on the Key Assessment Requirements outlined below. (5) A draft Statement of Commitments, outlining commitments to manage, mitigate and /or monitor the social, environmental and economic impacts of the project with a clear identification of who is responsible for these measures and when the commitments will be fulfilled (6) A report from a quantity surveyor identifying the capital investment value for the works outlined in the concept plan (7) An indication of employment generated by the project. (8) A conclusion justifying the project having regard to the General Requirements above. (9) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Site Analysis <ol style="list-style-type: none"> (1) Undertake a site opportunity and constraints analysis that identifies the relevant natural and built environmental features within and adjoining the Site. (2) The site analysis should form the basis for justifying the configuration of the development of the land and the mix of land uses. 2. Urban Design <ol style="list-style-type: none"> (1) Provide a plan showing the proposed development and conservation footprints, their

	<p>areas and proposed zonings.</p> <p>(2) Provide an indicative lot, open space and street layout and nominate indicative total lot yield, mix and density.</p> <p>(3) Demonstrate a range of housing will be made available on site</p> <p>(4) Demonstrate compliance with the Urban Design and Neighbourhood Planning Principles and density provisions contained in the Lower Hunter Regional Strategy.</p> <p>(5) Develop conceptual design guidelines for housing and open space (both public and private realm) and identify how the design guidelines will be implemented.</p> <p>3. Visual Impact</p> <p>(1) Identify any visual impact created by the project and mitigation measures.</p> <p>4. Open Space and Facilities</p> <p>(1) Provide details of publicly available open space and facilities to be provided, long term management and maintenance arrangements and proposed ownership.</p> <p>5. Utilities and Infrastructure</p> <p>(1) Provide a utility and infrastructure servicing strategy identifying existing capacity and any necessary staged augmentation.</p> <p>(2) The strategy should include means for a recycled water service.</p> <p>6. Drainage, Stormwater and Groundwater Management</p> <p>(1) Provide a drainage, stormwater and groundwater management strategy identifying measures to be incorporated on site, including on site stormwater detention and WSUD measures</p> <p>(2) The strategy should demonstrate compliance with the principles of the NSW Groundwater Policy Framework.</p> <p>7. Flooding</p> <p>(1) Identify and address any potential flooding risk faced or created by the project.</p> <p>8. Biodiversity</p> <p>(1) Address the impact of the development on existing native flora and fauna and their habitats, including identified threatened species, having regard to the Threatened Species Assessment Guidelines and recommend a biodiversity conservation strategy including offset and/or rehabilitation measures to avoid or mitigate impacts on threatened species and their habitat.</p> <p>(2) Consider the development of ecological corridors to link flora and fauna corridors within the site and to adjoining sites.</p> <p>(3) Consider and mitigate any impact upon watercourses and associated riparian buffer / vegetation</p> <p>(4) Identify the intended ownership and long term management (including funding arrangements) for conservation lands.</p> <p>9. Contamination, Geotechnical and Mine Subsidence</p> <p>(1) Provide a report detailing the suitability of the site for its proposed uses having regard to matter such as erosion hazard, slope stability, uncontrolled fill, soil reactivity, saturated soils, acid sulphate soils, mine subsidence and site contamination.</p> <p>(2) Demonstrate that suitable measures will be made in accordance with SEPP 55 to address any contamination issues.</p> <p>10. Bushfire</p> <p>(1) Demonstrate compliance with <i>Planning for Bush Fire Protection 2006</i></p> <p>(2) Identify ownership and ongoing management of any proposed APZs</p> <p>11. Heritage</p> <p>(1) Identify and assess any items of European and Indigenous heritage on site and any potential impacts created by the project.</p> <p>(2) Provide an assessment against DECCs draft <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>.</p> <p>12. Traffic and Transport</p> <p>(1) Prepare a Traffic Study in accordance with RTA's <i>Guide Traffic Generating Developments</i></p> <p>(2) Prepare a TMAP which addresses the requirements covered in the Interim TMAP</p>
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	<p>Guidelines which are available at www.transport.nsw.gov.au</p> <p>13. Social Infrastructure</p> <p>(1) Demonstrate there will be sufficient social services and infrastructure to support the population generated by project.</p> <p>(2) Identify positive & negative impacts and the means to mitigate any negative impacts</p> <p>14. Employment</p> <p>(1) Identify and address the employment needs of the incoming population.</p> <p>15. Commercial Development</p> <p>(1) Justify the amount and type of commercial development proposed by the project both in terms of the ongoing economic viability of existing commercial development and the objectives of the Lower Hunter Regional Strategy.</p> <p>16. Planning Agreements and /or Developer Contributions</p> <p>(1) Provide the scope and justification for any planning agreement(s) (should one or more be proposed) between the proponent, Council and other Agencies for matters such as regional and local infrastructure, social infrastructure, public transport, recreational and community facilities and the like.</p> <p>17. Ecologically Sustainable Development</p> <p>(1) Demonstrate how the development will commit to ESD principles.</p> <p>18. State Significant Site (SSS) Study</p> <p>(1) As outlined in correspondence from DoP to JPG dated 8 November 2007 a SSS study is required to be prepared by the proponent</p> <p>(2) This SSS study should be completed and submitted concurrently with the Environmental Assessment. This will enable joint assessment and concurrent exhibition of the EA and SSS study.</p>
Consultation Requirements	<p>An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation.</p> <p><i>a) Agencies and other authorities:</i></p> <ul style="list-style-type: none"> • Lake Macquarie City Council • NSW Department of Water and Energy • Hunter Water Corporation • NSW Ministry of Transport; • NSW Roads and Traffic Authority; • NSW Department of Education and Training; • NSW Department of Conservation and Climate Change; • NSW Rural Fire Service; • Commonwealth Department of Environment and Water Resources and • All relevant utility providers. <p><i>b) Public</i></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Landowner's Consent	Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
Deemed refusal period	120 days