



**JOHNSON PROPERTY GROUP**  
Creating living communities

16 August 2007

The Director General  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**ATTENTION: SAM HADDAD**

Dear Mr Haddad,

**RE: Proposed Major Project Application – North Cooranbong Residential Precinct, Lake Macquarie LGA**

I refer you to the abovementioned proposal and seek the Minister's declaration, pursuant to Section 75B of the *Environmental Planning and Assessment Act, 1979*, that the North Cooranbong Residential Precinct proposal (as proposed by JPG) constitutes a Major Project assessable under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

The North Cooranbong site was originally identified by Council as an investigation area for urban, conservation, employment and recreational purposes, pursuant to Lake Macquarie Local Environmental Plan 2004. More recently, the Department of Planning specifically identified this site as a Proposed Urban Area within the Lower Hunter Regional Strategy.

Johnson Property Group lodged with Lake Macquarie City Council a comprehensive rezoning submission for the North Cooranbong area in March 2005 on behalf of the existing land owners. The majority of the subject site, which covers approximately 350 hectares, (plus an additional 14ha offsite, known as Cooranbong Town Common) is predominately owned by the Australasian Conference Association (Trustee for the Seventh Day Adventist Church) and Avondale Greens Pty Ltd. Johnson Property Group acts for these two landowners.

At the instruction of the Director General, Council commissioned an independent Local Environmental Study (LES) of the land in late 2005. The LES and the draft zoning scheme is on public exhibition for 3 months until 21 August 2007.



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The draft LEP provides for the development of approximately 2,000 dwellings (on JPG land interests only) which could accommodate an additional population of approximately 4,000 – 5,200 people in the North Cooranbong area. The proposal will strengthen the existing Cooranbong commercial centre and compliment the expansion of the Avondale College by providing a mix of low and medium density residential development located within a five minute walk of the town centre.

Johnson Property Group have recently signed a joint statement within with Hunter Water Corporation to provide non-potable water supply to the North Cooranbong development. Hunter Water Corporation and Johnson Property Group estimate the investment value of this infrastructure to be \$16.7 million.

Johnson Property Group estimate the capital investment value of the project to exceed \$250 million over the life of the project. As a project nominated within the Department of Planning's Lower Hunter Regional Strategy, and with a capital investment value more than \$50 million, the development is clearly important in achieving State and Regional planning objectives and, in our opinion, could be considered as a Major Project.

Should the Minister declare this to be a Project, it is proposed that the Minister's approval would be sought for the following:

1. Project Approval on land controlled by Johnson Property Group for staged subdivision to create, subject to detail subdivision design:
  - Approximately 1600 conventional residential allotments;
  - Approximately 400 lots for small lot housing / apartments;
  - Upto 5 Environmental Living allotments
  - Associated roads, drainage and service infrastructure;
2. Project Approval on land external to the site and not owned by Johnson Property Group for the construction of associated roads, drainage, footpaths and service infrastructure.
3. Project Approval to demolish existing buildings on the site.
4. Project Approval to construct community facilities within the land proposed to be zoned 3(1) Urban Centre (Core), pursuant to draft Lake Macquarie Local Environmental Plan 2004 (Amendment 27).



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5. Project Approval to construct recreation facilities on the land (known as the onsite facility and the Cooranbong Town Common facility) proposed to be zoned 6(1) Open Space, pursuant to draft Lake Macquarie Local Environmental Plan 2004 (Amendment No. 27 and Amendment No. XX).
6. Approval for shared walkways / cycleways, public furniture, roads, stormwater management facilities and service infrastructure to be constructed within the land proposed to be zoned 7(1) Conservation (Primary) pursuant to draft Lake Macquarie Local Environmental Plan 2004 (Amendment No. 27).
7. Approval of a site specific Development Control Plan for the whole of the North Cooranbong Residential Precinct, as required by draft Lake Macquarie Local Environmental Plan 2004 (Amendment No. 27).
8. Approval for appropriate Complying Development provisions to apply specifically to the whole North Cooranbong Residential Precinct (and thereby supersede Council's existing complying development provisions contained within Lake Macquarie DCP No. 2).
9. Project Approval for the installation of signage, to market the development, on land external to the site but controlled by Johnson Property Group.

Should this project be considered by the Minister to constitute a Major Project, we would welcome the opportunity to present this proposal to applicable State Agencies as part of a voluntary Planning Focus Meeting.

Attached is a preliminary report with further details to allow your consideration of this request.

Should you have any further questions, please do not hesitate to contact the undersigned.

Yours sincerely

Johnson Property Group

**Keith Johnson**

Managing Director