

Secretary's Environmental Assessment Requirements

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

Application Number	MP 06_0316 MOD 2
Development Description	Concept Plan modification to the Cobaki Residential Development to accommodate a university campus at the Cobaki site.
Location	Cobaki Residential Development, Piggabeen Road, Cobaki Lakes
Proponent	Leda Manorstead Pty Ltd
Date of Issue	20 April 2015
General Requirements	<p>The modification request must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the existing and surrounding environment; • a thorough description and justification of the proposal, including: <ul style="list-style-type: none"> – a detailed justification for the increases in height, GFA and additional car parking; – identification and analysis of alternatives and the associated environmental impacts; – description of the public benefits arising from the proposal; and – the relationship with the existing university campus and approved development at Cobaki; • consideration of relevant statutory provisions; • a detailed assessment of the key issues specified, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the modification, including any cumulative impacts, taking into consideration existing approvals, relevant guidelines, policies, plans and statutes; – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment; and – impacts of the modification, including cumulative impacts; • an amendment to approved documentation (where necessary); and • a conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal and the suitability of the site. <p>The modification request must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the proposal as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV; • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The modification request must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions applying to the proposed development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; • <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • <i>State Environmental Planning Policy No 14 (Coastal Wetlands)</i>; • <i>Tweed Local Environmental Plan 2014</i>; • <i>Tweed Development Control Plan 2008</i>; and

- *Tweed Coast Comprehensive Koala Plan of Management.*

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards and Strategic Plans

Identify compliance with the development standards applying to the site. Address the relevant planning provisions, goals and strategic planning objectives in the following:

- *NSW 2021;*
- *Far North Coast Regional Strategy;*
- *NSW Long Term Transport Master Plan 2012;*
- *NSW Bike Plan;*
- *Planning Guidelines for Walking and Cycling;* and
- *Healthy Urban Development Checklist, NSW Health.*

2. Site Analysis and Land Use

- site survey plan that identifies the relevant natural and built environmental features within and adjoining the site which includes site boundaries, levels and identifying any easements or other legal affectations on the title;
- a revised Precinct Location Plan that identifies the proposed modifications to the boundaries of each stage and the timing for the delivery of the development and land uses and activities contained in each stage;
- a revised development matrix identifying the approved and proposed land uses, floor space areas, floor space ratios, total gross floor area and site coverage as relevant to each stage of the development;
- a plan depicting the proposed modifications to the approved Concept Plan, including landuses; and
- the modification request must also include consideration of the privacy impacts of the proposed development, any amenity impacts within the foreshore areas, any overshadowing impacts within existing or proposed public reserves, and loss of views from public places. A high level of environmental amenity must be demonstrated, including within the public domain.

3. Built Form and Urban Design

- The modification request must demonstrate how the proposed development will integrate into the surrounding context. The request shall include:
 - a building envelope study which provides a comparative analysis of the height limits and building setbacks contemplated under the approved Concept Plan and the proposed modification;
 - any modifications required to the Cobaki Estate Development Code, Height Control and Open Space Plans approved under the Concept Plan required to facilitate the proposed modification; and
 - identify and justify any changes to the approved open space network.

4. Visual Impacts

Provide a Visual Impact Assessment, which includes a comparative analysis of the visual impacts of the approved Concept Plan and the proposed modification. The Visual Impact Assessment must be prepared in accordance with the principles outlined in *Tenacity Consulting v Warringah Council (2004)*.

5. Transport and Accessibility

Provide a revised Traffic Concept Plan, which includes:

- detailed plans of the proposed layout of the internal road network and on-site parking in accordance with the relevant Australian standards;
- analysis of any proposed changes to the road network approved under the Concept Plan;
- modelling of any traffic impacts associated with the proposed modifications to the Concept Plan, including an estimate of the total daily and peak hour vehicle trips generated by the new uses proposed within the Town Centre;

- an assessment of the impacts of all modifications to the approved road network and infrastructure, and use of the Austroads Guidelines to identify appropriate mitigation measures;
- identification of any funding required to facilitate any road upgrade or road improvement works (if required);
- an assessment of any impacts on the functionality of the Tugan Bypass and the Boyd Street intersections, and identification of any traffic mitigation measures required at these locations;
- an assessment of the impacts of any proposed modifications to the Access Network and Potential Bus Route Plan approved under the Concept Plan; and
- an assessment of the adequacy of the existing public transport services to meet the likely future demand of the proposed development.

6. Future Demographics

Provide a future demographics analysis which includes:

- modelling of any changes to demographics arising from the proposed modification;
- an assessment of the facilities and services required to support the future population as envisaged under the revised development concept; and
- an assessment of the impacts of the revised development concept on existing facilities in the locality, having regard to the centres hierarchy envisaged under the *Tweed Retail Strategy*.

7. Contributions

Address Council's relevant Section 94A Contribution Plan and/or details of any Voluntary Planning Agreement required to support the proposed modifications to the Concept Plan.

8. Ecologically Sustainable Development

- detail how ESD principles (as defined in clause 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated into the design of the development;
- include a description of the measures that would be implemented to minimise consumption of water and energy use of future buildings; and
- detail any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

9. Noise and Vibration

Identify the main noise and vibration generating sources on-site and existing sources of noise. Outline measures to minimise and mitigate potential noise and vibration impacts on land within and adjacent to the Concept Plan area. This should also include consideration of existing road traffic noise and aircraft noise from the Gold Coast Airport.

10. Stormwater and Drainage

- provide revised stormwater and flood modelling which identifies the impacts, if any, of the proposed modification; and
- provide a revised Stormwater Management Concept Plan which identifies any changes to the stormwater management concept arising from the proposed modification.

11. Servicing

Prepare a utilities and infrastructure servicing report which identifies the capacity of existing/approved infrastructure and any augmentation of this infrastructure required as a result of the proposed modification.

12. Airspace Planning Impacts

The modification request must consider the requirements of the Gold Coast Airport's *Lighting Zone Map* and the Commonwealth Airports (*Protection of*

	<p><i>Airspace) Regulation.</i></p> <p>13. Staging Provide details regarding staging of the proposed development, including consideration of any future expansion of the University campus and associated cumulative impacts.</p>
Consultation	<p>During the preparation of the modification request you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> • Tweed Shire Council; • Gold Coast City Council; • NSW Roads and Maritime Services; • Transport for NSW; • Queensland Department of Transport and Main Roads; • NSW Office of Environment and Heritage; • NSW Environment Protection Agency; • Northern Rivers Catchment Management Authority; • NSW Rural Fire Service; • NSW Office of Water; • NSW Department of Education and Communities; • Queensland Department of Education Training and Employment; • Australian Government Department of Education and Training; • Queensland Airports Limited – Gold Coast Airport; • Department of Primary Industries; and • NSW Health, including Northern NSW Local Health District. <p>The modification request must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a modification request within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.</p>