



NSW GOVERNMENT
Department of Planning

8 November 2007

Mr Keith Johnson
Managing Director
Johnson Property Group
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SOUTH SYDNEY NSW 1235

Contact: Mark Attiwill
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Our ref: S07/01792-1

Dear Mr Johnson,

Subject: Proposed State Significant Site – North Cooranbong Residential Subdivision

As advised in my correspondence to you dated 19 October 2007 the Minister has formed the opinion that your proposed development is a development to which Part 3A applies.

On 12 October the Minister also agreed to commence the rezoning of the land as either a State Significant Site in Schedule 3 or as an amendment of other environmental planning instruments in Schedule 4 of the Major Projects SEPP.

I am writing to advise you that the Minister for Planning agreed to consider the above site a potential State significant site under the provisions of the State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) and authorised the submission of a concept plan for the site.

In considering whether to include the site in Schedule 3 of the Major Projects SEPP, the Minister requires a study to be undertaken by you pursuant to clause 8 of the Major Project SEPP that will assess:

- the State or regional planning significance of the site;
- the suitability of the site for the proposed land use taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy;
- the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- the reasonableness of the development contributions for local and regional infrastructure, and
- any other matters required by the Director General.

The study will also be used by the Director-General to make recommendations to the Minister with regard to appropriate zoning and development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the *Environmental Planning and Assessment Act 1979*, local development or exempt and complying development.

The Department is currently awaiting replies from the relevant Authorities on key issues and assessment requirements which will be incorporated into the Director General Environmental Assessment Requirements (DGRs). These will be issued to you in separate correspondence.

We look forward to meeting with you in the future to discuss the project and associated processes. In the meantime should you wish to discuss this matter further, please do not hesitate to contact Mark Attiwill, Consultant Planner, Strategic Assessment on 9228 6430.

Yours sincerely

Michael File
Director, Strategic Assessments