

13th September 2017

OUR REF: 213366-L001008
YOUR REF: MP 10_0136

Department of Planning & Environment
Level 22, 320 Pitt Street
Sydney NSW 2001

Attention: Natasha Harras

Dear Natasha,

RE: RIVERSIDE @ TEA GARDENS

Further to our meeting on the 26th April 2017 and in accordance with your instructions, please find attached the follow documents and clarifications:-

1. Summary of the Proposed Changes to the Concept Plan.

Attachment 1 indicates the approved Concept Plan footprint and the proposed amended or Modified Concept Plan (MCP) footprint and also provides details of the area changes over the development project. Essentially the footprints are substantially the same with the exception that the MCP has had a reduction in the development footprint in all areas adjoining the proposed biodiversity areas and wildlife corridors. The lots and proposed dwellings in the original plan has been reduced in the MCP and the Table below indicates in summary, the detail and extent of the physical reductions and proposed changes.

Physical Considerations			
Issue/Consideration	Approved Concept Plan	Proposed Modified Concept Plan	Comments/Change Rationale
Development Footprint	108.3 hectares	96.14 hectares	<p>Tourist Precinct Removed</p> <p>Development Footprint reduced to accommodate ecological considerations</p> <p>Additional commercial area added to development footprint</p>

DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING, PLANNING & ENVIRONMENTAL



			Increase in vegetation corridor on all sides to the north and east of the project
Staging of the development	14 stages	16 stages	Based on detailed market considerations
Residential Lots and subsequent development including dual occupancies	880 (1050 dwellings)	725 (935 dwellings)	In response to details provided by statutory authority and public submissions and reduced development footprint
Open Space/Water Management Land/Existing Lakes/Active Recreation Area	27.2 hectares	24.32 hectares	2.88ha of land added to biobank/conservation area for additional conservation purposes
Biobank/Conservation Area	107.3 hectares	113.79	Increased following detailed ecological mapping and OEH recommendations and biobank calculations
Ecotourism Precinct	10.4 hectares	Deleted	Part of previous Ecotourism precinct added to biobank conservation zone (5.25Ha)

The MCP has undertaken specific adjustments of species polygons for Koala and Wallum Froglet to better represent the condition of vegetation and habitat in the study area. In accordance with directions from the Department of Environment and Energy (DEE) and the Office of Environment & Heritage (OEH), there was the preference for additional mitigation by way of further reductions required, to ensure that impacts on the Koala population, such that a net positive credit balance would result, onsite for this species. This goal has been achieved and a copy of the reassessment report by GHD is attached.

The MCP also provides additional clarifications in the following areas:-

- i. An amended Biodiversity Report that quantifies a generally higher conservation of biodiversity credits in the increased conservation lands.

- ii. An amended Stormwater and Groundwater Report that clarifies that the project will have negligible impacts on the surrounding and adjoining wetlands including impacts on groundwater and stormwater for all Groundwater Dependent Ecosystems.
- iii. A significant reduction in the development footprint that increases the important locations and functionality of the ecological corridor widths.
- iv. Reorganisation of the residential and commercial interface adjoining Myall Street and the Myall Quays Shopping Village.
- v. The provision for a Riverside Walk that will be a proactive protection mechanism to control public access through the biodiversity areas. The proposed walk has been excluded from all of the onsite biobank conservation area calculations.

Generally, the reasons for the proposed MCP was to achieve a viable and sustainable development footprint that complies with relevant State and Federal Agency requirements as well as the local community and Council expectations for development in this coastal town. The basis of the development has been targeted specifically to comply with the ecological assessment undertaken by GHD and to ensure that the DEE's and OEH requirements for onsite Koala credits could be achieved. The removal of development to the north alongside Toonang Road as well as the complete removal of the previously approved ecotourism precinct and some enlargement of corridor widths over the footprint has achieved the necessary mitigation of species credit point deficits for the Koala population.

2. Additional Requested Reports

Two of the three amended reports have been updated as per Agency requests and two (a and b below) are attached for your information. The third report is well underway and will be submitted as soon as practical due to the length of consultation requirements. The reports include:-

- a. Amended Traffic Impact Assessment that includes the relevant SIDRA Modelling and proposed lane lengths. A copy of this report has been forwarded to the RMS and a meeting to discuss the recommendations of the report with the RMS is being arranged.
- b. Biodiversity Offsets Package (September 2017) that addresses the additional commercial lands into the MCP as well as the removal of the site of the proposed Riverside Boardwalk from the Biobank calculations.
- c. Amended Cultural Heritage Management Plan that includes the additional lands adjoining the Commercial Precinct. This report is in the final stages of consultation and will be provided to the DoPE in a few weeks' time.

3. Summary and Response to Written Public and Agency Submissions

Included in the Attachments are the following documents as requested as well as formal responses to all public and agency submissions to progress the MCP:-

- d. Summary of public submissions based on ranking of the particular issue raised (highest to lowest).
- e. Summary of public submissions based on similar key issues.
- f. Responses to submissions by the General Public
- g. Responses to submissions by Statutory Agencies.

Should you require any further information or have any questions, please do not hesitate to contact this office.

Kind regards

TATTERSALL LANDER PTY LTD



Bob Lander
Director

encl