

A Preliminary Assessment under Part 3A of the Environmental Planning and Assessment Act 1979.

Illawarra Ridge Golf Resort

**Princes Highway, Darkes Forest,
Wollongong, NSW**

for Links Illawarra Developments Pty Ltd



December 2006

PROJECT NO: 206.081

ACN 100 209 265 / ABN 90 100 209 265

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1. INTRODUCTION

Meeting at the Department of Planning (DOP) on 21st November 2006

This Application is made following a meeting between Chris Wilson, Richard Pearson and Heather Warton of DOP and Zoran Pavlovic of Links Illawarra Developments Pty Ltd on 21st November 2006. A letter from the DOP dated 8th December 2006 (your ref Y06/3040) following that meeting is attached as **Appendix A** of this assessment. This application and preliminary assessment has been prepared in response to that meeting and subsequent advice from the DOP.

Preliminary Assessment

This preliminary assessment report is submitted to the NSW Department of Planning (DOP) under Part 3A of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*.

This preliminary environmental assessment is of a proposed staged development for a "golf resort" on the site upon which the Illawarra Golf Course and Country Club is currently located. The Illawarra Golf Course is off the Princes Highway at Darkes Forest in Wollongong.

This Preliminary Environmental Assessment has been prepared for the following purposes:

- To describe the site, outline the proposed project and provide a preliminary environmental assessment;
- To request the Director General's Environmental Assessment Requirements for an Application for the proposed golf resort under Section 75 of the *EP&A Act*.

Previous History of Project

This project has a significant amount of history both with Wollongong City Council (WCC) and with the Department of Planning. An application was lodged with WCC in October 2005. The WCC subsequently determined the application by way of a refusal in March 2006, citing the Department as having classified it as a Major Project under Part 3A.

However after a subsequent meeting with the Department, that opinion was withdrawn by way of letter issued by the Department and the application returned - clearly stating that the application was not considered to be a Part 3A matter. The application was then returned to WCC for determination. Since the Applicant and WCC could not agree on the definition of permanent accommodation Council decided to refuse the application and the Applicant lodged the matter before the Land and Environment Court.

Prior to the appeal being heard by the court, the Department indicated that the Minister had formed an opinion that the project was in fact a Major Project under Part 3A. As a consequence that appeal has since been adjourned to the 17th January 2007. The applicant is in receipt of a letter from the DOP indicating that a request under Clause 6 could be lodged with the DOP. The letter states that the application may be able to be assessed under Part 3A:

"provided the capital investment value of the project is in excess of \$100 million (GST inclusive) then the project is likely to be one to which Part 3A applies (i.e. a tourist related facility)."

(Refer to letter dated 8 December 2006 included in **Appendix A**).

This application is substantially the same as the original application submitted to the DOP previously. The modifications to the previous application include the following:

- The Integrated Golf Tourist Facility will incorporate short stay tourist accommodation instead of permanent residential accommodation as previously proposed.
- Subdivision of the short stay facilities consistent with temporary accommodation.
- As discussed at the meeting with DOP held on 21st November 2006, the definition for "temporary accommodation" is assumed to be the same as that included in the Cessnock Local Environmental Plan (CLEP) 1989, and utilising a similar concept as within the Cypress Lakes project. The CLEP states as follows:

"temporary accommodation" means accommodation that is, or is to be, occupied by a person for no more than 42 consecutive days (or, in aggregate, no more than 150 days in any 12 month period), whether or not occupation of the accommodation involves the payment of money."

1.1 HISTORY OF THE PROJECT

This report draws on a great deal of environmental assessment material prepared both before and after the lodgement of the previous applications with both Wollongong City Council (WCC) and the Department of Planning (DOP).

This assessment material relating to previous applications is listed in **Section 6**. Links Illawarra Developments Pty Ltd has recently been advised by DOP to lodge another application under Part 3A of the *EP&A Act 1979* with the Minister. This application and assessment is in response to that advice.

Sections 1 and **2** of this assessment provide a background to the proposal, its history, site location and planning/zoning controls. **Section 3** provides details of the project, its constituents and proposed staging of the resort's development.

Section 4 provides an environmental assessment of the project based on the Guidelines and answering the questions raised in the Guidelines relating to information availability, the level of impact and the need for further study. Additional information to further illustrate the proposed project is attached as **Appendix B**.

Table 1.1: History of the Project

Date	Authority:	Application No:	Information:
6/10/05	WCC	DA 05/1667	DA lodged on 6 th October 2005 with WCC.
29/3/06	WCC	DA 05/1667	Links Illawarra Developments Pty Ltd advised by WCC to lodge an application under Part 3A of the EP&A Act 1979 with the Minister.
9/2/06	DOP	-	Email received by WCC from the DOP stating that the Application is considered to be a Major Project
5/4/06	WCC	DA 2005/1667	Letter from Council stating: - Both Council and the Department of Planning considered the proposal to be a Major Project under Part 3A -The Minister has already expressed an opinion as required by Clause 6(1) of SEPP (Major Projects) that the proposal is a major project.
27/4/06	DOP	No number allocated.	Part 3A Application lodged with DOP on 27th of April 2006.
22/5/06	DOP	-	DOP advises in a letter dated 25 of May 2006 that the application is not a Major Project under Part 3A. Refers application back to WCC.
July - August 2006	WCC		Letters exchanged between Applicant and the Council to resolve the definition of permissibility of permanent accommodation.
Sept 06	WCC	-	DA is determined by way of the original refusal issued on 29th of March 2006 by WCC, (the permanent accommodation component of the DA not being agreed between Applicant and Council).
1/9/06	WCC	DA 2005/1667	Signs installed on the property stating exhibition of the DA by WCC (closing date for submissions 30 October 2006).
12/9/06	L&E Court		Links lodges appeal in the Land and Environment Court against the Council.
	DOP		DOP lodge with the Court that the application is in fact an application to be assessed under Part 3A.
21/11/06	DOP		Meeting held between Links and DOP stating that with amendment from permanent accommodation to short term stay etc then it may be lodged as a Part 3A application – Clause 6 request etc.
Current	DOP		Clause 6 request and Preliminary Assessment lodged with DOP.

1.2 CAPITAL INVESTMENT VALUE

The capital investment value of the project has been identified in the Valuer's Report included in **Appendix C** of this Preliminary Assessment.

The direct employment generated by this proposal is likely to be in the order of 80 persons.

2. BACKGROUND

2.1 THE PROPOSED PROJECT

The Links Group propose to construct a golf resort on the site currently occupied by the Illawarra Golf Course at Darkes Forest, Wollongong.

The golf resort will include a 9 hole golf course (2 sets of tees), a club house including a pro shop, restaurant, bar and other facilities, short term accommodation with approximately 100 rooms, 100 serviced apartments and approximately 200 villas for temporary accommodation.

The site covers about 55ha, within which the golf course would occupy 40-45ha and the remaining facilities occupying the residual 10ha. Further details are provided in **Section 3**.

2.1.1 Project Site's Zoning

The proposed project site is mainly Zoned 7(c) Environmental Protection (Water Catchment) pursuant to the Wollongong Local Environmental Plan No 38 (see **Figure 2.3**). A small portion of the site remains zoned 1(non-urban) within LEP 1990. The Model Provisions are not adopted by LEP 38.

Given the above zoning the golf development would be prohibited. However, clause 11 of LEP 38 permits, with consent, on Portions 74, 76 and 160 and lots 2 and 3, DP 250566, Princes Highway, Darkes Forest a "Golf Resort". The concurrence of the Department and the Metropolitan Water Sewerage and Drainage Board is required prior to development consent being granted by the Council.

The term "Golf resort" is not defined in LEP 38 or the *EP&A Act Model Provisions*.

Both John Whitehouse from Minter Ellison Lawyers and Ian Hemmings, Barrister, have advised that the term "Golf resort" includes the following development:

"It also includes other development, such as a resort clubhouse (including restaurants, bars, shopping facilities, crèche, other related sports facilities and so on), driving range, serviced apartments, semi-permanent and permanent residential development (including a dwelling house or unit), as long as such development is linked or related, in a fundamental way, to the golf course."

2.2 CONSULTATION

The following people and/or organisations have been consulted in relation to the proposed project:

- Agility Management Pty Ltd (Natural Gas Connection)
- Energy Australia (Electrical Services)
- NSW Rural Fire Services (Bushfire Report)

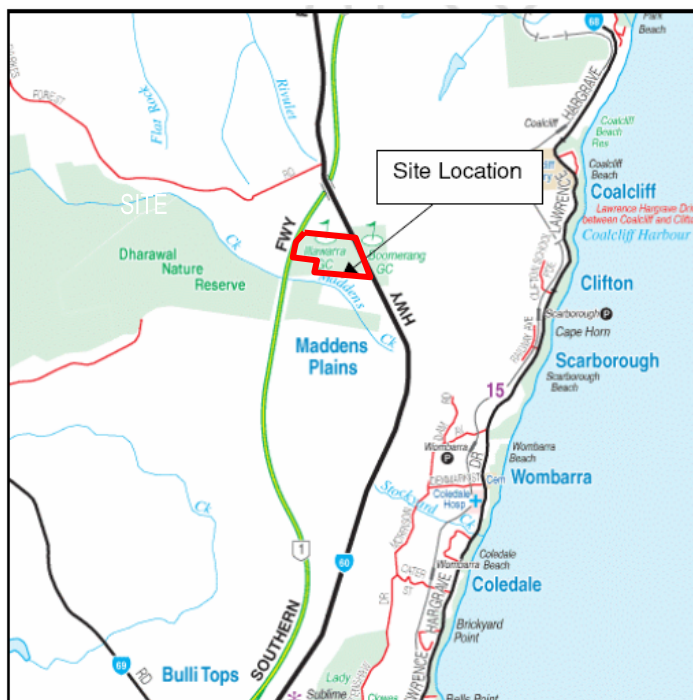
- RTA (Traffic Impact)
- Sydney Water (Hydraulic Services)
- Telstra (Communication Services)
- Wollongong City Council (Planning and Service Provision)
- Department of Planning.

2.3 SITE DESCRIPTION

The site is the current Illawarra Country Club on the Princes Highway some 7km north of Thirroul, on the Illawarra coast, north of Wollongong (refer to **Figure 2.1**).

The 55.78ha site is currently an 18-hole golf course, with a number of dams dispersed throughout the property. The site is located above the Illawarra escarpment and is gently undulating land, generally sloping down to the F6 freeway. It is bounded by the Princes Highway on the west and the F6 freeway to the east. The site abuts the Dharawal Nature Reserve/Crown Reserve to the south, the Boomerang Golf Course to the east, grazing land to the north and rural residential holdings to the west (across the F6 freeway).

Figure 2.1: Location Plan



2.3.1 Metropolitan Context

The Illawarra region is located between the cities of Wollongong and Sydney on the NSW south coast. The Illawarra region is defined as the area of the south coast within Eurobodalla Shire, Kiama, Shellharbour City, Shoalhaven City, Wingecarribee Shire and Wollongong City Council's areas. Towns below the Illawarra escarpment are connected to the two city centres by a rail link, whilst towns on top of the escarpment are principally serviced by the F6 Freeway/Princes Highway.

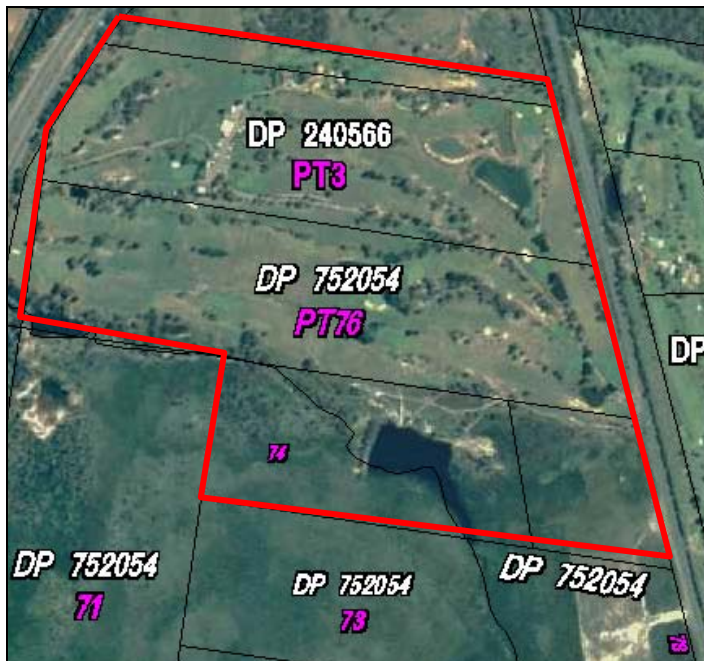
Whilst the site will be principally serviced from Wollongong given its proximity, the F6 Freeway also provides ease of access to/from Sydney.

Immediately to the south of the site, consideration is being given by the National Parks Association to a further expansion of the Dharawal Nature Reserve into the Loddens Creek / Maddens Plains area, bounded on the west by the Appin-Bulli Road and on the east by the Princes Highway.

2.3.2 The Site

The site has an area of 55.78 ha. The location of the site is illustrated in **Figure 2.2**. The site is made up of 6 parcels of land (4 in freehold and 2 in leasehold); see **Figure 2.3** and **Table 2.1**. The site is relatively flat and has been developed previously as an 18-hole golf course. The site has copses of trees that define the fairways and the golf playing areas. The existing site has 2 small weatherboard cottages, a pro-golf shop, a basic amenities block, various ironclad sheds, and twelve dams.

Figure 2.2: Site Plan



2.3.3 Adjoining Property

The land is adjoined by the following properties:

- To the north, a rural residential property and riding school,
- To the west, the Southern Freeway (F6),
- To the south, the Dharawal Nature reserve, and
- To the east, the Princes Highway and Boomerang Golf Course.

The land to the north forms a triangle with its apex at the intersection of the Southern Freeway and the Old Princes Highway. This land is used for farming and an equestrian centre and contains a dwelling, large sheds and has been extensively cleared, except for some copses at the south eastern boundary with this subject land. It is understood a site near the apex of the Freeway and Old Princes Hwy may be used as a school.

The F6 Freeway runs along the western boundary of the site. No access is permitted from the Freeway to the subject site.

Land on the western side of the Southern freeway has extensive tree cover and comprises part of the “*special areas*” within the Upper Nepean and Woronora water catchment areas. The Special Areas protect the water supply by acting as a buffer zone to help stop nutrients and other substances that could affect the quality of water entering the storages.

Portion 73 of DP 752054 is the land immediately adjoining the south-eastern part of the site. The Dharawal Nature Reserve is located to the south and west of this Portion 73 land, as well as being immediately adjoining the south western portion of the site. The Dharawal Nature Reserve adjoins the south-eastern tip of Dharawal State Recreation Area, south of Darkes Forest Road and west of the Princes Highway, and forms only a small part of the total 5,940 ha of the combined reserves.

The Old Princes Highway forms the eastern boundary of the site. Adjoining, and to the east of the Princes Highway is the Boomerang Golf Course which contains fairways, clubrooms, maintenance sheds and workshops.

Figure 2.3: Land Titles and Zoning

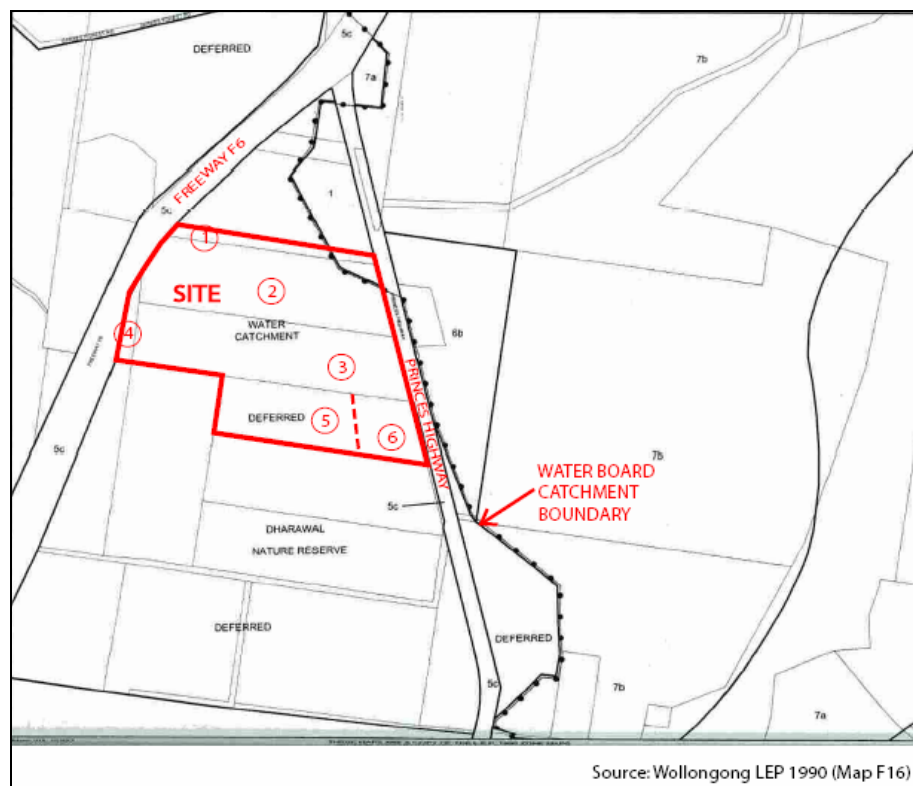


Table 2.1: Land Titles

Ref*	Lots	DP Number	Area/Zoning	Comments
Freehold				
(1)	2	240566	7(c) – LEP 38 (Sch 8) 1(non-urban) LEP 1990	Northern part
(2)	3	240566	7(c) – LEP 38 (Sch 8) 1(non-urban) LEP 1990	North-eastern part
(3)	1 (Por 76)	10488471	7(c) – LEP 38 (Sch 8)	
(4)	4	240566	7(c) – LEP 38 (deferred but not in Sch 8)	(Adjoining Freeway)
	Total		40.8ha	
Leasehold				
(5)	74 (Por 74)	752054	7(c) – LEP 38 (Sch 8)	Adjoining Dharawal Nature Reserve to the south
(6)	160 (Por160)	752054	7(c) – LEP 38 (Sch 8)	Adjoining Dharawal Nature Reserve to the south
	Total		14.98ha	
	Grand Total		55.78 ha.	

Note:

* see Figure 2.3

Zone 7(c) Environmental Protection (Water Catchment) – City of Wollongong LEP 38,
 Zone 1(non-urban) – City of Wollongong LEP 1990

2.4 RELEVANT PLANNING INSTRUMENTS AND CONTROLS

Due to the complexity of the proposed project and the range of planning instruments and controls that apply to it, it is important to summarise and simplify the more relevant and important controls / environmental planning instruments.

2.5 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposal, as described in this preliminary assessment, is seeking confirmation that it is considered to be a major project under Part 3A of the *EP&A Act 1979*. The detailed EA will support the development application for "Stage 1" or the Structure Plan for the proposed development.

2.6 STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005

This SEPP aims to identify development to which the development assessment and approval process under Part 3A of the *EP&A Act 1979* applies.

Under the SEPP, Clause 6 Identification of Part 3A projects states:

6 Identification of Part 3A projects

(1) Development that, in the opinion of the Minister, is development of a kind:

(a) that is described in Schedule 1 or 2, or

(b) that is described in Schedule 3 as a project to which Part 3A of the Act applies, or

(c) to the extent that it is not otherwise described in Schedules 1–3, that is described in Schedule 5, is declared to be a project to which Part 3A of the Act applies.

It should be noted that this clause is activated only if "*in the opinion of the Minister*" development is categorised as being within the kind described in the schedules. Under Schedule 1 the relevant section to the type of development the subject of our development application is Group 6 Tourism and Recreation Facilities.

Clause 17 of Schedule 1, Group 6 Tourism Facilities states:

17 Tourist, convention and entertainment facilities

Development for the purpose of tourist related facilities, major convention and exhibition facilities or multi-use entertainment facilities that:

(a) has a capital investment value of more than \$100 million, or

(b) employs 100 or more people, or

(c) has a capital investment value of more than \$5 million and is located in an environmentally sensitive area of State significance.

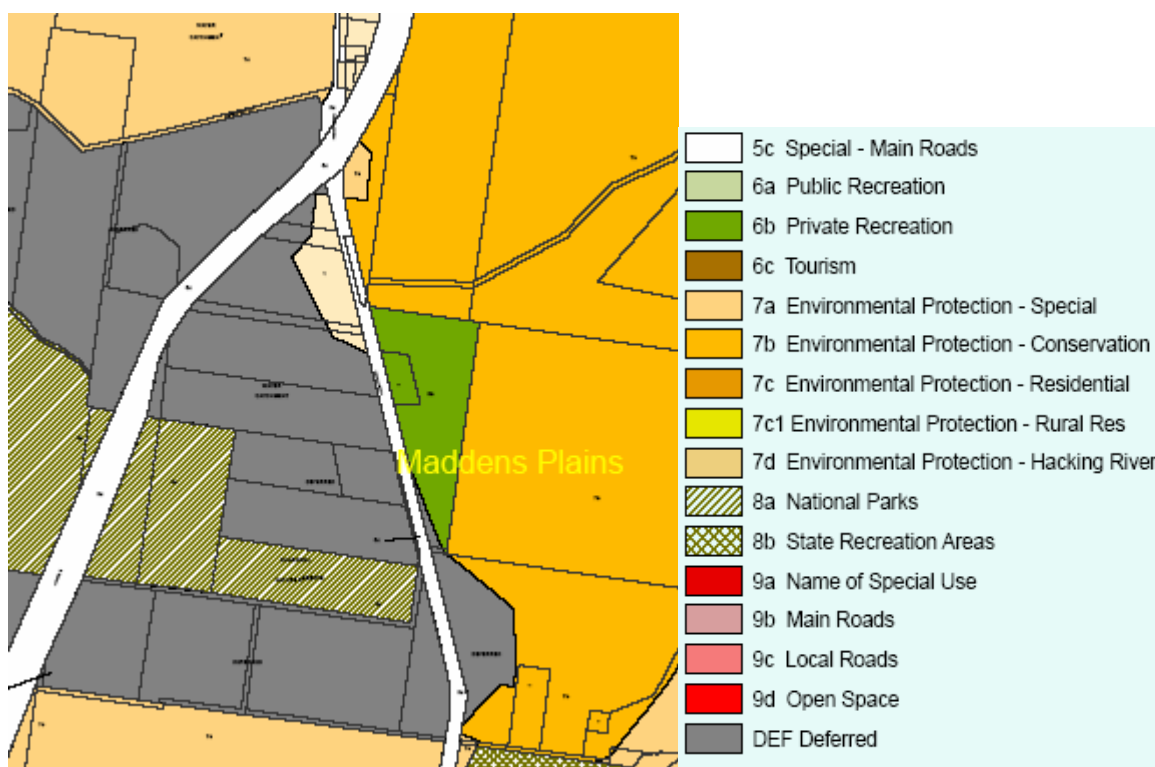
The combined villas and hotel component of the facility has a capital investment value of more than \$100 million and will employ around 80 people. Accordingly subclause (a) applies to the proposed development. The site is not an 'environmentally sensitive area of State significance' as defined under this policy. Although part of the site is Crown Land, as far as we are aware, this portion of the site has not been reserved specifically for environmental protection purposes under the Crown Lands Act, furthermore the Golf Club has held a licence over the Crown Land component for the past 52 years and has been linked with the golf course under WLEP38 zoning.

2.7 WOLLONGONG CITY COUNCIL LOCAL ENVIRONMENTAL PLANS

2.7.1 WLEP 1990

Wollongong LEP 1990 repealed WLEP No 38, but only in relation to the land to which LEP 1990 applies. LEP 1990 does not apply to the majority of the site (the site is shown on the relevant planning map but is referred to as "deferred", see also clause 2 of the LEP 1990) and accordingly WLEP38 is the relevant local environmental planning instrument for the large majority of the Illawarra Golf Course site. A small portion (approximately 1.2ha) of the north eastern corner of the site is zoned (1) Non-urban under LEP 1990 (refer to **Figure 3.1**). This area of the site is remaining as part of the golf course and is therefore not considered further in this assessment.

Figure 3.1 WLEP 1990 Zoning Map



Source: Map 4, LEP 1990 Maps – Wollongong City Council Website

2.7.2 Wollongong Local Environmental Plan 38

The site the subject of the development application for the development of the "golf resort" is zoned 7(c) Environmental Protection (Water Catchment) under Wollongong Local Environment Plan 38 (WLEP 38). Pursuant to clause 11 and schedule 8 of WLEP38 a 'golf resort' is permissible on the site with consent. Other relevant clauses of the WLEP 38 are discussed below.

Clause 10A - Zone objectives and development control table:

<i>(1) The objectives of a zone are set out in the Table to this clause under the heading "Objectives of zone" appearing in the matter relating to the zone.</i>	
<i>(2) Except as otherwise provided by this plan, in relation to land within a zone specified in the Table to this clause, the purposes (if any) for which:</i>	
<i>(a) development may be carried out without development consent,</i>	
<i>(b) development may be carried out only with development consent, and</i>	
<i>(c) development is prohibited,</i>	
<i>are specified under the headings "Without development consent", "Only with development consent" and "Prohibited", respectively, appearing in the matter relating to the zone.</i>	
<i>(3) Except as otherwise provided by this plan, the council shall not grant consent to the carrying out of development on land to which this plan applies unless the council is of the opinion that the carrying out of the development is consistent with the objectives of the zone within which the development is proposed to be carried out.</i>	
Table	
Zone No 7 (c) (Environmental Protection (Water Catchment) Zone)	
1 Objectives of zone	<i>The objective is to identify and protect land forming part of the catchment areas of the city water supply.</i>
2 Without development consent	<i>Nil.</i>
3 Only with development consent	<i>Any purpose associated with the protection and provision of stored water supplies; any purpose ordinarily incidental to or subsidiary to such purposes; agriculture; drainage; dwelling-houses; extractive industries; forestry; home employment; mines; open space; roads; stables; utility installations (other than gas holders or generating works).</i>
4 Prohibited	<i>Any purpose other than a purpose for which development may be carried out only with development consent.</i>

'Golf resorts' are not listed in the permissible items for development for consent, but are referred to in the Clause 11, through the reference to Schedule 8, below.

Clause 11 - Additional development in various zones

Notwithstanding clause 10A, a person may, with the consent of the council, carry out development on land referred to in Column 1 of Schedule 8 for a purpose specified in Column 2 shown opposite that land, subject to any requirements specified in Column 3 shown opposite that land being met.

The relevant section of Schedule 8 is shown below.

Schedule 8 - Additional development in various zones (Clause 11)

Column 1	Column 2	Column 3
Portions 74, 76 and 160 and lots 2 and 3, DP 250566, Princes Highway, Darkes Forest.	Golf Resort	The concurrence of the Department and the Metropolitan Water Sewerage and Drainage Board to the development being obtained by the council prior to granting consent.

Accordingly use of the site for the purpose of a 'Golf Resort' is permissible with consent under WLEP38, subject to the concurrence of the Department of Planning and Sydney Water Corporation.

Where a term is not defined under legislation it is to be given its popular or technical meaning. We have been advised that numerous current cases use the term 'golf resort' and that these cases include a range of uses that are linked to the golf course as their central element.

Schedule 8 of WLEP 38 – Typographical Error

It has been noted that a typographical error exists in Schedule 8 of WLEP 38 in that Lots 2 and 3 of DP 240566 have been described as Lots 2 and 3 of DP 250566. The latter lots are located in Parklea in Blacktown LGA and clearly were not intended to be the subject of WLEP 38. This error should be corrected via an amendment to WLEP 38 made pursuant to section 73A of the *EP&A Act 1979*. WLEP is in the process of progressing this amendment.

Clause 13 Subdivision of land within Zone 7 (c) & others

- (1) *The Council shall not consent to the subdivision of land within Zone No 1 (a) or 1 (b) unless each allotment of land to be created by the subdivision will have an area of not less than 40 hectares.*
- (2) *The Council shall not consent to the subdivision of land within Zone No 7 (a), 7 (c), 7 (d), 7 (e) or 7 (h) unless each allotment of land to be created by the subdivision has an existing dwelling-house upon it.*
- (3) *Notwithstanding subclauses (1) and (2), the Council may consent to the subdivision of land within the Zone No 1 (a), 1 (b), 7 (a), 7 (c), 7 (d), 7 (e) or 7 (h) so as to create an allotment with an area of less than 40 hectares, or an allotment upon which there is no existing dwelling-house, if the Council is satisfied that the allotment is intended to be used for a purpose (other than agriculture or a dwelling-house) for which it may be used without or only with the consent of the Council under this plan.*

Irrespective of Clause 13(2), Clause 11 of the LEP 38 permits a 'golf resort' on the site .

Clause 13(3) also permits subdivision for purposes other than agriculture or a dwelling house. Hence, subdivision may be permitted of lots less than 40ha for the 'golf resort' use.

Clause 20 Development in Zone No 7 (c)

(1) The council shall not grant consent for a purpose permissible pursuant to clause 10A in Zone No 7 (c) except with the concurrence of the Metropolitan Water Sewerage and Drainage Board.

(2) In deciding whether concurrence as referred to in subclause (1) should be granted, the Metropolitan Water Sewerage and Drainage Board shall take into consideration the likelihood of waters in the water catchment area concerned being polluted as a result of the carrying out of the proposed development.

Concurrence from the Metropolitan Water Sewerage and Drainage Board is required under this clause.

Clause 21 Set-backs in Zone No 1 (a), 1 (b), 7 (a), 7 (c), 7 (d), 7 (e) or 7 (h)

A person shall not, on land within Zone No 1 (a), 1 (b), 7 (a), 7 (c), 7 (d), 7 (e) or 7 (h):

(a) erect a building, or

(b) carry out development for the purposes of any industry, closer than 20 metres to the nearest alignment of an arterial road or main road.

All buildings are set back over 20 metres from the Princes Highway and therefore comply with the requirements of this clause.

Clause 22 Land clearing

A person shall not carry out land clearing on land within Zone No 1 (a), 1 (b), 7 (a), 7 (c), 7 (d), 7 (e), 7 (f), 7 (g) or 7 (h) except with development consent.

Some existing vegetation will be removed as part of the development shown on the Development Structure Plan, however as part of the future stages of the development all existing trees and substantial vegetation will be surveyed and efforts made to retain it where possible. This existing vegetation will form part of a detailed landscape plan which will also facilitate considerable landscape regeneration on the existing cleared areas of the site and the protection of significant habitats along Maddens Creek (NB. A Flora and Fauna Report will be submitted with the detailed Environmental Assessment).

Clause 29 Services

The council shall not consent to the carrying out of development on any land to which this plan applies unless:

(a) a water supply, and facilities for the removal or disposal of sewage and facilities for drainage are available to that land, or

(b) arrangements satisfactory to the Metropolitan Water Sewerage and Drainage Board have been made for the provision of that supply and those facilities.

Arrangements have been made with the relevant authorities for the provision of essential services to the site. (Details of this will be included in the Environmental Assessment.)

2.8 OTHER PLANS

The following plans and draft plans will be included in further detail as part of the detailed Environmental Assessment as required and where relevant to the proposal:

- Environmental Protection and Biodiversity Conservation Act 1999
- Threatened Species Conservation Act 1995
- Native Vegetation Act 2003
- SEPP 11 – Traffic Generating developments
- SEPP 58 - Protecting Sydney's Water Supply
- Drinking Water Catchments Regional Environmental Plan no 1
- Illawarra Regional Plan No 1
- Draft Illawarra regional strategy
- City of Wollongong DCP 6 – Commercial and Industrial Development
- City of Wollongong DCP 54 – Managing our Flood Risks
- Illawarra Escarpment Strategic Management Plan

3. OUTLINE OF THE APPLICATION

3.1 INTRODUCTION

The Illawarra Ridge Structure Plan (included as **Appendix B**) has been designed to facilitate staged development which will allow a balanced provision of residential release and resort services. The Structure Plan for the project includes provision for the following future development:

- A 9-hole golf course,
- A resort clubhouse with associated golf facilities,
- A driving range,
- 100 hotel rooms,
- 100 serviced apartments,
- 200 short stay tourist accommodation villas, and
- A maintenance complex comprising administration, maintenance, machinery storage, lunch room and 40 cart storage area.

Each future stage will include a release of approximately 50 short stay tourist accommodation units and services associated with the golf resort as a whole.

The intended operational structure at Illawarra Ridge, to protect (in perpetuity) the ongoing viability of the resort, will be as follows:

1. The ultimate operating structure to be adopted is still currently being resolved. The principle structure to be employed will either be a Community Title Structure / Strata Scheme (established under NSW State Laws) or Company Structure (established under the Corporations Act).
2. LINKS LIVING Ltd has successfully employed both of these operating structures in the past. A Strata Scheme sits at the heart of Sanctuary Lakes Resort whilst a Company Structure sits behind the Sandhurst Club. We are proposing similar structures across all our other future projects, these being Whitsunday Springs Resort, and other similar projects like Geelong Golf Club.
3. Illawarra Ridge Resort ("Resort") will be established essentially to operate as one collective Central Fund. Essentially it will be an Owners Corporation. This seems to be the most universally preferred structure for the operation of these unique kinds of resorts within NSW legislation.
4. The Resort will own all of the golf course land, all road infrastructure, maintenance shed complex and appurtenant facilities including Recreation Club building and have secured rights for its members to use the Clubhouse.

5. The Resort will effectively comprise 4 categories of membership:
- i) Resort Member – (Class ‘1’ membership) will exclusively comprise of owners of the 200 proposed resort villas. The occupiers of these dwellings will be afforded full course and playing rights and use of all facilities. Annual Fees will be levied on these members, via an encumbrance on the property, and all proceeds would be received by the Resort.
 - (ii) Resort Golf Members – (Class ‘2’ membership) will comprise regular golfers who prefer organised competition golf. Annual Fees will be levied on these members and all proceeds will be collected by the Resort. Each member will enjoy full golf playing rights.
 - (iii) Green Fee and Public Access – (Class ‘3’ membership) will essentially be green fee players and guests. Daily Fees will be levied on these persons with all proceeds received by the Resort.
 - (iv) Resort Recreation Members – (Class ‘4’ membership) will comprise members from the wider community who can utilise all the facilities at preferred community participation rates. This will extend not only to the golf but to all of the recreational facilities within in the Resort.
6. All of the 200 resort villa owners, Hotel and Serviced Apartment Complex will form a single Owners Corporation. That entity in turn will enter into a fixed and binding contract with the Resort where:
- The Resort will maintain all ‘Common’ Resort Assets, including resort nature strips, parks and gardens.
 - Villa owners will be issued with ‘Resort Member’ memberships,
 - The Resort will commit to maintaining the golf course in good order.
7. A combination of Owners Corporation income, Golf Fees, Green Fees and Recreation Fees will ensure in perpetuity the on-going maintenance and protection of the golf course facilities.

A chart outlining the above is provided in **Appendix B**.

3.2 BUILT FORM

The built form can be divided into;

- The hotel/serviced apartment complex,
- The resort villas; and
- The maintenance facility.

3.2.1 The Hotel Apartments

The hotel and serviced apartments are located in two separate buildings fronting each other across a lake area. The two buildings are joined by a foot bridge crossing the lake and will be a composite form, with the different elements expressed within the design. It is expected that these buildings will be 3 – 4 storeys in height (including attic space) and will respond to the contours of the site. The Kitchen, Pro-shop and Function Centre will generally be single storey buildings and will aim to create a village centre atmosphere. The tennis courts will also have two single storey buildings to house a tennis pro-shop and storage/toilet facilities.

It is envisaged that there will be 100 hotel apartment rooms. All rooms are to accommodate as a minimum a double bed.

Resort Precinct

This area consists of the following main elements: Clubhouse and Conference Centre. It is envisaged that the Clubhouse will consist of:

- Administration,
- A Pro shop,
- Change rooms,
- Small Restaurant, and
- A Member's lounge.

It is envisaged that the Conference Centre will consist of:

- A Café, and
- A function room (150 seats, combined with café & lounge).

Health Wellbeing & Spa Centre

It is envisaged that this centre will consist of:

- A 25 metre pool,
- Spa,

- Sauna,
- 3 x massage/treatment rooms,
- Small gymnasium, and
- Multi-purpose yoga/pilates function room.

Holiday Serviced Apartments

It is envisaged that there will be 100 serviced suites. These suits will be of 'short stay' nature. These suites may provide a small kitchenette, laundry, living room and bedrooms with ensuites.

3.2.2 The Resort Villas

The residential villas will be a mix of semi-detached and fully detached buildings, typically two storeys in height. The residential villas will have a mix of housing types and sizes, ranging from 2 to 4 bedrooms and will include front and rear gardens. The lots will be separated by hedging, or screen planting in response to the sites golf environment. The design of the villas will be visually low key and will maintain a consistency in architecture with the hotel and serviced apartment buildings.

It is envisaged that there will be a maximum of 200 Villas/Golf Lodge ("Temporary Accommodation") allotments of approximately 350m² each. It is expected that the FSR on these allotments will not exceed 0.5:1.

3.2.3 The Maintenance Complex

The maintenance complex will accommodate the working staff of the golf course and the equipment needed to service the resort. This will be a single storey pavilion encompassing a lunch room, cart storage area, utilities rooms, administration office and machinery storage area. It is envisaged that the Maintenance Shed will be used for machinery storage and as general workshop.

3.3 URBAN DESIGN/ARCHITECTURAL STATEMENT

The architecture of the buildings will be fully controlled by a comprehensive set of design and building controls specific to the site. The guidelines will be framed to insist on a consistent theme of architectural style.

All buildings will be designed to strictly meet the guidelines of BASIX. The guidelines will also ensure that leading edge energy management and water conservation principles will be standard. All buildings will be mandated to include rainwater tanks and incorporate solar energy principles. These principles exceed BASIX principles.

3.4 STAGING OF THE PROJECT

The proposed “golf resort” project is to be staged over a six year period. The proposed staging of works for the Illawarra Ridge Golf Resort is provided below in **Table 3.1**.

Table 3.1: Indicative Staging of Works

<i>Initial Program</i>		
Stage 1	<ul style="list-style-type: none"> • Resort entry road works and landscaping • sewer and water pipelines (from Helensburgh) • Construction and bushfire perimeter roads • Installation of an electrical substation • Temporary Business Identification Signage • Construction of a building works site, dedicated construction road and associated sheds • Amendments to the existing golf course layout, including any bulk earthworks, reshaping, irrigation systems etc, including the golf driving range • Construction of the resort clubhouse 	2007-2008
Stage 2	<ul style="list-style-type: none"> • Construction of 40 resort villas • Subdivision of 40 resort villa lots • Construction of a permanent maintenance shed 	2008 - 2009
Stage 3.	<ul style="list-style-type: none"> • Construction of the health and wellbeing centre with swimming pool and tennis courts • Construction of 40 resort villas • Subdivision of 40 resort villa lots • Construction and subdivision of 100 room serviced apartments 	2009 - 2010
Stage 4	<ul style="list-style-type: none"> • Construction of 40 resort villas • Subdivision of 40 resort villa lots • Construction of the resort conference centre 	2010 - 2011
Stage 5	<ul style="list-style-type: none"> • Construction of 40 villas • Subdivision of 40 villa lots 	2011-2012
Stage 6	<ul style="list-style-type: none"> • Construction of the 100 room resort hotel • Construction of 40 resort villas • Subdivision of 40 resort villa lots 	2012- 2013

4. PRELIMINARY ENVIRONMENTAL ASSESSMENT

This section of the report provides a summary of the preliminary environmental assessment. Where information is currently available, indication is made as to where the information is located by reference to the bibliography listed in **Section 6**. However due to the nature of the project and fact that this proposal has been slightly altered in accordance with the Department's guidance then some of the previous reports will need to be amended and will therefore be submitted as part of the detailed Environmental Assessment. (For completeness these are referenced in the Bibliography.)

4.1 PHYSICAL POLLUTION

4.1.1 Air Impacts

What information is currently available?

An Air Quality Assessment has not been undertaken for this project to date.

What is the level of impact and is it a key issue?

The proposed project is for a golf resort development and does not propose any form of development which is likely to produce any negative air quality impacts. Whilst there may be dust generation during the construction process, this will be controlled by the usual building construction controls and procedures. With the proper implementation of these measures this is not considered to be a key issue.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage.

4.1.2 Water Impacts

What information is currently available?

Information is currently available as follows:

- *Water Catchment Advice* by Morse McVey,
- *Interim Flood Study Report* by ARUP,
- *Stormwater Management Statement* by ARUP,
- *Water Cycle Management Statement* by Morse McVey.

These reports were submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment as required.

What is the level of impact and is it a key issue?

The site is located completely outside of any catchments either directly administered by the Sydney Catchment Authority (SCA), or catchments draining into lands administered by SCA. The requirements of SEPP 58 (Protecting Sydney's Water Supply) do not apply to the proposed project. Water is considered a key issue in this project as it encompasses the water cycle and riparian corridor, stormwater management, flooding and water quality.

Water Cycle and the Riparian Corridor

Surface drainage at the site consists of two drainage lines - Maddens Creek and an unnamed artificial drainage channel flowing in a south-south-west direction approximately 150m from, and parallel to, the site's western boundary. All of the lands across the site drain into Maddens Creek except for a very small (< 2ha) portion in the north-east corner of the site. These lands are on a crest that comprises the watershed between the Maddens Creek and Coalcliff Dam catchments. A number of shallow drains have been constructed within the existing golf course in an obvious attempt to facilitate effective drainage and improve trafficability. A large number of dams have been constructed across the site to service the irrigation requirements of the golf course.

The freeway crosses Maddens Creek immediately downstream of the golf course. Here, flow is directed into two 3m x 2m box culverts under the freeway and the road surface has been built up using fill to a level approximately 5m to 10m above the natural creek surface level. Based on the factors detailed above, Maddens Creek is considered to be a *Category 2 River* under the present classification system employed by the Department of Natural Resources (DNR). Classifying it as a Category 2 river means that its condition is to be maintained and/or improved, with particular regard towards terrestrial and aquatic habitat.

Riparian corridor buffers (a Core Riparian Zone - CRZ) of 20m from the top-of-bank on either side of the creek are to be set aside for protecting the riparian habitat. Additionally, a 10m "urban interface zone" applies adjacent to the CRZ in which only limited land use can occur (such as recreational facilities).

The Morse McVey report notes the most significant changes to the water cycle management regime that will occur under the proposed project are in the runoff/infiltration characteristics. The increase in impervious surface strata as a result of the proposed project will lead to greater levels of runoff and more potential pollution unless appropriate mitigation measures are implemented to prevent these impacts. Use of rainwater tanks will help in reducing storm-event initial shock-loads on the stormwater system, as will the use of storage dams as detention basins.

The riparian corridor will be maintained at a minimum of 20m either side of Maddens Creek over its complete length with no encroachments by golf course fairways or urban development. Riparian corridors are to be bordered by golf fairways, not urban development. This is considered a permissible activity in the 10m Urban Interface Zone that extends beyond the CRZ.

It is acknowledged that there is a risk that nutrient-rich runoff from the golf course could lead to water quality issues in Maddens Creek or to weed infestations in the riparian corridor. As such mitigation and management measures which will achieve the following are included in the proposed project:

- (i) Minimise the risk of water quality or riparian health being affected by high nutrient loads,
- (ii) Achieve water flow regimes into Maddens Creek that are similar to the existing pattern and amount, and
- (iii) Encourage effective infiltration of water into the soil to reflect the natural runoff/infiltration characteristics at this site.

In addition a bridge will be constructed to provide golf course access over the entirety of the Maddens Creek riparian corridor to prevent surface level crossings.

The Morse McVey report includes a detailed water cycle management plan for the construction and ongoing use of the resort. Modelling conducted as part of this plan demonstrates that the proposed project will have a neutral or beneficial effect on receiving waters (for example, resulting in a -90.3% reduction in Gross Pollutant levels from pre- to post- development).

Stormwater Management

A Stormwater management statement has been prepared by Arup to outline the design intent for stormwater management and set the strategy that will be implemented during the design, construction and operation of each phase of the project. The following measures will be adopted as part of the Illawarra Ridge Project:

- Roof runoff from all buildings will be directed to re-use/detention tanks.
- A series of constructed water bodies are proposed across the site. These will collect and treat stormwater from the site, and provide storage for water for on-site reuse. The lakes/dams will incorporate littoral and open water zones with in order to achieve both treatment and detention functions.
- Vegetated or grassed 'V-shaped' drainage swales will be used in lieu of a traditional kerb and channel concrete lined drainage systems where appropriate.

- Bioretention swales will be used to collect runoff from car parking areas in lieu of a traditional kerb and channel concrete lined drainage systems. These will enable treatment of stormwater prior to discharging into the on site lakes/dams for reuse in irrigation of the golf course and landscaping.
- Rain gardens may be used to attenuate flows via storage and treatment.

The Water Cycle Management Study provides additional detail on the management techniques and measures that will be adopted to minimise impacts on water quality. To ensure the proper functioning of these systems maintenance will be carried out during all phases of construction and operation.

Flooding

An Interim Flood Study has been compiled by Arup. The report identifies that there are three sub-catchments that feed Maddens Creek upstream of the culverts under the Freeway and would affect the site during a flood event; these are Upper Maddens Creek, Maddens Creek Tributary and the Golf Course. It is a specific requirement of Wollongong City Council to consider the culverts under Freeway as fully blocked during analysis of the flooding from a 1 in 100 year ARI storm event. The report finds that there is a freeboard of greater than 500mm to the proposed building levels, but notes that the calculation will be reviewed following receipt of detailed survey information.

In relation to this proposal all water issues are manageable, but nevertheless in the context of this assessment water could be described as a key issue. Important in the assessment are issues related to water quality, treatment of the riparian corridor and the measures to mitigate against flooding.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage. The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

4.1.3 Soil impacts

What information is currently available?

Information is currently available as follows:

- *Landscape Report - Illawarra Ridge Golf Resort - Gamble McKinnon Green*
- *Geotechnical Investigation by ARUP*
- *Contamination Investigation by JET Environmental.*

These reports were submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment.

What is the level of impact and is it a key issue?

The site lies completely on Hawkesbury Sandstone, with soils being derived from in situ weathering of this parent material. High rainfall and low slope gradients have contributed to the development of sandy peats and loams, with common waterlogging and seasonally high water tables. Hanging swamps and dells are common on the heathlands of the Maddens Plains such as those found to the south of the site.

Sandstone porosity is limited by the iron which limits further infiltration. This causes soil profiles to rapidly become waterlogged as soil pore spaces fill. Soils do not retain water for long term plant availability, due mainly to their very sandy texture.

Soils on the site are extremely acidic, causing dissolved aluminium to become toxic to most plants. The presence of aluminium is apparent in the iron-stained bed and banks of Maddens Creek, where it flocculates eroded iron particles out of the water. Site inspections by Morse McVey & Associates confirm that acid sulfate soils are not present at this site.

Characteristics of Maddens Plains soil are described as:

- Seasonal and permanent waterlogging;
- Permanently high water tables;
- Extremely low fertility;
- Highly organic, acidic soils;
- Low plant - available water holding capacity.

The Maddens Plains Soil Landscape is recognised as an important recharge area for groundwater aquifers and contributes significant volumes of subsurface flow into creeks.

A Stage 1 Geotechnical Investigation by Arup concludes that construction of foundations on different bearing strata will increase the risk of differential movements of the foundations. The report recommends that all of the foundations for individual buildings should be founded on the same bearing stratum. The report also recommends a number of suitable foundation solutions that would be suitable depending on the development type.

A Stage 1 contamination investigation by JET Environmental finds that there is no evidence of ground contamination anywhere on the site, including the works depot areas and sheds where chemicals and fuels are stored and mixed. No underground fuel or chemical storage tanks have ever been present on the site.

Soil impacts are not considered a key issue however it is recognised that the soil types described, in combination with the above means that land use of the site will have to be carefully managed in order to preserve groundwater quality.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage. The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

4.1.4 Noise and Vibration Impacts

What information is currently available? What is the level of impact and is it a key issue?

An Acoustic and Vibration Assessment has not been undertaken at this early stage in the project. As the development of a golf resort is not considered to be a “noisy” activity and there are no immediately adjoining sensitive neighbours this is not assessed to be a key issue. Noise and vibration issues will relate primarily to the construction phase of the project.

What further studies and assessments may be required?

Detailed acoustic and vibration assessment will occur as part of the approvals for later stages, when greater details regarding the built form are available. Assessment will be included as required as part of the detailed Environmental Assessment.

4.2 BIOLOGICAL

4.2.1 Flora and Fauna

What information is currently available?

Information on flora and fauna is currently available as follows:

- *A Preliminary Flora and Fauna Statement* by LesryK Environmental
- *Threatened Species Targeted Survey* – LesryK Environmental Consultants September 2005.

These reports were submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment.

What is the level of impact and is it a key issue?

A Preliminary Flora and Fauna Statement was prepared by LesryK Environmental Consultants and will be included as part of the detailed Environmental Assessment. The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

Based on the results obtained by this survey, combined with the results of the vegetation community identifications, habitat assessments and literature reviews for this statement, the primary area that poses a constraint to the development of the study area is the southern portion of the site. This part of the site contains the Ironstone Woodland and Sedgeland-Heath Mosaic vegetation communities and the aquatic environment of Maddens Creek. These areas have the potential to support locally viable populations of one or more state and/or national listed threatened flora and/or fauna species.

Flora

During the field investigation the following three regionally significant plants were recorded:

- Casuarina (*Allocasuarina paludosa*),
- Privet-leaved Stringybark (*Eucalyptus ligustrina*) and
- Gynea Lily (*Doryanthes excelsa*).

These plants occur in association with the Ironstone Woodland and Sedgeland-Heath Mosaic vegetation communities. Whilst not of state or national conservation concern (and therefore not a major constraint to the development of the site) these plants have a restricted distribution within the O'Hares Catchment and therefore their retention within a development layout is recommended.

Fauna

Given the structure and relatively pristine nature of the Ironstone Woodland, Sedgeland-Heath Mosaic and Maddens Creek there is the potential that endangered fauna species could occur as locally viable populations. As such, a detailed Threatened Species Targeted Survey was undertaken by LesryK Environmental Consultants in September 2005.

The targeted species for the survey were identified as those listed under the *Environment Protection and Biodiversity Conservation Act 1999* and/or the *Threatened Species Conservation Act 1995*. The targeted species included the:

- Giant Burrowing Frog,
- Green and Gold Bell Frog,
- Littlejohns Tree Frog,
- *Pultenaea aristata*, and

- Red-crowned Toadlet

The report concludes that:

“...the redevelopment of the Illawarra Golf Course site is not considered to have any significant impact on any threatened species, their population, ecological communities or habitats.

The Proposal is not considered to affect, threaten or have an adverse impact on the nationally listed Giant Burrowing Frog, Green and Gold Bell Frog, Littlejohn Tree Frog or Pulteanaea aristata. Therefore, it is not considered that the matter would require the referral to the Federal Minister for the Environment and Heritage for further consideration or approval.”

Flora and fauna is not considered to be a key issue.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage.

Preliminary analysis suggests that further modification of the disturbed environment could proceed as planned and is not expected to trigger the need to prepare a Species Impact Statement or to require the referral of the matter to the Federal Minister for the Environment and Heritage. Within this habitat type, no major flora and/or fauna constraints were identified that would negate the development of this area.

Further assessment may include a detailed consideration using the assessment criteria provided in association with the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and Section 5A of the *Environmental Planning and Assessment Act 1979*. Such assessment, based on the results of studies to date, is likely to conclude that there will be no adverse impact by the proposed project on this habitat type nor will there be any adverse impact on any populations of native plants or animals, or on any of their vegetation communities and fauna habitat types.

The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

4.2.2 Biodiversity

What information is currently available?

Information is currently available as follows:

- *Water Cycle Management Statement* – Morse McVey.
- *Threatened Species Targeted Survey* – LesryK Environmental Consultants September 2005.
- *ESD Performance Statement* by ARUP

These reports were submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment.

Within the key principles of the sustainability statement, the proponent is committed to planning, designing, constructing and operating the golf resort as a sustainable development. Within the category of ecology and cultural heritage the intent is to:

"manage ecology and cultural heritage issues by conserving habitat, enhancing biodiversity and monitoring for items of cultural heritage".

What is the level of impact and is it a key issue?

The proposal will not create any threat to the biological diversity or ecological integrity of species, populations or communities. The ecological assessment concluded that:

"it is not considered that there are any ecological constraints to the proposal proceeding as planned. The proposed works would not significantly affect any populations of any plants or animals such that they are placed at risk of extinction. Similarly the works would not remove or significantly affect any habitat important to any threatened species".

The riparian corridor will be maintained at a minimum of 20m either side of Maddens Creek over its complete length with no encroachments by golf course fairways or urban development. Riparian corridors are to be bordered by golf fairways, not urban development. This is considered a permissible activity in the 10m Urban Interface Zone that extends beyond the core riparian zone (CRZ).

It is acknowledged that there is a risk that nutrient-rich runoff from the golf course could lead to water quality issues in Maddens Creek or to weed infestations in the riparian corridor. As such mitigation and management measures will be included in the project which will achieve the following:

- (i) Minimise the risk of water quality or riparian health being affected by high nutrient loads;
- (ii) Achieve water flow regimes into Maddens Creek that are similar to the existing pattern and amount;
- (iii) Encourage effective infiltration of water into the soil to reflect the natural runoff/infiltration characteristics at this site.

In addition a bridge construction for golf course access over the entirety of the Maddens Creek riparian corridor is to be incorporated instead of surface level crossings.

Given the above and studies conducted to date biodiversity is not considered to be a key issue. The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage.

4.2.3 Threatened species, populations, communities or habitat

Information relating to threatened species, populations, communities and on-site habitats has previously been addressed in **Section 4.2.1** (Flora and Fauna) above.

4.3 RESOURCE USE

4.3.1 Community Resources

What information is currently available?

Information is currently available includes the *Services Strategy* by ARUP. This was submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment.

What is the level of impact and is it a key issue?

A Servicing Strategy Report has been undertaken by ARUP which outlines the strategy that the proponent will implement to establish appropriate connections to the various utilities necessary to service the future development.

Potable Water

The Darkes Forest area is currently not connected to a potable water mains supply and generally relies on rainwater storage tanks for its potable water. Accordingly, a connection to a mains supply is required to service the proposed "golf resort". Arup submitted a formal Feasibility Application and accompanying report on behalf of Links Illawarra to Sydney Water Corporation (SWC) on 28 April 2005 (Case number 78544) and SWC is currently assessing the project. It is envisaged that a pumping station, located on a suitable site near the existing SWC reservoir in Helensburgh, will feed a rising main running to the project and that this rising main would run in an easement adjacent to the Princes Highway.

To supplement the potable water supply from Helensburgh other sources of water are being investigated in order to meet, and where possible, exceed BASIX requirements. These include rainwater harvesting and grey water recycling. Should these prove viable, they may be utilised in the project.

Sewer

The Darkes Forest area is currently not connected to a sewer main and generally relies on septic tanks for the disposal of effluent. Accordingly a connection to a sewer main is required. Arup has submitted a formal Feasibility Application and accompanying report on behalf of Links Illawarra to SWC on 28 April 2005 (Case number 78544).

It is proposed that a low-pressure sewer system be utilised for servicing the site and that the sewer rising main would run from the project to Helensburgh in an easement adjacent to the Princes Highway. It is envisaged that each separate building will have its own separate grinder pump and wet well storage tank. These pumps will feed a reticulation system that directly feeds to a rising main. The sewer outfall is estimated to be some 13.9 litres per second once the project has been completed.

Electricity

The Darkes Forest area is serviced by Integral Energy's electricity network. Current infrastructure is not able to service the future demands of the proposed project and the surrounding area. Integral has identified the Darkes Forest Zone Substation and potentially Wombarra Zone Substation as feasible supply networks.

The project will require a separate connection to two independent electrical supply networks. It is envisaged that these network connections will be adjacent to the project on the Princes Highway. These supplies will connect through a switching mechanism to an underground 11kV reticulation ring main. This ring main will service the project with four, 500kVA transformers and soft starters located at appropriate locations on the ring main. The future electrical demands for the project are estimated at 2MVA.

To supplement the electricity supply from Integral Energy other methods of supply are being investigated in order to meet and where possible exceed BASIX requirements, such as utilising solar hot water systems and installing solar powered infrastructure (such as external lighting). The installation of photovoltaic panels for power production is also being investigated.

Natural Gas

The Darkes Forest area is not currently serviced by natural gas and the nearest connection point is Agility's Natural Gas network at Bulli some 8 kilometres away. Though technically feasible, the establishment of a natural gas connection to the project is likely to be unviable and at this stage, alternate sources will be utilised to meet all the energy requirements of the project.

Telecommunications

The existing Illawarra Golf Club utilises a Telstra copper cable connection for its telephony and a satellite dish to access other telecommunication services. To service the future telecommunication demands of the project, upgrades of the existing telecommunication infrastructure are required. This future demand for access will be met by the installation of both the latest technology (namely optical fibre) as well as spare servicing ducts in the servicing trenches. The proposed project will have access to the wide range of telecommunication service currently including high speed data transfer, free to air television, pay television, local community intercom and on site security.

The provision of utility services to this project (especially water and sewer) is a key issue in that it will provide much needed extra capacity into the existing overloaded network around Helensburgh and Darkes Forest.

In relation to other community services, the local catchment area contains a wide range of community services and facilities including 17 places of worship, 20 primary schools, preschools and day care centres, 193 shops and various retail services, and numerous fire brigade facilities as well as libraries and community centres.

The provision of these community facilities is not considered to be a key issue.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage.

4.3.2 Natural Resources

What information is currently available?

Information is currently available as follows:

- *Water Catchment Advice* by Morse McVey,
- *Water Cycle Management Statement* by Morse McVey;
- *Geotechnical Investigation* by ARUP;
- *A Preliminary Flora and Fauna Statement* by LesryK Environmental;
- *Threatened Species Targeted Survey* by LesryK Environmental Consultants September 2005;
- *ESD Performance Statement* by ARUP.

These reports were submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment.

What is the level of impact and is it a key issue?

Information relating to various natural resources issues has previously been discussed and further level of detail will be provided in the Environmental Assessment where required.

4.3.3 Transportation

What information is currently available?

Information currently available is a Traffic Study of the proposal by ARUP. This was submitted with the previous Preliminary Assessment and will be updated as required and submitted with the detailed Environmental Assessment.

The site has good access from the Princes Highway. Additional points of access are proposed to the north and south of the central primary site access. These secondary accesses will be used during the construction period and then will provide on-going “maintenance” and “emergency vehicle” access including access for bushfire trucks.

Whilst no permanent vehicular access points are sought to/from the freeway it has been identified that additional bushfire trail access along the southern perimeter of the site will allow improved connections between the Princes Highway and the Freeway in times of emergency. Details of such a connection will need to be clarified between the proponent, Emergency Services and the RTA.

What is the level of impact and is it a key issue?

ARUP was commissioned to undertake a formal Traffic Study of the previous Preliminary Assessment. The report predicts that traffic movements into the site could total 440 vehicle movements within the peak hour once the proposal is complete. In accordance with the recommendations of this report the structure plan incorporates a right turn lane suitable for at least 3 cars on the Old Princes Highway adjacent to the entry point to the resort.

The peak parking demand is calculated to be 269 spaces, which can be accommodated within the two proposed 140 lot parking areas.

The nominated perimeter fire trails along the northern and southern boundaries of the site have been designed in accordance with the specifications in Section 4.3.3 of *Planning for Bushfire Protection*. The fire trails, main estate road and the potential of freeway (emergency only) access will together provide adequate evacuation alternatives in the event of a bushfire.

In relation to traffic the impact of the proposal is not considered to be a key issue. Peak hour traffic can be handled by a right turn lane. Emergency traffic in bushfires will be improved by increased accessibility between the Princes Highway and the Freeway.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage. The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

4.4 COMMUNITY

4.4.1 Social Impacts

What information is currently available?

Information currently available is “*Economic Benefit Strategy*” by Macroplan. This report was previously submitted however will be updated to include the current proposal.

MacroPlan Australia prepared an independent analysis of the economic and social benefits associated with the proposed project. The report assesses the likely economic and social impacts of the operation of the project on the Wollongong Economy.

What is the level of impact and is it a key issue?

The Macroplan report finds that the provision of recreational activities is likely to provide a wide range of benefits to the community, ranging from personal satisfaction and a sense of well-being to reductions in the cost of health care and improved economic well-being. A selection of these benefits includes:

- Social cohesion,
- Community diversity,
- Medical cost reduction,
- Community pride,
- Crime reduction,
- Strengthening a productive workforce, and
- Contribution to environmental health and rehabilitation.

The report also outlines benefit from the provision of employment within the community and the provision of a greater level of social services. This is not considered to be a key issue.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage. The reports submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

4.4.2 Economic Impacts

What information is currently available?

Information is currently available includes “*Economic Benefit Strategy*” by Macroplan. This report was previously submitted however will be updated to include the current proposal.

MacroPlan Australia has prepared an independent analysis of the economic and social benefits associated with the proposed project. The report assesses the likely economic impacts of the operation of the project on the Wollongong Economy.

What is the level of impact and is it a key issue?

The report finds demand for the resort is supported by analysis of recreational activities undertaken by people over the age of 45 years (*ABS, Sport and Physical Activity Participation, 1999/00*) which indicates that the proposed project will offer six of the top seven recreational/leisure pursuits demanded by persons aged over 45 years. Demand is further supported by the trend of ageing population moving to coastal and regional locations throughout Australia. This migration trend is witnessed by strong increases in property values and increased dwelling construction over the past decade in these locations.

It is expected that the total expenditure generated by the project throughout the 20 year period (2006-2025) is estimated at \$572 million dollars which equates to \$323 million in net present terms (discount rate of 7%). Total employment generated from the expenditure levels has been estimated at between 546 and 969 employment positions sustained on average each year during the first 20 years of the project (including multiplier effects). Employment is weighted towards construction during the early years of the project moving towards goods and service support for residents in latter years. The report estimated the local employment proportion (i.e. Wollongong City) of this employment is 49% of direct employment retained within the Wollongong region during the construction phase of the project (i.e. first five years) and 41% during latter years. The result will be the creation of between 100 to 209 employment opportunities (net annually) in Wollongong over the 20 year period.

The proposal is expected to generate average annual tourism expenditure in the order of \$3.9 million. Conservative estimates, based on attendance achieved at other golf courses in the region, indicate that 15% of the expenditure will be induced to New South Wales from course and hotel patrons from interstate and overseas. This represents \$12 million additional expenditure in the New South Wales economy over the 20 year analysis period and is therefore considered to be a key issue.

Within the Regional Strategies Background Paper of Feb 2006, the only “Key Direction” of relevance to the subject proposal, is that of facilitating economic development and employment growth by identifying suitable employment opportunities. The proposal fully complies with this direction.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage. The report submitted with the previous preliminary assessment will be updated and submitted with the detailed Environmental Assessment where required.

4.4.3 Heritage, aesthetic and cultural impacts

What information is currently available?

Information is currently available includes *Aboriginal Heritage Assessment Survey* by Wugan Heritage Consultants.

What is the level of impact and is it a key issue?

An Aboriginal Heritage Assessment Survey has been completed by Wugan Heritage Consultants for the site. This report assesses the impacts of the redevelopment of the golf course on known or unknown places of significance to the Illawarra Aboriginal Community. It reviews the regions prehistory, ethnography and describes the features of the cultural landscape. This report indicated that this is not a key issue.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage.

The two recommendations of the Wugan Heritage report which are incorporated into the project proposal are:

- That when earthworks and tree removal are undertaken in the undeveloped southern area a representative of either Illawarra Local Aboriginal Land Council or the Wodi Wodi Elders group should be in attendance; and
- If any artefacts are uncovered all works are to cease and the Illawarra Local Aboriginal Land Council and National Parks and Wildlife Service notified prior to a more intense archaeological assessment being undertaken.

The Commonwealth Native Title Act 1993 will be complied with in relation to any issues of Native Title that may exist at the site.

4.4.4 Land Use Impacts

What information is currently available? What is the level of impact and is it a key issue?

The proposed Golf Resort Project will be a unique project within Wollongong and should not be assessed as a standard “urban settlement”. People living and working in the resort are there very much for the golf experience (ie tourism and recreation). The main use of the golf resort is the provision of private recreation, with hotel, short stay residential and clubhouse uses being ancillary to that main use. The land tenure arrangement will be a community title arrangement within the resort management structure. The usual Torrens Title subdivision of an “urban settlement” is not contemplated.

The site is not considered to be isolated. The site is located at the current Illawarra Country Club on the Princes Highway some 7.5km north of Thirroul and 6.5kms south of Helensburgh, on the Illawarra coast, north of Wollongong. The proximity of the site to Thirroul and Helensburgh will allow, if required, short stay residents of the golf resort easy access to these centres and their services. This area is the local service catchment area for the resort.

This local catchment area contains a wide range of community services and facilities including 17 places of worship, 20 primary schools, preschools and day care centres, 193 shops and various retail services, and numerous fire brigade facilities as well as libraries and community centres.

The proponent’s vision for the resort is to see the staged development of a fully managed, integrated resort comprising a wide range of recreational, and social facilities all designed to attract tourists and support the main golf focus of the project. The land use mix envisaged includes:

- A fully licensed clubhouse with bistro and spike bar, meeting rooms, basic change rooms and a pro-shop,
- Conference/convention rooms equipped to accommodate small groups or a single large group,
- 4 star hotel accommodation,
- Serviced, low rise apartments,
- Short stay golf lodges and resort villas,
- A health club building with pool, gym and breakout spaces,
- A ‘well being centre’ with rooms for massage, yoga, pilates and beauty treatments.

Whilst at this stage it has not been specified, there is every possibility that a small “corner shop” type facility could form part of a subsequent DA. Such a facility may be considered appropriate to provide the daily needs of short stay residents of the golf lodges (ie bread, milk, newspapers and the like), that might not otherwise be provided in the hotel or the clubhouse/pro-shop. Other community services (e.g. schools, churches, community facilities and the like), would be accessed within the adjoining urban areas of Helensburgh to Bulli.

What further studies and assessments may be required?

Further detailed study and assessment of the particular impacts of each stage of the proposed project may be required before approval of each development stage.

5. CONCLUSION

The proposal seeks approval for a golf resort, on land zoned for that purpose and on a site currently used as a golf course. The proposal is not to create a new urban settlement but only relates to short stay tourist accommodation. The proposed resort will contain a broad range of services and facilities appropriate for all temporary residents of the resort. The site is in proximity to the existing Wollongong communities of Helensburgh to the north and Thirroul to the south if access is needed for higher order services and facilities.

This project has always been envisaged to be a holiday home type of development in relation to the villa part of the development. The target group of residents were people who owned a primary place of residence elsewhere and used the golf resort as a holiday retreat (as in previous applications for this project where “permanent housing” was proposed). This is why the concept of changing the villas into short stay accommodation will not impact on the existing building footprints or layout of the resort as the typology of the accommodation is suited to either style of development.

The proposal has developed through a process of extensive consultation with Council and other stakeholders. The proposed project will be a significant investment in the Illawarra region and will result in the provision of infrastructure services to the locality, a range of community sporting and leisure facilities for the community, and will be a generator for local tourism and employment. Major upgrades to water and sewer to service the project will also benefit the local area.

We trust that the information provided in this report is sufficient for the Department to establish the scope of environmental assessment required for a Part 3A environmental assessment.

We request the Director General’s Environmental Assessment Requirements for the application outlined in this document.

6. REFERENCE TO OTHER PREPARED PROJECT REPORTS AND DOCUMENTS

This report has been prepared with reference to the following reports and documents which will be updated as required and submitted with the detailed Environmental Assessment:

- *Aboriginal Heritage Assessment* –Wugan Heritage Consultants.
- *Bushfire Assessment* – The Planning Group.
- *Contamination Investigation* – JET.
- *Economic Benefit Strategy* –MacroPlan Australia.
- *ESD Performance Statement* – ARUP.
- *Flood Study* – ARUP.
- *Flora and Fauna Statement (Preliminary)* – LesryK.
- *Geotechnical Investigation* –ARUP.
- *Sanctuary Lakes Resort “Living with Nature” program*
- *Services Strategy* – ARUP.
- *Site Survey Plan*
- *Stormwater Management Statement* – ARUP.
- *The Structure Plan* – GNP Golf Design
- *Traffic Report* – ARUP.
- *Waste Management Plan* – ARUP.
- *Water Catchment Advice* – Morse McVey.
- *Water Cycle Management Statement* – Morse McVey.
- *Threatened Species Targeted Survey* – LesryK Environmental Consultants September 2005.
- *Arboricultural Assessment and Vegetation Survey* – Urban Forestry Australia (UFA) December 2005
- *Architectural Vision (Architectural Designs & Building Controls)* - Pleysier Perkins (for Linksliving) – (especially 04 – siting/setbacks for villa envelopes),
- *Concept Plans(3 dimensional building envelopes)* - The Planning Group drawings of indicative building envelopes for the Facilities Precinct,
- *Landscape Report* - Illawarra Ridge Golf Resort - Gamble McKinnon Green (refer to. Page 19 – Site Analysis Plan & supporting analysis information in Section A).

APPENDIX A

DOP letter to Links Living Limited (ref Y06/3040) dated 8th December 2006.



NSW GOVERNMENT
Department of Planning

Contact: Chris Wilson
Phone: 02 9228 6192
Fax: 02 9228 6170
Email: chris.wilson@planning.nsw.gov.au
Our ref: Y06/3040

13 DEC 2006

Mr Zoran Pavlovic
Links Living Limited
Suite 6
622 Ferntree Gully Road
MULGRAVE VIC 3170

Dear Mr Pavlovic

Illawarra Ridge Development

I refer to your letter dated 27 November 2006 regarding the above development proposal.

It is understood that Links Living is proposing to develop an Integrated Golf Tourist facility incorporating short stay tourist accommodation instead of permanent residential as previously proposed. It is however noted that it is intended to subdivide the short stay facilities consistent with time share tourist accommodation. The subdivision aspect of the proposal would need to be fully justified to satisfy the decision maker that the proposal is genuinely a short stay tourist facility.

While the Department is not in a position to give in-principle support at this stage, it would be prepared to accept and consider on its merits a duly made application in accordance with Part 3A of the EPA Act provided that the short stay component and its subdivision is justified in terms of the objectives of an integrated tourist facility.

In relation to the application of Part 3A of the Act, provided the capital investment value of the project is in excess of \$100 million (GST inclusive), then the project is likely to be one to which Part 3A applies (i.e. a tourist related facility). However, a formal opinion under Clause 6 of the Major Project SEPP would need to be made in this respect given the change to the proposal.

While the Department is committed to processing all projects in a timely and diligent manner, it is not in a position to guarantee that the application would be processed in 3 months. Notwithstanding, all efforts would be made to meet an agreed timeframe.

If you have any questions on this matter please do not hesitate to contact me (9228 6192) or Heather Warton (9228 6353).

Yours sincerely

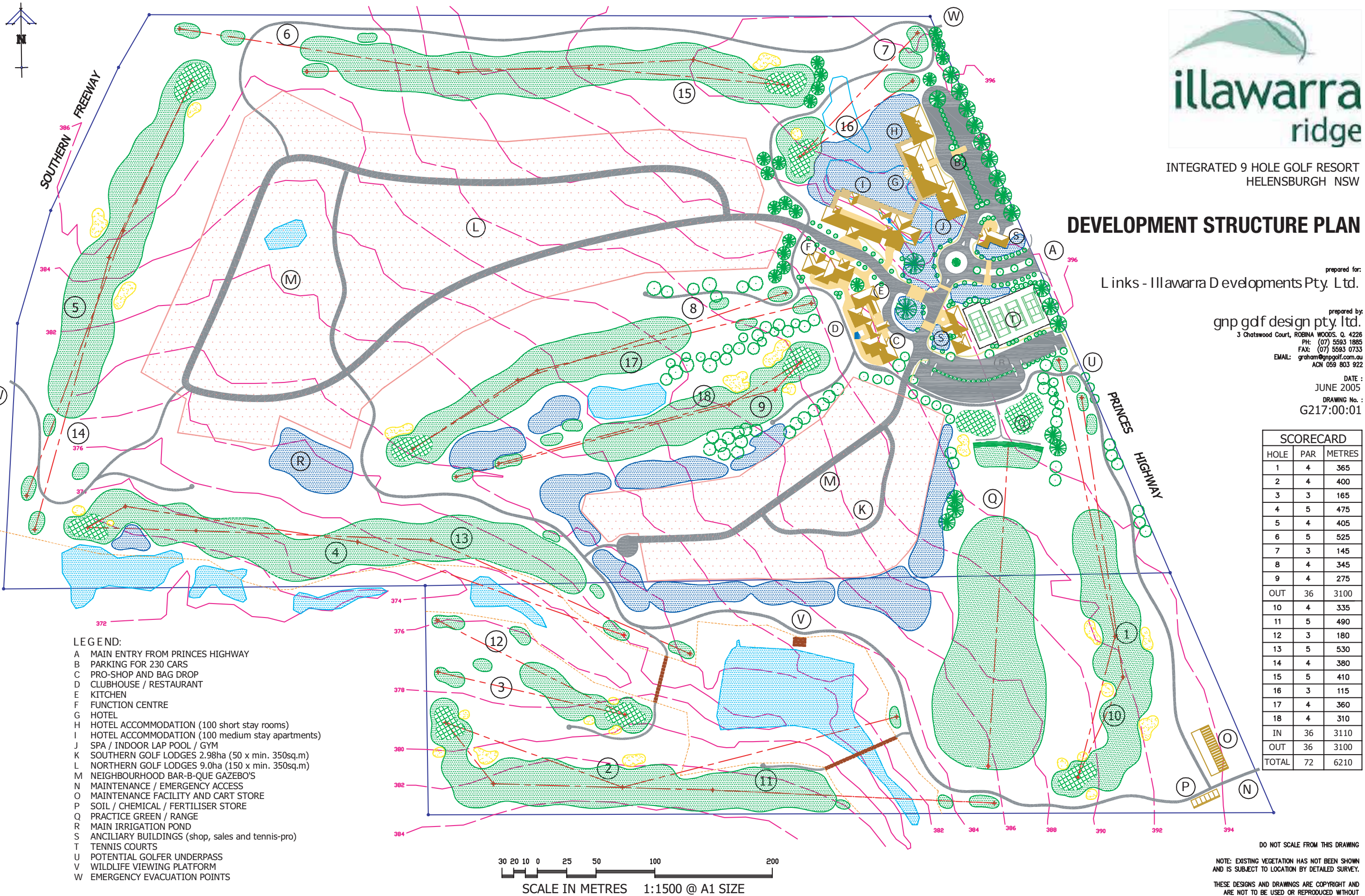
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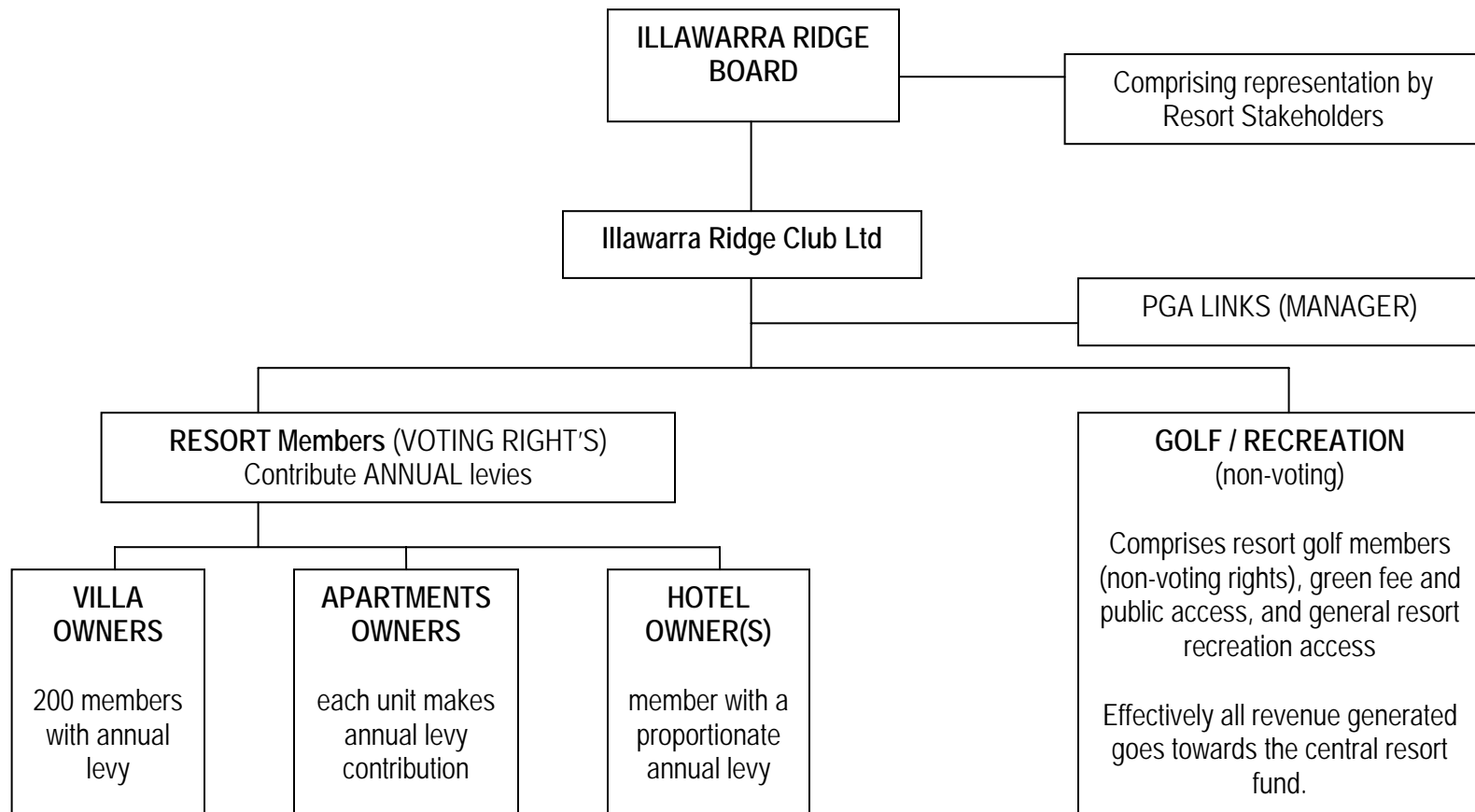
Chris Wilson
Executive Director
Major Project Assessment

APPENDIX B

Illawarra Ridge Structure Plan and other proposal plans

(note: the 200 Golf Lodges in areas K and L are “short stay tourist accommodation”)







APPENDIX C

QS Report

Ref: MBM0231-001

21st December 2006

Links Projects Pty Ltd
Suite 6/622 Ferntree Gully Road
MULGRAVE VICTORIA 3170

Attention: Zoran Pavlovic

Dear Zoran,

Re: Integrated Tourism Facility for the Proposed Golfing Resort at Illawarra Ridge

Please find attached our cost plan for the abovementioned works.

The rates allowed in our cost plan are based on those supplied in the Rawlisons Construction handbook (Edition 4 2006) which is considered an Industry standard and is also referred to in Arbitration cases.

The attached cost plan report clarifies that the anticipated development cost to the above mentioned development amounts to \$107,934,630 excluding GST.

We confirm that the Development Cost includes Construction Costs (including fixed joinery), Fixed Building Machinery, Equipment & Appliances, Kitchens, Mechanical Plant & Equipment, Services (Fire, Mechanical Ventilation, Electrical, Hydraulic), Ceilings, Fire Protection Devices, Installation of Services (Power, Water, Sewer), Floor Coverings, Furnishings to apartments, hotel & resort villa's, Internal Staircase, Building Code of Australia Compliance Works, Construction Related Insurance, Assessment & Construction Related Fees & Charges.

I trust that this is to your satisfaction. Please do not hesitate to contact me should you have any queries or require any further information.

Yours faithfully,

Ian Berson AAIQS
Director



Quality
Endorsed
Company

ISO 9001 Lic 20291
Standards Australia

Directors: John Milliken Ian Berson David Madden Dougal Spork Paul Janes David Pearson
S:\Project files\MBM0231 Planning Group\001 Illawarra Ridge Integrated Golf Resort\DA Costs 3.doc

Milliken Berson Madden Pty Ltd
ABN 74 099 962 231

Level 7, 10 Loftus Street
Sydney NSW 2000

Tel: (02) 9270 1000
Fax: (02) 9241 4748
mbm@mbmpl.com.au

Total Project Cost

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	TITLE PAGE					
	BASIS OF COST PLAN					
	ROADS & DRAINAGE	2.80		3,024,090		3,024,090
	ELECTRICITY	3.08		3,329,250		3,329,250
	TELECOMMUNICATIONS	0.46		493,600		493,600
	POTABLE WATER	3.82		4,124,580		4,124,580
	SEWER	4.74		5,113,000		5,113,000
	LANDSCAPING	3.21		3,466,135		3,466,135
	BUILDINGS	26.65		28,768,600		28,768,600
	ENNIS COURTS	0.13		144,000		144,000
	EXCLUSIONS					
	Subtotal					<u>48,463,255</u>
	BUILDERS PRELIMINARIES	2.47		2,667,796		2,667,796
	BUILDERS OVERHEADS & PROFIT					
	Subtotal					<u>51,131,051</u>
	RESORT VILLA'S	43.13		46,550,000		46,550,000
	PROFESSIONAL FEES	4.53		4,884,784		4,884,784
	Subtotal					<u>102,565,835</u>
	GOLF COURSE	4.97		5,368,795		5,368,795
		100.00		107,934,630		107,934,630

Final Total : \$	107,934,630
G.S.T. 10.00% :	10,793,463
Final Total Incl. G.S.T. : \$	118,728,093

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
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Trade : 1 TITLE PAGE

	<u>OPINION OF COSTS - NO.1 (Tourism - Revision 1)</u>					
1						
2	FOR					
3						
	<u>Links Illawarra Developments Pty Ltd</u>					
4						
5	Illawarra Ridge Golf Course & Resort					
6						
	Prepared by: Paul Janes					
7	Reviewed by: Ian Berson					
8						
	<u>Document Issue Schedule</u>					
9	Preliminary DRAFT Opinion of Costs No.1 - issued 23.12.05					
10	Preliminary Opinion of Costs No.1 (Revision 1) - issued 03.02.06					
11	Opinion of Costs (Tourism) - issued 02 March 2006					
12	Opinion of Costs (Tourism) (Revision 1) - issued 21 December 2006					
	<u>TITLE PAGE</u>					Total :

Trade : 2 BASIS OF COST PLAN

	<u>INTRODUCTION</u>					
1	This Opinion of costs had been developed to assist with the feasibility of a new golf course, resort villa's and resort (Tourism Component) at Illawarra Ridge		Note			
2	This Opinion of Costs is based on our professional opinion and the source material listed below.		Note			
3	The documentation available to date is minimal and costs may increase as the design develops		Note			
4						
	<u>DOCUMENTS USED</u>					
5	Illawarra Ridge Services Strategy					

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 2 <u>BASIS OF COST PLAN</u>						(Continued)
6	1:3000 Development Structure plan					
7	1:1300 Resort Roof plan					
8	Preliminary Infrastructure Costs prepared by Links/ARUP					
<u>BASIS OF COST PLAN</u>						Total :
Trade : 3 <u>ROADS & DRAINAGE</u>						
<u>OFF-SITE</u>						
Old Princes Highway turning bays						
1	Roadworks - supply, place, spread, trim, compact road pavement and surfacing	1,600.00	m2	57.00		91,200.00
2	Line marking - median, lane, turning, etc.	1.00	Item	5,000.00		5,000.00
<u>ON-SITE</u>						
Internal roads						
3	Main entrance - supply, place, spread, trim, compact road pavement and surfacing	2,800.00	m2	57.00		159,600.00
4	Main entrance - kerb & gutter	700.00	m	45.00		31,500.00
5	Inter-allotment roads - supply, place, spread, trim, compact road pavement and surfacing	16,400.00	m2	57.00		934,800.00
6	Inter-allotment roads - kerb & gutter	4,100.00	m	45.00		184,500.00
7	Car park - supply, place, spread, trim, compact road pavement and surfacing	7,670.00	m2	57.00		437,190.00
8	Car park - kerb & gutter	500.00	m	45.00		22,500.00
9	Access track - supply, place, spread, trim, compact 4m wide x 100mm thick sandstone Stormwater drainage	14,260.00	m2	10.00		142,600.00
10	Road drainage - trench, supply, bed on sand, lay joint, backfill & compact	2,400.00	m	272.00		652,800.00
11	Inter-allotment drainage - trench, supply, bed on sand, lay joint, backfill & compact		item			302,400.00
12	Allowance for pits		item			INCL
Golfers underpass						
13	Allowance for potential golfers underpass		item			EXCL
Water pond feature underpassess						

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 <u>ROADS & DRAINAGE</u>						(Continued)
14	Allowance for Water pond road underpassess	8.00	no	7,500.00		60,000.00
<u>ROADS & DRAINAGE</u>						Total : 3,024,090.00

Trade : 4 <u>ELECTRICITY</u>						
<u>OFF-SITE</u>						
1	Developer contribution for upgrade / new Energy Infrastructure		Item			EXCL
<u>ON-SITE</u>						
<u>Transformers</u>						
2	33 / 11kV - 3.0MVA	1.00	No.	750,000.00		750,000.00
3	11 / 0.44kV - 500kVA	4.00	No.	300,000.00		1,200,000.00
<u>Cabling</u>						
4	33kV connection	1.00	No.	600,000.00		600,000.00
5	11kV - trenching, cable supply and installation	2,500.00	m	188.00		470,000.00
<u>Street & Carpark lighting</u>						
6	Solar lighting to internal raods	151.00	no	1,750.00		264,250.00
7	Solar lighting to carparks		item			45,000.00
<u>ELECTRICITY</u>						Total : 3,329,250.00

Trade : 5 <u>TELECOMMUNICATIONS</u>						
<u>CLUBLINKS</u>						
1	Optical fibre		item			EXCL
<u>ON-SITE</u>						
<u>Telephone</u>						
2	Equipment, fittings and frames for MDF room	1.00	Item	124,000.00		124,000.00
3	Cabling - trenching, cable supply and installation	2,800.00	m	106.00		296,800.00
<u>Broadband</u>						
4	Cabling (assume single mode optical fibre) - cable supply and installation (assumed will share same trench as telephone)	2,800.00	m	26.00		72,800.00

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
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Trade : 5 TELECOMMUNICATIONS

(Continued)

5 Allowance for pits		item				INCL
<u>TELECOMMUNICATIONS</u>						Total : 493,600.00

Trade : 6 POTABLE WATER

OFF-SITE

1 Sydney Water developer charge (charge for water connection, assumed to be half of total Sydney Water developer charge)	200.00	Lot		4,000.00		800,000.00
2 Developer contribution for upgrade / new SWC Infrastructure - system amplification		Item				N/A
3 Pumping station for rising main - construct and commission	1.00	No.		1,200,000.00		1,200,000.00
4 Water main - supply and install 150mm dia cast iron main	6,500.00	m		176.00		1,144,000.00

ON-SITE

5 Reservoir	1.00	No.		500,000.00		500,000.00
6 Pumping station for reservoir - construct and commission	1.00	No.		50,000.00		50,000.00
<u>Reticulation pipework</u>						
7 50mm	250.00	m		100.00		25,000.00
8 100mm	1,530.00	m		131.00		200,430.00
9 150mm	755.00	m		176.00		132,880.00
10 200mm	330.00	m		219.00		72,270.00

POTABLE WATER

Total : 4,124,580.00

Trade : 7 SEWER

1 All costs in this trade have been split between Tourism (60%) & Houses (40%)	Note		
2 All costs in this trade have been split on a 50% basis between Tourism & Houses	Note		

PRESSURE SEWER OPTION B

OFF-SITE

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
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Trade : **7 SEWER**

(Continued)

3	Sydney Water developer charge (charge for sewer connection, assumed to be half of total Sydney Water developer charge)	200.00	Lot	4,000.00		800,000.00
4	Developer contribution for upgrade / new SWC Infrastructure - system amplification	200.00	Lot	4,000.00		800,000.00
5	Rising main - 150mm	8,500.00	m	198.00		1,683,000.00
6	Odour control	1.00	Item	70,000.00		70,000.00
ON-SITE						
7	Reticulation network for low pressure sewer - effective lot number includes provision for motel / hotel / conference / cafe	220.00	Lot	8,000.00		1,760,000.00
SEWER						Total : 5,113,000.00

Trade : **8 LANDSCAPING**

1	Soft landscaping to resort	2,058.00	m2	150.00		308,700.00
2	Turfing including soils under	8,232.00	m2	15.00		123,480.00
3	Allowance for irrigation to landscaping	10,290.00	m2	10.00		102,900.00
4	Hard landscaping to resort	2,573.00	m2	135.00		347,355.00
5	wetland/ponds	9,578.00	m2	150.00		1,436,700.00
6	Resort pool	250.00	m2	880.00		220,000.00
7	Entry feature - water feature	1.00	Item	200,000.00		200,000.00
8	BBQ Gazebos	2.00	no	25,000.00		50,000.00
9	Allowance for raised timber boardwalks	110.00	m	700.00		77,000.00
10	Allowance for perimeter fencing		item			EXCL
11	Allowance for upgrading existing irrigation dams	13,692.00	m2			EXCL
12	Tourism villa's (assume per lot basis)	200.00	Lot	3,000.00		600,000.00
LANDSCAPING						Total : 3,466,135.00

Trade : **9 BUILDINGS**

1	Building H - Hotel accomodation	1,596.00	m2	2,100.00		3,351,600.00
2	Building G - Hotel	2,479.00	m2	1,800.00		4,462,200.00

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 9 BUILDINGS						(Continued)
3	Building J - Gymnasium/spa	433.00	m2	1,900.00		822,700.00
4	Building I - Hotel apartments	5,860.00	m2	1,800.00		10,548,000.00
5	Entry feature to Building I		item			75,000.00
6	Building F - Function centre	1,031.00	m2	1,700.00		1,752,700.00
7	Entry feature to Building F		item			75,000.00
8	Building E - kitchen	224.00	m2	5,000.00		1,120,000.00
9	Remainder of Building E & D - clubhouse/restaurant	572.00	m2	1,700.00		972,400.00
10	Building C - Pro shop (Fitout of shop not included)	184.00	m2	1,400.00		257,600.00
11	1.5 Storey Building C	245.00	m2	1,400.00		343,000.00
12	Building S - sales/tennis shop (Fitout of shop not included)	706.00	m2	1,400.00		988,400.00
13	Allowance for loose furniture		item			EXCL
14	Allowance for masterkeying, furniture & equipment to resort apartments	100.00	no	20,000.00		2,000,000.00
15	Allowance for masterkeying, furniture & equipment to hotel	100.00	no	20,000.00		2,000,000.00
BUILDINGS						Total : 28,768,600.00
<i>Trade :</i> 10 ENNIS COURTS						
1	Allowance for tennis courts including fencing	4.00	no	36,000.00		144,000.00
2	Allowance for lighting to tennis courts		item			EXCL
ENNIS COURTS						Total : 144,000.00
<i>Trade :</i> 11 EXCLUSIONS						
1	Site allowances & enterprise agreements		item			EXCL
2	Council requirements		item			EXCL
3	Statutory & Authority fees		item			EXCL
4	Legal costs		item			EXCL
5	Out of hours works		item			EXCL
6	Escalation after February 2006		item			EXCL

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 11 <u>EXCLUSIONS</u> (Continued)						
7	Design Contingency		item			EXCL
8	EPA requirements		item			EXCL
9	Exclusions as noted in cost plan		item			EXCL
10	Site contamination		item			EXCL
11	Staging of works		item			EXCL
<u>EXCLUSIONS</u>						Total :
<i>Trade :</i> 12 <u>Subtotal</u>						
<u>Subtotal</u>						Total :
<i>Trade :</i> 13 <u>BUILDERS PRELIMINARIES</u>						
1	Allowance for builders preliminaries		item			2,667,796.00
<u>BUILDERS PRELIMINARIES</u>						Total : 2,667,796.00
<i>Trade :</i> 14 <u>BUILDERS OVERHEADS & PROFIT</u>						
1	Allowance for builders overheads & profit (All works to be performed in house at no profit to the job)		item			NIL
<u>BUILDERS OVERHEADS & PROFIT</u>						Total :
<i>Trade :</i> 15 <u>Subtotal</u>						
<u>Subtotal</u>						Total :
<i>Trade :</i> 16 <u>RESORT VILLA'S</u>						
1	Allowance for custom built villa's (Rate based on quote from Eden Brae Homes)	50,000.00	m2	811.00		40,550,000.00
2	Allowance for masterkeying, furniture & equipment	200.00	no	30,000.00		6,000,000.00
3	Allowance for builders preliminaries		item			INCL
4	Allowance for overheads & profit		item			INCL

Trade Breakup

Job Name :	<u>ILLAWARRA TOURISM-R1</u>	Job Description
Client's Name:	<u>Links Illawarra Developments P</u>	Proposed new resort, house and golf course at Illawarra Ridge (Tourism component)

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 16 <u>RESORT VILLA'S</u></i> (Continued)						
5	Allowance for design fees		item			INCL
	<u>RESORT VILLA'S</u>				Total :	46,550,000.00
<i>Trade : 17 <u>PROFESSIONAL FEES</u></i>						
1	Allowance for professional fees		item			4,884,784.00
	<u>PROFESSIONAL FEES</u>				Total :	4,884,784.00
<i>Trade : 18 <u>Subtotal</u></i>						
	<u>Subtotal</u>				Total :	
<i>Trade : 19 <u>GOLF COURSE</u></i>						
1	All costs below are inclusive of builders margins					
2	Golf course construction; 9 hole redevelopment based on average applied by Turnpoint	9.00	Hole	350,000.00		3,150,000.00
3	Buggy trails (assumed)	2,000.00	m	100.00		200,000.00
4	Maintenance sheds (assume smaller facility)	2.00	no	350,000.00		700,000.00
5	Observation deck	1.00	No.	100,000.00		100,000.00
6	Practice green		item			50,000.00
7	Practice fairway		item			350,000.00
8	Allowance for irrigation (Assumed included)		item			INCL
9	Allowance for new irrigation dams	20,537.00	m2	35.00		718,795.00
10	Golf course design costs - based on original GNP proposal	1.00	Item	100,000.00		100,000.00
	<u>GOLF COURSE</u>				Total :	5,368,795.00