



Mr Rej van Rij
Leda Manorstead Pty Ltd
c/o Mr Rohan Dickson
AE Design Partnership Pty Ltd
3/780 Darling Street
ROZELLE NSW 2039

Dear Mr van Rij

**Secretary's Environmental Assessment Requirements
Cobaki Modification**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed modification to the Cobaki Concept Plan (MP 06_0316 MOD 8).

The SEARs have been prepared in consultation with the relevant government agencies and Tweed Shire Council, and are based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information.

Please note, given the scope of the proposed modification, the Department has not yet established a position on whether the application can be determined as a modification to the Concept Plan Approval. The Environmental Assessment submitted in support of the application will need to demonstrate the proposed modification has limited environmental impacts beyond those already assessed for the Concept Plan Approval (MP 06_0316).

Further, the Department considers the final height and siting of taller building envelopes must be informed by a detailed urban design analysis, careful consideration of the site's strategic planning context and an assessment of the potential visual and amenity impacts associated with the proposal. In this regard, you are encouraged to consult further with the Department and Tweed Shire Council before submitting your Environmental Assessment for the proposal.

If you have any enquiries about these SEARs, please contact Jane Flanagan on 02 9274 6416.

Yours sincerely

Anthony Witherdin 21/12/17

Anthony Witherdin
Director
Modification Assessments
As the delegate of the Secretary

Secretary's Environmental Assessment Requirements

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

Application	MP 06_0316 MOD 8
Project	Modification to the Cobaki Concept Plan Approval to increase building heights and amend the town centre.
Location	Cobaki Lakes, Piggabeen Road, Cobaki Lakes
Proponent	Leda Manorstead Pty Ltd
Date issued	21 December 2017
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary which includes a summary of the proposed changes, a rationale for the proposal and a conclusion based on the key findings of the assessment; 2. A site analysis, including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A background section covering the approval history for the site; 4. A thorough description of the proposed modifications compared with the approved Concept Plan, including a table of the key numerical changes; 5. An assessment of the key issues (specified below) and a table outlining how those key issues have been addressed. This shall include a detailed assessment of the potential impacts of the proposal, particularly any additional impacts associated with the modification beyond those already assessed and approved; 6. A description outlining how the potential impacts associated with the modification would be mitigated and managed including any new or amended statement of commitments; 7. The plans and documents (outlined below) clearly showing the proposed changes compared with the approved Concept Plan; 8. Details of any proposed changes to the Future Environmental Assessment Requirements; and 9. A conclusion justifying the modified Concept Plan taking into consideration the environmental impacts of the proposal, the suitability of the site and whether it is in the public interest.
Key Issues	<p>The modification request must address the following specific matters:</p> <p>1. Relevant Environmental Planning Instruments (EPIs) The EA shall address the statutory provisions applying to the site and all relevant strategic planning objectives outlined in the documents at Attachment A.</p> <p>2. Comparison with the Concept Approval (MP 06_0316)</p> <ul style="list-style-type: none"> • Demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the <i>Environmental Planning and Assessment Act 1979</i>, and particularly address any environmental impacts beyond those already assessed for the Concept Plan Approval; and • Provide a comparative assessment (qualitative and quantitative) of the proposed modification against the Concept Plan, (including MP 06_0316 MOD 4), a rationale for the proposed amendments and comparison plans clearly identifying the proposed changes.

3. Density and Land Use Analysis

Provide a detailed analysis of the likely future development outcomes for the site, including calculations of the:

- estimated floor space area for each land use within each precinct;
- estimated number of dwellings and dwelling mix within each precinct; and
- estimated floor space and number of dwellings for the entire Concept Plan area.

Demonstrate no additional density would be provided across the entire Concept Plan area.

4. Built form

- The proposed siting, height, bulk and scale of the proposed building envelopes are to be informed by a detailed urban design analysis and include consideration of the wider Concept Plan area, the strategic planning framework for the site and the potential visual and amenity impacts associated with the proposal;
- Consider various options for the siting, orientation and massing of the proposed building envelopes and consider alternative housing typologies (including low rise, medium density options) together with a comparative analysis demonstrating key strengths and weaknesses of each option;
- Demonstrate the proposal would result in a high-quality urban design outcome for the site with consideration of setbacks, building articulation, building separation and any necessary amendments to the Cobaki Estate Development Code; and
- Provide details of the proposed maximum building heights across the site in storeys and in metres measured from the lowest natural ground level and, where relevant, the adjoining ridge line.

5. Visual Impacts

Provide a visual impact assessment and view analysis of the proposal from key view points and visual catchments, including a comparative analysis of the visual impacts of the approved Concept Plan against the proposed modification.

6. Environmental and Residential Amenity

- Address potential solar access, wind, privacy and view loss impacts associated with the proposal; and
- Demonstrate future residential buildings are capable of complying with SEPP 65 – Design Quality of Residential Apartment Development, and the Apartment Design Guide, including justification for any compliance/non-compliance.

7. Public Domain/Open Space

- Address changes to public domain improvements, pedestrian linkages, street activation and landscaping; and
- Demonstrate the public domain and open spaces will:
 - maximise permeability throughout the development;
 - maximise street activation within the town centre;
 - provide sufficient open space for the expected population;
 - ensure access for people with disabilities; and
 - minimise potential for vehicle, bicycle and pedestrian conflicts.

8. Transport and Accessibility

Include a revised traffic and transport assessment, which includes:

- modelling of the traffic impacts associated with the proposed modifications to the Concept Plan, including an estimate of the total daily and peak hour vehicle trips generated by the proposal;
- an assessment of the current and future performance of key intersections providing access to the site under the approved and proposed scenarios, any additional upgrades required as a consequence of the proposal and any proposed changes to the timing of upgrades;
- an assessment of any proposed changes to the approved road network and associated infrastructure;
- an assessment of the car parking requirements for the modified proposal;
- detailed plans of the proposed layout of the internal road network and on-site parking in accordance with the relevant Australian Standards;
- measures to promote travel choices that support the achievement of NSW State Government targets (in a location-specific, sustainable travel plan) and sustainable travel initiatives, including the provision of secure, convenient and accessible end-of-trip facilities for pedestrians and cyclists;
- an assessment of any proposed changes to the Access Network and Potential Bus Route Plan approved under the Concept Plan; and
- an assessment of the adequacy of public transport services to meet the likely future demand of the proposed development.

9. Flooding and Stormwater

- Provide an assessment of any additional flood risks associated with the proposal in accordance with the NSW Floodplain Development Manual (2005), including consideration of the potential impacts of climate change;
- Provide a revised Stormwater Management Concept Plan which identifies any changes to the stormwater management concept arising from the proposed modification; and
- Consider consequences for, and incorporate actions to, complement the ongoing management of the saltmarsh rehabilitation areas located within the development precinct.

10. Bushfire

Provide a bushfire assessment report that identifies any bushfire impacts on the proposed residential building sites, including their use for residential, tourism and aged care related activities. Where the report identifies any impacts, it shall address the requirements of *Planning for Bushfire Protection 2006* and *Draft Planning for Bushfire Protection 2017*.

11. Biodiversity

Assess any additional biodiversity impacts associated with the proposal, including any additional impacts on adjoining areas. Management and mitigation actions shall be developed to address any identified impacts of the proposal on biodiversity.

12. Heritage

Provide an updated Heritage Impact Assessment to identify and assess any additional Aboriginal Cultural Heritage and European Heritage impacts associated with the proposal.

	<p>13. Ecologically Sustainable Development (ESD) Identify how best practice ESD principles would be incorporated into the precinct and subdivision design and the future design, construction and ongoing uses of buildings.</p> <p>14. Socio-Economic Impacts Provide an assessment of the social and economic impacts of the proposed modification, including proposed changes to retail/commercial floor space, demonstrating it would provide a net public benefit and not adversely impact upon the provision of local jobs, services and facilities in other nearby centres.</p> <p>15. Soils and Groundwater</p> <ul style="list-style-type: none"> • Provide an updated: <ul style="list-style-type: none"> ○ Geotechnical Assessment; ○ Acid Sulfate Soils Assessment and Management Plan; and ○ Groundwater Assessment. <p>16. Contributions Address the provision of public benefits, services and infrastructure having regard to Council's Contribution Plan, and/or provide details of any new/amended Voluntary Planning Agreement.</p> <p>17. Air Space Planning Impacts The modification request must consider the requirements of the Gold Coast Airport <i>Lighting Zone Map</i> and the <i>Airports (Protection of Airspace) Regulations 1996</i> (Cth), and CASA's relevant requirements.</p> <p>18. Utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities, including the staging of infrastructure works.</p> <p>19. Statement of Commitments Include any new or modified Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
Consultation	<p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities and service providers, including:</p> <ul style="list-style-type: none"> • Tweed Shire Council; • Gold Coast City Council; • NSW Office of Environment and Heritage; • NSW Environment Protection Authority; • NSW Department of Education; • Transport for NSW; • NSW Roads and Maritime Services; • NSW Rural Fire Service; • Civil Aviation Safety Authority; • Queensland Airports Limited – Gold Coast Airport; • NSW Department of Education; and • Queensland Department of Transport and Main Roads.

	<p>The modification request must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Plans and Documents	<p>The modification request must include all relevant plans, architectural drawings, diagrams and relevant documentation, including:</p> <ul style="list-style-type: none"> • site analysis plan; • site survey plan, showing existing levels, location and height of surrounding site features; • locality / context plan; • architectural drawings (to a usable scale at A3); • building envelope plans, elevations and photomontages clearly showing the proposed amendments compared with the Concept Plan Approval. The plans shall include a maximum RL for each development block, overlaid with survey information identifying the location and RLs of the adjoining ridgeline. Ground levels shown on plans shall be consistent with existing or approved ground levels; • schedule of proposed gross floor area per land use; • shadow diagrams; • public domain plans, including a landscape master plan; and • geotechnical and structural report.
Capital Investment Value	<p>A report from a qualified quantity surveyor providing a detailed calculation of the revised capital investment value (as defined at clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, and certification that the information provided is accurate at the date of preparation.</p>

ATTACHMENT A

Relevant EPIs, policies and guidelines to be addressed

The modification request shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:

- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development;*
- *State Environmental Planning Policy No 55 (Remediation of Land);*
- *State Environmental Planning Policy No 14 (Coastal Wetlands);*
- *State Environmental Planning Policy No. 71 – Coastal Protection;*
- *Tweed Local Environmental Plan 2014;*
- *Draft State Environmental Planning Policy (Coastal Management) 2016;*
- *Tweed Development Control Plan 2008; and*
- *Tweed Coast Comprehensive Koala Plan of Management.*

The modification request shall also address relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- North Coast Regional Plan 2036;
- Tweed Shire Council Community Strategic Plan 2013/2023;
- NSW Long Term Transport Master Plan;
- RMS Guide to Traffic Generating Developments;
- Northern Rivers Regional Transport Plan;
- Public Transport Service Planning Guidelines: Rural and Regional NSW (2015)
- Austroads Guidelines;
- NSW Bicycling Guidelines;
- NSW Planning Guidelines for Walking and Cycling;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health;
- NSW Aquafer Interference Policy 2012; and
- DPI Fisheries Policy and Guidelines for Fish Habitat Conservation and Management (2013).

ATTACHMENT B

Government Authority and Council Responses to Request for Key Issues

Council Reference: GT1/52
Your Reference: MP06_0316 (Mod 8)



12 December 2017

Customer Service | 1300 292 872 | (02) 6670 2400

Modification Assessments – Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

tsc@tweed.nsw.gov.au

www.tweed.nsw.gov.au



PO Box 816

Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN 90 178 732 496

Attn: Jane Flanagan

Dear Sir / Madam,

**Tweed Shire Council comments on the SEAR's request for the
proposed modification of the Cobaki Residential Development
Concept Plan (MP06_0316 Mod 8)**

I refer to your email dated 23 November 2017 inviting Council to make a submission on the revised request for SEAR's in relation to the proposed modifications to the Cobaki Concept Plan (Mod 8). Further to the matters raised in the Department's draft SEAR's document (dated July 2017), Council provides the following assessment requirements for the proposed increase in building height and reduced town centre for the Cobaki development:

1. Built form

- Provide details of the broader urban design and planning principles which have informed the structure of the proposal. The Concept Plan has undergone a significant change with the deletion of the university and now results in some disconnect between the band of potentially larger buildings to the west outside of a walkable catchment with the town centre to the east.
- Provide details on why the building height proposed is still required given the deletion of the university (and student housing) from the Concept Plan. A more considered breakdown of alternate housing topologies (including low rise medium density options) need to be considered within the broader Concept Plan. This typically includes higher density surrounding town centre (walkable catchment) down scaling to lower density on the settlement edge.
- Provide details on the urban form of the proposed retail and commercial centre. What are the potential traffic impacts from the proposed reduction in Town Centre? It is considered appropriate to retain the two sided main street, noting that it is unlikely that individual residential driveways will be permitted directly onto Sandy Lane in this location.

2. Visual Impacts

- The Visual Impact Assessment (VIA) is to include the following scope and method:

1. Define and assess the potential visual impact of the proposed development on the site and surrounding locality, including:
 - a) identified view fields from publicly accessible observation points; and
 - b) community and viewer groups likely to be affected, and their preferred visual features and resources which should be protected, rehabilitated or enhanced.
 2. Address how and where the identified scenic amenities of the site and locality will be protected or enhanced through planning or development controls and measures including height, form, colour, materials and landscaping; and options for their regulation.
 3. Illustrate view analysis through GIS mapping of view fields to and from observation points, contextual sections of sight lines and 3D massing studies.
- The Tweed DCP A5 refers to “Tweed Scenic Landscape Evaluation Volumes 1 and 2 1995” by Catherine Brouwer, which provides for the protection and management of highly valued landscapes, including the scenic escarpment (such as the Border Ranges). In this case, clarification is needed as to how the protection and management of the scenic escarpment will be incorporated into the development of the site.
 - The Applicant is strongly encouraged to engage a suitably qualified and experienced landscape professional to undertake the landscape and visual impact assessment.
 - Tweed Shire Council is in the process of preparing a Scenic Landscape Study and Assessment Tool Kit – in the meantime recommends methodologies:
 1. Preferred option: “Guidelines for the Visual Impact Assessment of Highway Projects - January 2015” prepared by the U.S. Department of Transportation.
https://www.environment.fhwa.dot.gov/guidebook/documents/VIA_Guide_lines_for_Highway_Projects.asp (as at 7 December 2017)
 2. Alternative options: “Visual Management System Tweed Pilot 2004” Coastal Comprehensive Assessment prepared by the Department of Planning.
<http://www.yoursaytweed.com.au/scenic-landscape-strategy>

3. Density and Land Use Analysis

- Provide a retail and commercial floor space analysis which underpins the allocation of land for these purposes within the proposed Concept Plan.
- Include justification for increased residential densities in the proposed locations. The substantial band of higher buildings to the west is outside of walkable catchments of the identified retail and commercial precincts.

4. Environmental and Residential Amenity

- Council considers view losses from publicly accessible places and observation points in the site and surrounding locality including lookouts, open space, places of interest, streets and town centre, are a priority over views from private residences. Assessment should include impacts of proposed increased building heights and densities.

5. Ecologically Sustainable Development (ESD)

- ESD principles are not considered to be limited to buildings only, but extend to precinct-wide uses, including but not limited to:
 - a) subdivision design to optimise orientation and passive design suitable to sub-tropical climate;
 - b) water- and biodiversity-sensitive urban design that, for example, facilitates natural processes, enhances ecological habitat and resource availability for local species on site, engages local community to promote active stewardship, and incorporates actions into the built environment;
 - c) reducing air pollution including carbon towards net-zero emissions as per the NSW Government Office of Environment and Heritage Climate Change Strategy;
 - d) greening initiatives to cool urban areas and support walking and cycling connections and improve climate resilience;
 - e) environmental infrastructure systems (water, sanitation, drainage, solid waste);
 - f) sustainable energy and transport infrastructure provision; and
 - g) climate change adaption/ resilience measures e.g. responses to extreme temperatures, weather events or vector-borne diseases and biological hazards.

For further information regarding this matter please contact Colleen Forbes on (02) 6670 2596.

Yours faithfully



Per

cosign

Lindsay McGavin

Manager Development Assessment and Compliance



Australian Government
Civil Aviation Safety Authority

STAKEHOLDER ENGAGEMENT GROUP

CASA Ref: GI17/984

28 November 2017

Ms Jane Flanagan
Senior Planner
Modification Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY 2001

Email: jane.flanagan@planning.nsw.gov.au

Dear Ms Flanagan

Thank you for your emails of 21 and 23 November 2017 requesting comment from the Civil Aviation Safety Authority (CASA) on the Secretary's Environmental Assessment Requirements (SEARs) for a modification to the Cobaki Residential Community Development.

CASA has reviewed the details provided and I am advised that our advice remains consistent with that provided in April 2015 and October 2016.

CASA notes the development is approximately 1.5 NM to the west south west and perpendicular with runway 14/32 at Gold Coast airport. Noise abatement procedures at the airport preclude operations to the west of the aerodrome and the instrument flight procedures have a no circling area to the west as well due to terrain. No instrument flight procedures currently overfly the proposed development.

The increase in height by eight to 12 stories however, requires assessment of the proposed developments impact on instrument flight procedures. The proposed development should be referred to the procedure design organisation/s responsible for the maintenance of instrument flight procedures at the Gold Coast aerodrome.

The proponent should also consider the specific issues which are contained in the attachment as part of any planning and development.

For further information please contact Mr Russell Dwyer, Aerodrome Inspector, by email russell.dwyer@casa.gov.au or call 131 757.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pradeep de Silva', with a stylized flourish at the end.

Pradeep de Silva
Acting Section Head, Government and Corporate Relations
Stakeholder Engagement Group

ATTACHMENT – CASA Recommendations

Departure and Approach Procedures

Any proposed structures and cranes if used in construction should be referred to the procedure design organisation/s responsible for the maintenance of instrument flight procedures at the Aerodrome. Please be aware that there may be more than one organisation responsible for the procedures at the aerodrome.

To check which organisations are responsible you can view the procedures at <http://www.airservicesaustralia.com/aip/aip.asp> then Departure and Approach Procedures. The logo on the bottom of each procedure plate indicates the design organisation responsible.

Compliance with standards

Any aerodrome developments to aviation facilities associated with the planning proposal need to be consistent with the requirements of *Civil Aviation Safety Regulations 1998 Part 139* and the associated Manual of Standards. Further details are available on the CASA website.

<https://www.casa.gov.au/standard-page/casr-part-139-aerodromes>

The National Airports Safeguarding Framework provides guidance on planning requirements for development that affects aviation operations. This includes building activity around airports that might penetrate operational airspace and/or affect navigational procedures for aircraft. The Framework consists of a set of guiding principles with six guidelines relating to aircraft noise, windshear and turbulence, wildlife strikes, wind turbines, lighting distractions and protected airspace. Further information is available from the following link:

https://infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/

Aerodrome operations

Consultation should also be undertaken with the aerodromes operational management team to manage the following issues with developments adjacent to any aerodromes:

- Airport master planning: Council should ensure that the proposal does not affect any future development or upgrades planned by the aerodrome's operational management.
- Obstacle limitation surfaces (OLS) and Procedures for Air Navigation Services – Aircraft Operations: Prior to construction, the development and crane activity should be reviewed by the aerodrome's management team for the protection of these surfaces.
- Wildlife hazard management plan: Consideration needs to be given to the final heights and bird attractions of landscaping provisions which potentially may cause a risk to aviation activities.
- Obstacle lighting: The building and any construction cranes would need to be marked to comply with CASR 139 and associated MOS, paying particular attention to the quantity, type, luminescence and whether day and/or night marking is required.
- Lighting in the vicinity of an aerodrome: Any proposed non-aeronautical ground light in the vicinity of an aerodrome may by reason of its intensity, configuration or colour, cause confusion or glare to pilots and therefore might endanger the safety of aircraft.
- Gaseous plume: Exhaust plumes can originate from a number of sources and aviation authorities have established that an exhaust plume with a vertical gust in excess of 4.3 metres/second may cause damage to an aircraft airframe, or upset an aircraft when flying at low levels.
- Control of dust: During any construction the emission of airborne particulate may be generated which could impair the visual conditions.

Jane Flanagan

From: Alan Bawden <Alan.Bawden@rfs.nsw.gov.au>
Sent: Thursday, 6 July 2017 4:47 PM
To: Jane Flanagan
Subject: FW: Cobaki Residential Community Development - Concept Plan Modification 8 - Tweed Shire - Request for Secretary's Environmental Assessment Requirements
Attachments: Cobaki MP 06_0316 MOD 6 Request for SEARs 15 June 2017.pdf; Cobaki MP 06_0316 MOD 8 Draft SEARs 22 June 2017.pdf
Importance: High

Good afternoon Jane

Sorry for the delay in replying.

The NSW RFS has received and reviewed the SEAR's request with respect to the above subject.

The NSW RFS has no objection to the draft SEAR's, as attached and provides the following comment.

The draft EA shall include a Bush Fire Assessment report that addresses identifies any bush fire impacts on the proposed residential tall building sites. Where there is an identified impact, the report shall address the requirements of Planning for Bush Fire Protection 2006. This should also include the proposed use of the tall buildings, either residential or tourism related activities.

Finally the NSW RFS advises that the developer has not obtained a Bush Fire Safety Authority(s) for subdivision approvals associated with precincts 1 to 3. S100B of the Rural Fires Act 1997 states for residential subdivisions:

(3) A person must obtain such a bush fire safety authority before developing bush fire prone land for a purpose referred to in subsection (1)

The NSW RFS requests NSW Planning cooperation is ensuring the developer complies with all aspects of NSW legislation.

Regards



Alan Bawden
Team Leader - Development Assessment and Planning
Planning and Environment Services (North)
NSW RURAL FIRE SERVICE
1/129 West High Street Coffs Harbour
Locked Bag 17 GRANVILLE NSW 2142
p 02 66910400 e csc@rfs.nsw.gov.au
www.rfs.nsw.gov.au www.facebook.com/nswrfs www.twitter.com/nswrfs
PREPARE.ACT.SURVIVE

From: Customer Service Centre
Sent: Friday, 23 June 2017 9:08 AM
To: Records <Records@rfs.nsw.gov.au>
Subject: FW: Cobaki Residential Community Development - Concept Plan Modification 8 - Tweed Shire - Request for Secretary's Environmental Assessment Requirements
Importance: High



Transport
for NSW

Jane Flanagan
Senior Planner
Modification Assessments
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Natasha Harras

**Cobaki Residential Community Development - Concept Plan (MP06_0316 MOD 8)
Request for Secretary's Environmental Assessment Requirements (SEARs)**

Dear Ms Flanagan

Thank you for your email 22 June 2017 requesting Transport for NSW (TfNSW) comment on the draft Secretary's Environmental Assessment Requirements (SEARs). Please note that this is a combined response of TfNSW and Roads and Maritime Services (RMS), referred to collectively as TfNSW.

TfNSW has reviewed the draft SEARs for the Cobaki Residential Community Development Concept Plan - MP06_0316 MOD 8 and would like the following points to be included in the revised traffic and transport assessment under section 8. *Transport and Accessibility* of the draft SEARs:

- location of bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance;
- traffic and transport impacts during construction and how these impacts will be mitigated, including the preparation of a draft Construction Management Transport Plan (CMTP) to demonstrate the proposed management of the impacts.

Thank you again for providing the opportunity to comment on this proposal. If you have any further questions, Mr Lee Farrell, Transport Planner, would be pleased to take your call on (02) 8202 2944. I hope this has been of assistance.

Yours sincerely

31/7/17

Mark Ozinga
Principal Manager Land Use Planning & Development
Freight, Strategy & Planning

CD17/07313

Transport for NSW

18 Lee Street, Chippendale NSW 2008 | PO Box K659, Haymarket NSW 1240
T 02 8202 2200 | F 02 8202 2209 | W transport.nsw.gov.au | ABN 18 804 239 602



Department of Primary Industries

OUT17/25152

Ms Jane Flanagan
Resource Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Jane.flanagan@planning.nsw.gov.au

Dear Ms Flanagan

**Cobaki Residential Community Development - Concept Plan (MP 06_0316 MOD 8)
Request for Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 22 June 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant divisions of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI.
Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

DPI has reviewed the request and advises that the draft SEARs adequately addresses matters of regulatory interest to the department.

Yours sincerely

Mitchell Isaacs
Director, Planning Policy & Assessment Advice
30 June 2017

DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:
<https://goo.gl/o8TXWz>



Office of
Environment
& Heritage

Our Ref: DOC17/336042
Your Ref: MP 06_0316 MOD 8

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Ms Jane Flanagan

Dear Ms Flanagan

Re: Secretary's Environmental Assessment Requirements - Concept Plan Approval for the Cobaki Residential Community Development (MP 06_0316 MOD 8)

Thank you for your email of 22 June 2017 seeking Secretary's Environmental Assessment Requirements (SEARs) from the Office of Environment and Heritage (OEH) for proposed Modification 8 to the Cobaki Residential Development Concept Approval. I appreciate the opportunity to provide input.

OEH understands that the proposed modification seeks to redistribute heights in the order of 8-12 storeys between Precincts 11, 12, 15 and 17, and Precinct 5. We recognise that impacts arising from the proposed modification on Aboriginal and historic heritage, OEH estate, flooding and estuary management are likely to be negligible. However, the Environmental Assessment should consider the implications of any intensification of land uses arising from the proposal on biodiversity.

Land use intensification may impact the surrounding biodiversity values of the area, through predation of native animals by increased numbers of domestic cats and dogs, and increased human usage of adjoining natural areas. Management actions should be developed to address any identified impacts of the proposed intensification of land use on biodiversity, resulting from the proposal.

We have reviewed the draft SEARs provided in your email and are satisfied that the wording at requirement 12 will address the biodiversity issues we have raised above.

If you have any further questions about this issue, Mr Krister Waern Senior Operations Officer, Regional Operations, OEH, can be contacted on 6640 2503 or at krister.waern@environment.nsw.gov.au.

Yours sincerely

Dimitri Young 22 June 2017

DIMITRI YOUNG
Senior Team Leader Planning, North East Region
Regional Operations