



JOHNSON PROPERTY GROUP
Creating living communities

18 December 2008

The Director General
Department of Planning
GPO Box 39
Sydney NSW 2001

ATTENTION: MICHAEL FILE

Dear Mr File,

**RE: North Cooranbong Concept Plan Approval
MP 07_0147**

Michael – following on from our meeting this morning, I formally write to you seeking an amendment to Section 3.8 of the North Cooranbong Concept Plan Approval (dated 15 December 2008) relating to Contamination.

As discussed, whilst the intent of this clause is valid, it implies that the Stage Two detailed site contamination assessment needs to be conducted over the entire site prior to any subdivision development applications being lodged. This is as opposed to conducting the Stage Two detailed site contamination assessment only in the areas identified as potential contamination sites in the Douglas Partners reports as referenced, which I believe was to be the true intent of this clause.

I therefore propose, as an amendment to this clause, the following wording for your consideration:

3.8 The first application for subdivision creating residential lots on an area of the site identified as potential contamination sites within Douglas Partners Reports referenced 31720 and dated 11 December 2001, 24 July 2002, 23 October 2003 and 7 March 2005 must be accompanied by a Stage Two detailed site contamination assessment in accordance with SEPP 55 (and associated guidelines).

I would appreciate your consideration of this in light of the fact, as discussed, we have already lodged subdivision development applications in areas not affected by these potential contaminated sites.

Should you require further information, feel free to contact me on 0438 800 092.

Yours sincerely
Johnson Property Group

Bryan Garland
Senior Development Manager

Cc: Emma Hitchens (Department of Planning)