



NEW SOUTH WALES

The Hon Frank Sartor MP
Minister for Planning
Minister for Redfern Waterloo
Minister for the Arts

COPY

Mr Keith Johnson
Managing Director
Johnson Property Group
PO Box A1308
SYDNEY SOUTH NSW 1235

Y07/2418

12 DEC 2007

Dear Mr Johnson

**Australasian Conference Association Wahroonga Estate, Ku-ring-gai LGA
Proposed State Significant Site and Concept Plan Application**

I refer to your submission to the Department of Planning dated 19 September 2007, requesting that the Australasian Conference Association Wahroonga Estate be considered as a State significant site under Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005. The letter also requests that I form the opinion that the Concept Plan for the proposed redevelopment of the site is a Major Project to which Part 3A of the Environmental Planning and Assessment Act 1979 (the Act) applies.

I am pleased to inform you that I have agreed to consider the Australasian Conference Association Wahroonga Estate as a potential State significant site for listing under the instrument. In doing so, I have also formed the opinion that the proposed Concept Plan is a Major Project.

While in principle I support the concept of development and expansion of the existing hospital and education facilities, I retain some concerns regarding the proposed density, bulk and scale of residential and other development on the site and the capacity for public access via both private vehicles and public transport. I urge you to continue discussions with the Department, Ku-ring-gai Council and all relevant stakeholders to ensure achievement of an excellent design outcome for the benefit of both the proposed redevelopment and the wider community. The Director-General will specify key issues to be assessed through requirements for the proposal's Environmental Assessment.

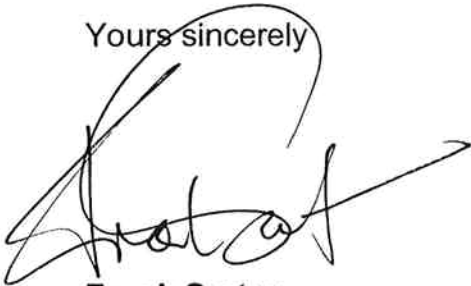
In considering whether to include the site in Schedule 3 of the Major Projects SEPP, I have requested that the Director-General make arrangements for a study to be undertaken by your organisation. Please see the State significant site study requirements in the attached document.

The study will also be used by the Director-General to make recommendations to myself with regard to appropriate development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the Act, local development (with the Council as the consent authority) or exempt and complying development.

The Director-General's Environmental Assessment Requirements for the project application will be issued to your organisation shortly at which time you will also be informed of the project fee.

Should you have any further enquiries regarding the State significant site process or the project application process please contact Michael File, Director, Strategic Assessments on (02) 9228 6407.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Frank Sartor', with a large, sweeping flourish extending to the right.

Frank Sartor

**Scope of study to be undertaken to determine whether the
Australasian Conference Association Wahroonga Estate site should be
inserted in Schedule 3 to the *State Environmental Planning Policy (Major
Projects) 2005***

The following issues will be considered and assessed as part of the study to be undertaken pursuant to clause 8 of the Major Projects SEPP to determine whether the site should be included as a State significant site in Schedule 3 to the SEPP:

- (a) the State or regional planning significance of the site (having regard to the Department of Planning's *Guideline for State Significant Sites under the Major Projects SEPP*);
- (b) the suitability of the site for any proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any relevant State or regional planning strategy;
- (c) the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning;
- (d) those parts of the site which should be subject to Part 4 of the *Environmental Planning and Assessment Act 1979* with either Ku-ring-gai Council or Hornsby Council as consent authority;
- (e) the development controls for the site that should be included in Schedule 3 generally in accordance with the provisions of the *Standard Instrument (Local Environmental Plans) Order 2006* (the Standard Instrument);
- (f) the means by which local and regional developer contributions should be secured in respect of the site; and
- (g) natural conservation issues.