

5.0 REVISED STATEMENT OF COMMITMENTS

As a result of the consultation process, a number of issues were identified as discussed in the preceding sections. Many of the resulting amendments are of a minor nature and have resulted in slight modifications to the North Cooranbong Concept Plan document.

The amended Concept Plan is attached as **Appendix C**.

A number of amendments specifically relating to the Statement of Commitments have been included in Table 4 below.

Table 4 – Statement of Commitments.

	Subject	Commitments	Approved by Whom	Timing
1.	Regional Planning Agreement	A Voluntary Planning Agreement will be executed between Johnson Property Group and the Minister for Planning to provide for the timely delivery of regional infrastructure.	Minister of Planning	Regional infrastructure to be provided in accordance with the VPA provisions.
2.	Local Planning Agreement	<p>A Voluntary Planning Agreement will be executed between Johnson Property Group and Lake Macquarie City Council to provide for the timely delivery of local infrastructure and community services.</p> <p>The following summarises local infrastructure and community services currently being negotiated between Council and JPG:</p> <ul style="list-style-type: none">• Onsite Neighbourhood Park, Dog Exercise Area;• Onsite Sporting Complex;• 2 x Local Parks;• Offsite Neighbourhood Park and Sporting Complex (referred to as Cooranbong Town Common);• Cycleways;• Contribution toward district jetties;• Contribution toward regional Open Space;• Onsite Multi-purpose	Lake Macquarie City Council	Local infrastructure to be provided in accordance with the VPA provisions.

		<p>Centre;</p> <ul style="list-style-type: none"> • Contribution to existing Libraries; • Community Bus and Community Worker; • Roads and Traffic Management upgrades. 		
3.	Development Staging Plan	<p>A development Staging Plan will be submitted. The staging plan will address:</p> <ul style="list-style-type: none"> ▪ Total lots approved ▪ Lots proposed for each subsequent stage and any minor revisions for the concept plan approval or previous staging plan ▪ Average lot sizes and areas 	Lake Macquarie City Council	With the Development Application for each stage, for subdivision and infrastructure works.
4.	Stormwater Management Plan	<p>A Water Sensitive Urban Design (WSUD) Strategy will be prepared. The WSUD Strategy will conform to statutory, Council and DECC guidelines. This will provide detailed strategies for the management of stormwater, water detention and retention within urban areas and includes on-going monitoring of water quality.</p> <p>For clarity, stormwater detention basins or water quality control ponds will be wholly located on land zoned for residential purposes. They are not to be located on conservation zoned land (however, minor works may be permitted in conservation zoned land such as drainage pipe/headwall/scour protection etc to provide a controlled flow to riparian corridors)</p>	Consent Authority	To accompany the development application for each stage.
5.	Flooding	A more detailed flood modelling assessment will be undertaken on all drainage lines within respective Stages as part of the submission of future applications for subdivision and works to determine the full extent of flooding.	Consent Authority	To accompany development application for each relevant stage
6.	Soil Erosion	Detailed erosion and sediment control plans will be submitted	Consent Authority	To accompany Construction

		during each major stage of development to be approved at construction certificate.		Certificate for each stage.
7.	Environmental Offset Contribution	<p>Johnson Property Group commit to:</p> <ul style="list-style-type: none"> ▪ undertakes Works in Kind to the value of \$5,658,981 toward rehabilitating and maintaining the onsite 7(1) conservation lands ▪ contribute \$1,081,725 to Council for an endowment fund to fund the ongoing maintenance of the conservation lands ▪ progressively transfer onsite 7(1) conservation lands to Council at no cost, following the rehabilitation and maintenance of the land for 5 years by JPG 	Lake Macquarie City Council	Progressively as outlined in the Local VPA.
8.	Infrastructure Provision	<p>Provide:</p> <ul style="list-style-type: none"> ▪ Non-potable water supply ▪ Trunk infrastructure <ul style="list-style-type: none"> ○ Sewer ○ Water ○ Electricity ○ Telecommunications ○ Natural Gas 	Consent Authority	As specified by the service authority
9.	Child Care Centre	To provide a child care centre to meet the needs of the locality in line with the level of demand for places in Cooranbong.	Consent Authority	When local capacity requires
10.	Bushfire	<p>To provide interim adequate bushfire planning, management and mitigation for future residential areas.</p> <p>For clarity, Bushfire Asset Protection zones are to be located wholly on land to be zoned for residential purposes. They are not to extend onto conservation zoned land.</p>	Consent Authority	At precinct Development Application Stage.
11.	Acid Sulphate Management Plan	To sufficiently mitigate and manage potential impact on Acid Sulphate Soils resulting	Consent Authority	To accompany development application at

		from future site works.		the time the application seeks approval for the development of potential Acid Sulphate Soil affected land.
12.	Rehabilitation Plan of Management Plan for conservation land	To provide a rehabilitation management plans for onsite 7(1) conservation lands. Rehabilitate and manage lands for a period of 5 years before transferring such conservation land to Lake Macquarie City Council.	Consent Authority	Progressively as outlined in the Local VPA.
13.	Management Plans for Parks and Community Facilities	To manage neighbourhood parks, sports fields and community facilities which form part of the Concept Plan for a period of 5years.	Consent Authority	To accompany development application at the time the application seeks approval of the applicable park or community facility.
14.	Contamination Report for Chicken Sheds	Whilst these sheds have been removed, prepare a contamination report / rehabilitation management plan to accompany a subdivision development application for the land outlining its suitability for development / remediation.	Consent Authority	To accompany development application for relevant Stage/Precinct.
15.	Conservation zoned land 7(1)	Zone all conservation land to be zoned 7(1) as shown on the revised Concept Plan.	Department of Planning	At Concept Plan approval.
16.	Connection to Mt Nelinda Road	Mt Nelinda Rd is an existing road and will not be upgraded. The development site will not be connected to Mt Nelinda Road via a road. The site will however, need to be connected to the north via a services easement. Minimal environmental impact will occur as a result of this services easement. No further fragmentation of this conservation corridor will be caused by the proposed development.	Consent Authority	To accompany development application for relevant Stage/Precinct.
17.	Primary School Site	The 3ha Primary School site will be dedicated to the	Department of Education and	To occur prior to release of

		Department of Education and Training.	Training	subdivision certificate for the 300 th lot and serviced by the release of the 700 th lot.
18.	Local Park – South (on part Lot 1, DP 7352, part Lot 2, DP 825266 and part Council's unformed road extension to Alton Road)	A minimum of 5000sqm of land to be provided for local community use. This land is to have a frontage to 3 roads – ie new roads along the northern and southern boundaries plus Alton Road	Consent Authority	Roads to be constructed during development of land adjoining the Local Park South
19	Design Guidelines	JPG commit to work with Lake Macquarie City Council and Department of Planning to prepare housing design guidelines for each precinct of this development (as generally represented by the indicative staging plan (Figure 20) of the exhibited Environmental Assessment Report). It is anticipated that the design guidelines would address issues such as site coverage, front/side/rear setbacks, height, architectural character, landscaping and external finishes.	Consent Authority	Prior to the lodgment of the 1st application for housing on blocks created within the individual precinct.
20	Road widths	Road widths should be consistent with the typical road cross sections illustrated in Figure 3 of the Preferred Project Report	Consent Authority	As part of subdivision development applications

Regional Voluntary Planning Agreement

The following summarises proposed regional infrastructure to be provided as part of the North Cooranbong proposal. A formal State Voluntary Planning Agreement will be executed separately, however the below provides a summary of the commitments to be made in this document.

Table 5 – Regional VPA summary.

Agency	Scope of Works	Regional Infrastructure Panel Allocated Cost / Value	Timing	How works will be delivered
Roads and Traffic Authority	Traffic works on the RTA controlled road network, including: <ul style="list-style-type: none"> Dora Creek Road Improvement Works, and Morisset Road Improvement Works as defined in the executed State Planning Agreement (committed to as referenced in the Statement of Commitments - Item 1 of Table 4)	\$30,000,000 (\$12,000 / lot*)	<ul style="list-style-type: none"> 300 lots 1000 lots 	Works In Kind
Department of Environment and Climate Change	Environmental offsets to achieve a maintain / improve biodiversity outcome. Funds to go toward priority conservation corridor defined in DECC's Regional Conservation Plan.	\$2,640,000 (\$1,056 / lot*)	<p>\$105,600 prior to the date of issue of a Subdivision Certificate in respect of the 1st residential lot</p> <p>If the Land Owners elect not to transfer the Environmental Contribution land, \$2,534,400 prior to the date of issue of a Subdivision Certificate in respect of a Development Application for the 101st residential lot</p>	Cash contribution or land to DECC satisfaction
Department of Education	Provision of 3ha school site Land must be serviced prior to the construction of a school on the site. Once construction of the school is to commence DET to give the developer written notice of expected completion date of the works.	\$5,310,000 (\$2124 / lot*)	<p>300 lots</p> <p>Serviced by 700 lots</p>	Land
Total		\$37,950,000 (\$15,180 / lot*)		

*Assuming a lot yield of 2,500 residential lots