

23 September 2005

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Minto Renewal Project – Application for Concept Plan Approval

Dear Paul,

Pursuant to Section 75M of the Environmental Planning and Assessment Act 1979, the Department hereby makes an application for concept plan approval of the Minto Renewal Project. The project is a major project under State Environmental Planning Policy (Major Projects) 2005, as the Minister for Planning has made an opinion that it is significant in achieving regional and State planning objectives. This application is being lodged with Campbelltown City Council for assessment under Part 3A of the Act as per the delegation by the Director General of the Department of Planning for the project. The Minister for Planning retains the power to approve the application.

The project will be a partnership between the Department and Campbelltown City Council in relation to its respective land holdings, with Landcom involved as the project's development manager.

Under the concept plan, poorly performing townhouse areas at Minto are proposed to be demolished and redeveloped, whilst the more settled cottage areas will be upgraded and adjoining poorly maintained open space areas are to be incorporated as new and improved open space. The concept plan will be implemented over a ten year period and has been structured to respond to the changing property market conditions throughout this period. Upon completion it is anticipated that 30% of the final yield will be retained as public housing. The Department will replace the public housing dwellings lost from the estate within the Greater Western Sydney region over the life of the project to align with its projected public housing client needs and the need to maintain the total stock number in the area.

In 2002 the estate provided 1007 dwellings. The current concept plan provides in the order of 1,092 housing lots upon completion, comprising -

- 176 existing public housing cottages will be upgraded; and
- 916 new lots will be developed.

These figures are subject to minor variation during the subsequent approvals process, as required.



There has been extensive liaison with all levels of Council staff over a number of years in the preparation of the concept plan for the site which is the basis of the concept plan application.

A series of formal presentations have also been made to councillors on the project, to keep them informed of the project's progress. Accordingly, all project stakeholders have developed a strong working relationship in support of the project. The master planning process has involved extensive on-going community involvement through a representative group called the Minto Community Reference Group, which includes resident representatives and various non-government organisations. The concept plan has been amended to reflect concerns raised by the group and has received broad support. Further consultation is also planned following submission of this application.

Further refinements of the concept plan are being considered and will be subject to the planned consultation process. Any amendments will be reflected in the subsequent Environmental Assessment report to be submitted following receipt of the environmental assessment requirements from the Director General of the Department of Planning.

The amount of consultation with Council, residents and other stakeholders, including government departments is such that it is not considered necessary to hold a Planning Focus Meeting in this instance. For your information, the Department will be holding a series of community meetings for the residents of Minto during the week commencing 4th October 2005.

The Preliminary Assessment Report outlines the level of approval being sought at the concept approval stage. It is noted that the Planning Minister intends to make provisions for Campbelltown City Council to be confirmed as the relevant consent authority for all subsequent stages of the development proposal, pursuant to Part 4 of the Environmental Planning and Assessment Act 1979. As outlined in the Preliminary Assessment Report accompanying the application, the Department is requesting a determination that no further environmental assessment is required for:

- the demolition of dwellings on the site in accordance with the process outlined in the Preliminary Assessment Report;
- alterations and additions to existing public housing cottages.

To ensure the proper implementation of the objectives of the concept plan, a suite of planning documents has been developed, including:

1. A draft LEP to rezone part of the land to reflect the intended concept plan land use pattern and to ensure that the intended land use is implemented.
2. A draft DCP to complement the concept plan, mainly to provide guidance as to the residential built form character envisaged by the concept plan.
3. A Planning Agreement to ensure that the public benefits envisaged by the project will materialise.

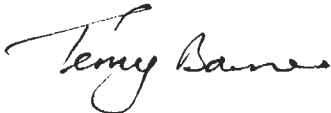
It is expected that the Council will process the draft LEP, DCP and draft Planning Agreement at the same time as the concept plan application is being considered.

Please find attached copies of letters providing owner's consent as referred to in Clause 8F of the Environmental Planning and Assessment Regulation 2000. Evidence confirming that all relevant landowners have been served notice of the application's lodgement is also included as required.



Your assistance in the determination of this application would be greatly appreciated. Should you require any further information or details regarding this matter, please do not hesitate to contact Cliff Haynes, General Manager - Greater Western Sydney Housing Services Division on 9891 8408 or 0419 211 489.

Yours sincerely



Terry Barnes
Director-General

cc. Jennifer Westacott, Director-General, Department of Planning
Sean O'Toole, General Manager, Landcom

Attachments:

1. Correspondence from the Minister for Planning;
2. Landowner's Consent;
3. Schedule of properties affected by the Proposal;
4. Lodgement Notices to Landowners;
5. Contact Details for Project Personnel.

