

PLANNING REPORT

Minto Renewal Area Assessment of Part 3A Application

Prepared for

**Campbelltown City Council, Landcom and
Department of Housing**

Submission to the Campbelltown City Council

Prepared by



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I. INTRODUCTION

I.1 Client

We have been engaged to provide an independent assessment report to Campbelltown City Council, Landcom and Department of Housing in respect of the Minto Renewal Area Project. This report was commissioned to ensure an independent view of the desired outcomes and transparency in respect of the planning process, particularly as Campbelltown City Council is one of the landowners.

I.2 Brief

This report provides a planning assessment report of a Part 3A Application for the proposed renewal of the Minto Housing Estate. Pursuant to 75M of the Environmental Planning and Assessment Act 1979, the Department of Housing has lodged an application for Concept Plan approval of the Minto Renewal Project. The project is a major project to which State Environmental Planning Policy (Major Projects) 2005 applies and is thus declared to be a project to which Part 3A applies in achieving regional and state planning objectives. The objectives of the SEPP are:

- (a) to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development,
- (b) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State,
- (c) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes,
- (d) to rationalise and clarify the provisions making the Minister the consent authority for State significant development and State significant sites and to keep those provisions under review so that the consent powers are devolved to councils when the State planning objectives have been achieved.

The Director General of the Department of Planning has agreed to delegate to Campbelltown City Council the functions conferred on the Director General by Part 3A of the Act.

As stated above, given the fact that Campbelltown City Council is an owner of land within the project area, this firm has been engaged to undertake the assessment of the Concept Plan.

1.3 Background

The Minto Housing Estate in South West Sydney is like many NSW Department of Housing (DoH) developments of its era. It exhibits the application of the 'Radburn' style of residential design to the configuration of lots, housing, roadways and pedestrian access.

Named after the suburb of Radburn in New Jersey New York, where the design style was first tested, it advocates the separation of car and pedestrian by relegating garaging and roadways to the rear of the dwelling, and providing a new and safe pedestrian accessway to the front of the dwelling, in a corridor of pedestrian only public open space.

Whilst the adoption of the style in Radburn, and other places, has been a success, the style is sensitive to, and susceptible to, significant deterioration of urban amenity. In particular the separation of vehicle and pedestrian through (effectively) two dwelling entries introduces confusion in the role and configuration of the dwelling. The dwelling's 'front door' becomes difficult to discern when visitors and residents arrive predominantly by car. The role of the pedestrian entry is therefore eroded. It also creates safety and security problems by reducing the value of casual surveillance generated by overlooking windows to public places (by increasing the extent of public space to the front and rear of the dwelling that needs to be overlooked) as well as reducing the intensity of causal surveillance generated by activity (pedestrian and car movements) along the open space corridor due to the separation of such activity, and hence the 'dilution' of the benefits it may offer by way of causal surveillance generated by the activity.

These factors together with the scale of development and almost exclusive occupancy by public housing tenants have contributed to a situation of urban blight. Furthermore many of the dwellings have suffered extensive termite damage and the dwelling type on offer is increasingly becoming poorly matched to the DoH's tenant profile. This in turn led, in 2002, to the Minister of Planning announcing the Minto Estate as a candidate area to undergo intensive urban renewal by the DoH to improve resident amenity and in doing so address many of the issues confronting the area with the design and layout of housing, housing lots, open spaces and roadways.

Simultaneously, Campbelltown City Council (CCC) and the Department of Planning (through Landcom), which both own large underutilised landholdings around the Estate recognised benefits in joining with DoH to propose an intensive urban renewal program for all underperforming public housing and underutilised publicly owned lands within the wider Minto suburb, and entered into a joint venture arrangement to achieve this goal.

As part of the process of implementing the Minto Renewal Project, a Project Control Group (PCG) was formed and a Masterplan was prepared to implement the preferred renewal process, and included:

- Replacement and complete redesign the large lots containing the townhouses;
- Development of a better street layout (remove walkways and make sure all dwellings face the street);
- Rationalise and embellish parks and other public areas; and

- Upgrading the stormwater system and other utilities.

To ensure the proper implementation of the objectives of the Masterplan, a suite of planning documents was developed, including:

- The Masterplan was developed as a Concept Plan, which would guide further planning approvals for infrastructure and subdivision;
- A draft LEP to rezone part of the land to reflect the intended Masterplan land use pattern and to ensure that the intended land use was implemented;
- A draft DCP to complement the Concept Plan, mainly to provide guidance as to the residential built form character envisaged by the Masterplan; and
- A Planning Agreement to ensure that the public benefits envisaged by the project would materialise.

The Department of Housing has put in place strategies for managing the relocation of existing public housing tenants who will be required to move for the implementation of the Masterplan.

1.4 The Application for Concept Plan Approval

Since 2002 the DoH, CCC and Landcom have worked with local residents and other stakeholders to prepare a concept master plan to identify and deliver the urban renewal of Minto to the wider project area. The project area is identified in **Figure 1**.

In 2005 the Minister for Planning declared the Minto Project be a project to which Part 3A of the Environmental Planning and Assessment Act (EP&A Act) applied and authorised the DoH, CCC and Landcom to submit an application for Concept Plan approval for the project. As part of the Minister's declaration the functions of the Director General conferred by Part 3A of the EP&A Act, to process and assess the proposed development, were delegated to CCC.

The Application for Concept Plan approval submitted to CCC is comprised of the following parts:

1. An Environmental Assessment Report that describes the application and presents its assessment, essentially the 'figurehead' document.
2. A Master Plan indicating a broad layout of new roads, new open space, built forms and housing types and landscaping within the project area. The master plan is reproduced in **Figure 2**. The Masterplan is described in detail in a number of documents and is supported by a comprehensive suite of consultant investigations and planning documents comprising:
 - Report on geotechnical and Contamination by Douglas Partners May 2005;
 - Cultural Heritage Assessment by Navin Officer May 2003;
 - Flora and Fauna Assessment and 8 Part Test by Anderson Ecological Surveys Pty Ltd, February 2004;
 - Bushfire Protection Assessment by Conacher Travers, June 2005;

- Visual Assessment by Woods Bagot, August 2005;
 - Road, Traffic and Transport Assessment by Transport and Traffic Planning Associates, August 2005;
 - Water Cycle Management Plan by Hughes Truman, June 2005;
 - Public Authority Correspondence;
 - Social Impact Assessment by BBC Consulting Planners;
 - Electromagnetic Radiation Survey report by EMC Services, September 2004; and
 - Infrastructure Strategy Report by Hughes Truman, October 2005
3. A Draft Local Environmental Plan (LEP), which seeks to rezone part of the Project Area;
 4. A Draft Development Control Plan to accompany the Draft LEP, which provides detailed built form guidance and control; and
 5. A Draft Planning Agreement incorporating a Draft Statement of Commitments.

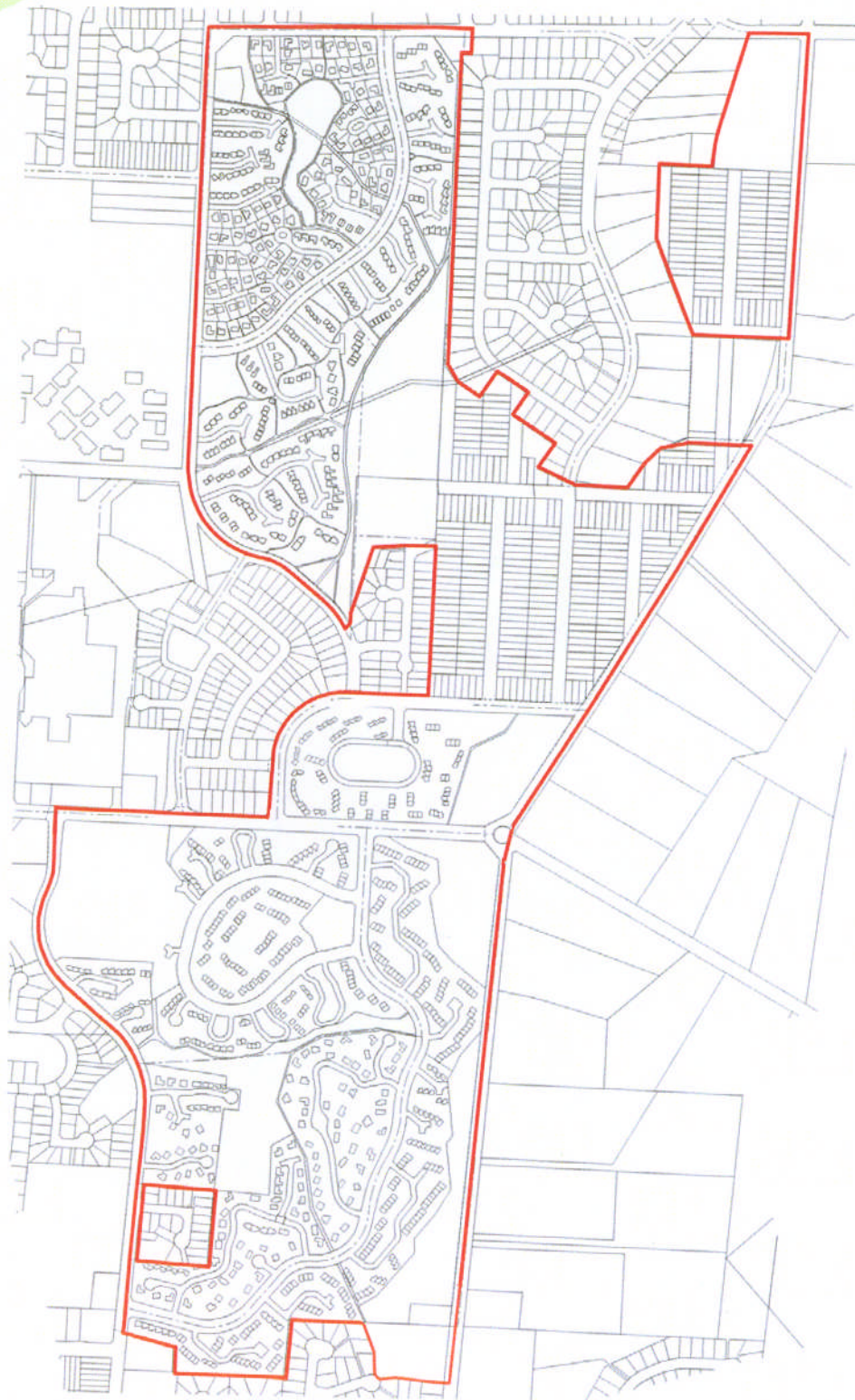


Figure 1: Project Area



Figure 2: Master Plan

1.5 Independent Assessment of the Concept Application

In recognition of Campbelltown City Council's interest in the project as both land owner and regulatory authority and having regard to the powers conferred by the Minister, Council appointed consultants Michael Brown Planning Strategies to review the application, and supporting documentation and furnish a relevant report.

This report presents the comments and recommendations of the consultants review team and is divided into the following parts:

1. Review of Concept application documentation, with comment on its completeness and adherence to the operative legislation;
2. Review of Concept Application Process with comment on its adherence to the Act;
3. Review of the Urban Design Plan with comment on its appropriateness and quality;
4. Review of the 'Triple Bottom Line' performance with comment on its success including social review and community consultation;
5. Review of DCP with comment on its completeness and potential for implementation;
6. Review of heritage considerations;
7. Review of submissions;
8. Review of LEP; and
9. Review and comment on the Draft Planning Agreement.

Technical matters comprising infrastructure, geotechnical and contamination, flora and fauna, bushfire, roads and transport, water cycle modelling and EMR are assessed by relevantly qualified Council officers in a separate report.

The conclusion reached by the consultant team is that, subject to the amendments suggested the Concept Plan is complete, addresses all relevant legislation, presents a sound planning and development concept that will achieve the identified objectives and can be supported by Council.

2. THE MINTO PROJECT AREA

2.1 The Project Area

An overview of the Minto Project Area, drawing upon specialist reports is presented in Part 2 of the Environmental Assessment Report. The salient elements of the overview are presented below:

- The Minto Project Area is comprised of approximately 140 hectares of land comprising approximately 1000 public housing dwellings (comprising 800 medium density townhouses and 200 low density cottages) and vacant land. The residents in these dwellings will be directly affected by the proposed Renewal project;
- The site adjoins and envelopes, but does not include, privately owned residential areas, the Minto Shopping Centre and local schools and community facilities (named as 'Fenton', 'Piggott' (southern part only), 'Campbellfield', 'Commercial' and 'Schools' Precincts respectively). Refer to **Figure 3**. The residents, property owners, environments, activities and visitors to these areas have the potential to be directly affected by the proposed Renewal project;
- Landform within the site is generally elevated, falling to the west. Good views to the Blue Mountains to the west are afforded from elevated locations in the eastern side of the site. Slope is generally mild facilitating development, but with some areas exceeding 20% in a small number of areas;
- Soils are amenable to urban development with no impacts from salinity and no expectations of any significant contamination;
- The site drains to the east and the current stormwater system is undersized generating local flooding during extended wet periods;
- No aboriginal sites have been identified in the Project Area and its archaeological and cultural heritage sensitivity is low. Campbellfield House in the 'Schools' precinct (which directly adjoins, but is outside the Project Area), is the only item of European Cultural Significance within proximity to the site;
- The site is highly disturbed with no significant or threatened flora and fauna species or habitats uncovered by survey. Piggott Reserve has potential as a fauna habitat;
- The north eastern part of the site adjoins open forest and woodland vegetation which maintains continuity with areas of open forest to the east and may be vulnerable to bushfire hazard;
- There is no hazard from electromagnetic radiation from existing mobile phone base transmission sites adjoining the project Area;
- A number of mature trees are scattered through the site, which may be worthy of protection;



Figure 3: Precinct Plan

- An established road network and hierarchy, and all infrastructure services are present within the site. Some infrastructure services may require augmentation;
- Approximately 25% of the Project Site is located within 10 minutes walking distance from Minto Railway Station;
- Passfield Park Special School, Sarah Redfern primary and High Schools and associated recreation facilities directly adjoin the Project Area. The Sarah Redfern School includes a public library;
- Minto Mall, an enclosed shopping Centre and stand alone fast food outlets adjoin, but are distinctly separated from the Project Area to the south west;
- A total of 72.2 hectares of open space is located within the Project area which establishes a very high proportion of open space of 6.42 ha per 1,000 persons;
- The Project Area is well served by a wide range of community services and facilities, particularly children's services; and
- The resident population is characterised by a mobile, youthful, family (one or two parent) oriented households from a wide range of overseas backgrounds with high levels of public transport dependency and lower levels of qualifications compared to the Sydney average.

2.2 Brief description of Proposal

Under the proposed development, townhouse areas are proposed to be demolished and redeveloped. Whilst cottage areas will be upgraded and open space areas to be incorporated as new and improved open space in the Masterplan. The Masterplan will be implemented over a ten-year period and is structured to respond to changing market conditions throughout this period.

Upon completion, it is anticipated that 30% of the final yield will be retained as public housing. DoH will replace the public housing dwellings lost from the estate (currently 683) 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 Concept Plan application provides for approximately 1,100 housing lots upon completion of the project, comprising generally the following:


- 49 existing public housing cottages will be upgraded and sold;
- 127 existing public housing cottages will be upgraded and retained as public housing;
- 197 new public housing dwellings will be developed; and
- 719 new lots will be created and sold.

In summary, the development includes:

- The demolition of existing dwellings and structures including roads and services;

- Alterations and additions to existing DoH dwellings to be retained on the site;
- The construction of a new subdivision works including:
 1. new streets;
 2. new stormwater management works;
 3. utility services; and
 4. bulk earthworks.
- Public domain improvements including new parks as part of a network of landscaped public open spaces and street trees;
- A new community facility and improvements to an existing child care centre; and
- The use of land for housing and related purposes.

A planning agreement under Section 93 of the EP&A Act is proposed for the project. The draft Agreement includes the provision and embellishment of open space, the provision of a new community centre and the upgrading of a child care centre, drainage works and road works (including landscaping) within and adjoining the site. These matters will be further discussed in following sections. These are mainly infrastructure works and the social aspects of the draft Agreement needs to include those matters addressed in the Social Impact Assessment prepared by BBC Consulting (refer to section 3.11 for details).



3. ASSESSMENT OF CONCEPT APPLICATION

3.1 Process

Generally the environmental assessment requirements for Concept Plans will be tailored towards the details for which the proponent is seeking approval including:

- Project objective or need (particularly in the case of infrastructure) and the consideration of the consistency of the project with broader planning objectives or demonstrating how the project is consistent with an approved plan or strategy;
- A description of the overall concept, its likely components and any staging of the development;
- Identification of options for delivering those concepts and meeting the key objectives, including an examination of alternative routes/sites, layouts or configurations to ensure that an appropriate footprint can be agreed on, prior to detailed environmental investigations;
- Assessment of the issues and identification of important environmental constraints and opportunities - where options are evaluated, the relative merits of these options should be considered in the context of these constraints and opportunities;
- Evaluation of the proposed configuration, components and other parameters – this may include identification and broad evaluation of key environmental and amenity constraints and management regime so as to avoid or minimise impacts – *statement of commitments*; and
- Justification for the project concept taking into consideration social, economic and environmental issues, the consistency with strategic land use planning policy, and industry or infrastructure plans or programs and sustainability principles.

During the preparation of the Masterplan, extensive consultation had been conducted with the various stakeholders, through a series of workshops. The stakeholders included the following:

- Public housing tenants who currently live in the estate;
- Private landowners and residents of privately owned dwellings;
- The NSW Department of Housing;
- Campbelltown City Council;
- Department of Planning;
- Businesses;
- Users of the area's community facilities;
- Community groups;
- Other government agencies – Sydney Water, NSW Department of Education and Training, Roads and Traffic Authority; and
- Other organisations – NSW Health and the Area Health authority and Department of Natural Resources.

A number of community workshops were also conducted. Clause 9 of the SEPP requires the following procedures to be followed:

Public and council consultation in relation to assessment of State significant development

- (1) All State significant development that is not designated development is advertised development for the purposes of the Act. Section 79 of the Act (Public participation—designated development) applies to a development application for any such advertised development in the same way it applies to designated development.
- (2) Subclause (1) does not apply to State significant development on land to which *State Environmental Planning Policy No 73—Kosciuszko Ski Resorts* applies.

Note. See clause 13 of that Policy for development that is advertised development.

- (3) The Minister must give notice to a council of a development application received by the Minister as the consent authority to carry out State significant development in the council's area.
- (4) The notice is to invite the council to make submissions to the Minister in respect of the development application and is to specify the manner in which and the period during which any such submission may be made. In determining the development application, the Minister, as the consent authority must consider any submission received from the council during that designated period.

It is our view that the process has been followed in the consultation workshops.

3.2 Review of Concept Application Documentation

A Concept Plan assessment and approval process provides for a proponent to obtain an approval upfront of the concept of a major, complex project prior to undertaking more detailed studies in relation to implementing the various components of project. It means that the broad parameters can be determined earlier following consideration of alternatives prior to the need to finalise the details of the project.

As part of the process of implementing the Minto Renewal Project, a Masterplan has been prepared to implement the preferred renewal process, which has been described in section 4 above. To ensure proper implementation of the objectives of the Masterplan, a suite of planning documents have been developed, including:

- The Masterplan has been developed as a Concept Plan, which will guide further planning approvals for infrastructure and subdivision;
- A draft LEP to rezone part of the land to reflect the intended Masterplan land use pattern and to ensure that the intended land use is implemented;
- A draft DCP to complement the Concept Plan, mainly to provide guidance as to the residential built form character envisaged by the Masterplan; and
- A Planning Agreement to ensure that the public benefits envisaged by the project will materialise.

Section 75B of the EP&A Act provides that Part 3A applies to the carrying out of development that is declared to be a project to which this Part applies. The Council has issued its Environmental Assessment Requirements for the project.

A report was submitted with the Concept Plan prepared by BBC Consulting Planners addressing these Requirements.

Justification for the project concept taking into consideration social, economic and environmental issues, the consistency with strategic land use planning policy, and industry or infrastructure plans or programs and sustainability principles has been justified in the various consultants reports submitted with the Concept Plan.

The report addresses all the requirements of the EP&A Act and the requirements to obtain a concept approval.

3.3 Draft LEP

The Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP 2002) is the principal environmental planning instrument applying to the project site.

The zoning of the project site under this LEP generally reflects the current pattern of land use. The Project requires changes to zone boundaries to reflect the intended Concept Plan. A request has been made to amend CLEP 2002. In terms of section 75O (3) of the EP&A Act, the proposed development is not entirely prohibited and consequently the Concept Plan application can be approved.

The proposal to review the DLEP is discussed further in section 3.10.

3.4 Draft DCP

A draft DCP has been prepared, and will be discussed in detail further in section 3.7. This draft DCP is to be considered as development guidelines for subsequent development of the site following the approval of the Concept Plan. It primarily provides controls over the built form following subdivision in accordance with the Concept Plan.

Comment

In our opinion, the application is complete and the Concept Plan should proceed.

3.5 Review of the Urban Design Master Plan

The urban design contained within the Master Plan and its objectives are described and explained in the following documents:

- Parts 1 and 3 of the Environmental Assessment Report;
- The Draft Development Control Plan; and
- The Draft Planning Agreement.

The Master Plan is reproduced in **Figure 2** earlier in this assessment. Essentially the Master Plan exhibits the following principal design elements:

- Removal of cul-de-sacs and existing townhouse areas and replacement with a conventional grid-pattern layout of lots addressing and fronting onto streets;
- Reduction in the number of DoH dwellings to 324 with 683 dwellings that are lost located elsewhere off site in Greater Western Sydney;
- Distribution of residential densities and housing types around the site, with higher densities / integrated housing located in areas of higher amenity around local parks and lower densities (rural residential lots in nature) on the elevated land to the west;
- The establishment of a connected road network that will comprise a hierarchy of streets, with the retention and enhancement of existing road wherever possible;
- An emphasis on the creation of a walkable neighbourhood easily accessible by public transport;
- The provision of 10 hectares of public open space; and
- The site population is expected to fall from 3,168 persons living in 1007 dwellings in 2001 (to 2914 persons in 1092 dwellings by 2016, maintaining a site density of approximately 7.8 dwellings per hectare.

The Aims of the Master Plan are presented in Part 3.2.1 of the Assessment Report and the elements of the Master Plan are described under the following headings in that Report:

- Key Elements (containing the Housing Renewal Strategy);
- Street system and Access Arrangements;
- Public Domain;
- Neighbourhood Structure;
- Land Use;
- Housing;
- Subdivision and Built Form;
- Water Cycle Management;
- Utility Services;
- Demolition;
- Earthworks;
- Tree Removal;
- Sustainability;
- Safety and Security
- Development Staging; and
- Off-site works.

Comment

- 1) The urban design characteristics of the Master Plan (i.e. road, pedestrian and cyclist networks, distribution of open spaces and land use densities) generally exhibit the adoption of appropriate urban design techniques that consider landform and setting and the urban renewal objectives in Part I of the Environmental Assessment Report.
- 2) The connected street network and superlots created from the street layout provide for the subdivision of land into detached or integrated dwelling sites. However, the proposed lot layout presented in some of the Figures at the rear of the Environmental Assessment Report (though described as 'Preliminary' in header to these pages, raising questions as to their status) includes some odd and inefficient shaped allotments that would ordinarily represent poor design. In light of the retrospective nature required of the urban design task (i.e. to retrofit a new subdivision into an established area), the configuration of lots is acceptable in the circumstances.
- 3) The proposed bus routes in Figure 16 do not appear to serve an area at the north eastern end of Ben Lomond Road (though actual separation distances from bus routes cannot be determined due to the absence of a scale on the plan) and opportunities to extend one of the routes further west should be investigated when development applications are lodged for development within each Precinct.
- 4) The traffic management measures in Figure 17 include a proliferation of roundabouts at four way intersections, which represents a conventional but somewhat dated approach to traffic management. It is recognised that the layout is somewhat by the existing infrastructure and road layout. However, in an area with a proposed connected grid network of roads, low car ownership and high dependence on public transport and walking, the provision of pedestrian unfriendly roundabouts should be avoided where ever possible.
- 5) The Water Cycle Management Concept Plan in Figure 19 appears to incorporate an amended or incorrect master plan (in the area to the north east of Ben Lomond Drive), which should be corrected and / or the Water Cycle Management Plan updated.
- 6) The proposed street hierarchy includes 8 different types of roads and an additional 6 different modifications to existing roads. Whilst it is acknowledged that a task charged with retrofitting an existing area will require upgrading of roads and site specific works, a road hierarchy containing 8 different types of road is considered unnecessarily complex and road design should be reviewed to present a simple and limited suite of road types.
- 7) The aims of the Master Plan in Part 3.2.1 are succinct and focused. Focus should be given to objective 2, which seeks a 'sustainable' public private mix (subsequently described as 30% public with 683 dwellings located off site). The applicant should document how 30% has been determined as sustainable and comment on the location of the remaining 683 public dwellings. The applicant should demonstrate that the host area of these decanted dwellings is 'sustainable and comment on the impacts of this

off-site strategy on the host area. In 3.2.2 'Key Elements' which follows, and which discusses the public housing strategy, there is an absence of 'objectives' and 'principles' which are present in the discussion of the other topics under Part 3.

- 8) Following on from the above, the descriptions contained under the headings in Part 3 require review. Many topics provide detailed 'Objectives' and 'Principles' require further detail (e.g. Part 3.17 Safety and Security). Others describe the proposed works or characteristics of the element (in varying amounts of detail), but provide limited underlying objectives and principles (e.g. Part 3.7 Land Use). As noted above there is no dedicated section to public housing.
- 9) Development density does not appear to maximise opportunities for higher residential densities around the Minto Railway Station, or capitalise on the presence of established education, community, employment and commercial facilities neighbouring the Project area. Generally the calculated site density at 7.8 dw/ha both before and after the implementation of the Renewal Project is low, particularly where the master plan predominantly accommodates only local roads and public open space. The NSW Department of Planning in contemporary planning strategies and goals is seeking densities in the order of 15 dwellings per hectare in master planned residential areas and higher in areas around rail based public transport nodes. The Master Plan currently does not achieve these goals. It is not unreasonable for a goal of the Renewal Project to be the achievement of a higher density than previously occurred on the site, particularly with such a reduction in the presence of underutilized land, to capitalise on existing community services and transport infrastructure. Notwithstanding, it is recognised that the proposed density is consistent with the desired future growth and development of urban areas under CCC's planning instruments and would provide a density of development that is compatible with surrounding land use.
- 10) Many of the objectives and principles in Part 3 are not repeated in the Draft DCP. As the Draft DCP will be the heir to, and part of the implementation mechanism of, the Concept Approval the DCP should make reference to the Concept Plan as a supporting document that guides future development within the estate (discussed in detail in Part 3.5 below).

3.6 Review of the 'Triple Bottom Line'

As part of this assessment Council has requested a review of the Concept Application against Landcom's 'Triple Bottom Line' (TBL) Sustainability Reporting. Landcom describes its TBL programme as an aim "*to develop an integrated framework for achieving social, environmental and economic/financial sustainability. Landcom is committed to creating better communities, which are socially and environmentally sustainable whilst remaining a commercially viable organisation. There are two main components to the full implementation of Landcom's TBL Framework. These are:*

- *Integration of sustainability criteria in the decision-making processes for all our projects from early design stage through to product delivery.*

- *Monitoring the sustainability performance on every project and subsequently reporting Landcom’s overall sustainability performance in the annual public Sustainability Report”.* (www.landcom.nsw.gov.au).

Guidelines on Triple Bottom Line reporting for Consultants, prepared by Landcom are reproduced in **Appendix I**. Sustainability is identified specifically in Part 3.16 of the Environmental Assessment Report, which discusses waste and energy minimization. It notes the introduction of BASIX and its applicability to the development in the site.

Sustainability is noted in, and is inherent within many of, the objectives and actions contained in Part I of the Environmental Assessment Report. Some of the objectives and principles in Part 3 of the report and the Environmental Assessment in Part 5 of that report also address sustainability in one form or another. The Objectives and some relevant controls in the Draft DCP also support the TBL programme.

Comment

In its guidelines for TBL reporting Landcom has identified 15 project principles, which are considered to address issues of significance. Each is addressed, with regard to the Minto Renewal Project Concept Application, in the **Table I** below.

Table I – Triple Bottom Line (TBL) Targets

Project Principle	Relevant Part	Comment
1. Water Cycle Management	(b) 100% of projects to have project-specific WSUD strategies. (The strategy is appropriate to the size of the project – simple measures for small projects of less than 20 lots). (a) Combination of water efficiency and reuse options – 40% reduction on base case. (a) 45% reduction in the mean annual load of total nitrogen (TN). Based on EPA best practice guidelines. (b) 45% reduction in the mean annual load of total Phosphorus (TP). Based on EPA best practice guidelines. (c) 80% reduction in the mean annual load of total suspended solids (TSS). (a) Post-development storm discharges = pre-development storm discharges for 1.5 year ARI event. The purpose of this is to minimise the impact of frequent events on the natural waterways and to minimise bed and bank erosion.	Water Cycle Management is addressed in the Water Cycle Management Plan
2. Moderate Income Housing	(a) 5% of Landcom’s total product is moderate income housing. Moderate income housing is delivered where commercially viable consistent with existing Landcom Moderate Income Housing Policy.	No moderate income housing is specified in the DCP.

Project Principle	Relevant Part	Comment
		However, studio apartments within row housing and the retention of some modest cottages will provide housing consistent with Landcom's objectives.
3. Community Consultation Landcom Performance)	(a) 100% of projects have Community Consultation Plans developed and implemented in accordance with Landcom's "Stakeholder Consultation workbook". (b) 100% of identified stakeholder groups being engaged through the consultation and participating.	Consultation with stakeholders has been a key element of the Minto Renewal Project
4. Community Development	(a) All projects greater than 200 dwellings must have welcome programmes (both UD and UR). (b) Where there are Welcome Programmes, initial contact to be made within 14 days of residents moving in.	Not provided for in DCP. However, can be conditioned at DA stage.
5. Welcome Program	(a) All projects over 200 dwelling equivalent to have welcome programs. (b) 2 weeks - time lapsed between moving in and welcome program contact.	Not provided for in DCP. However, can be conditioned at DA stage.
6. Consumer Education on Sustainable Living	(c) Develop educational program and materials. (d) 100% of projects have marketing material that includes consumer education on sustainable living	Not relevant to application.
7. Percentage of construction and demolition materials reused on-	(a) Achieve 76% recovery (reuse and recycle) of total construction and demolition waste materials generated from sum of all Landcom projects delivered in that year. Note – target is based on Waste Avoidance & Resource Recovery Strategy 2003 – published by Resource NSW.	Not provided for in DCP. However, can be conditioned at DA stage.

Project Principle	Relevant Part	Comment
site and elsewhere		
<p>8. Energy efficient design (residential and commercial buildings)</p>	<p>(b) All Landcom projects to achieve minimum of 40% conservation of greenhouse emissions, compared with base case. As per the Energy Smart Communities Policy.</p> <p>(d) Landcom projects over 500 dwellings (or projects with commercial component or town centre) achieve more than 40% conservation of greenhouse emissions, compared with base case (including a %age of renewable energy generation). As per the Energy Smart Communities Policy.</p> <p>(c) Average NatHERS (National House Energy Rating Scheme) rating for residential buildings is 4.5. As per the Energy Smart Communities Policy.</p> <p>(d) Average rating for all commercial projects is 4.5 under the Australia Building Greenhouse Rating. As per the Energy Smart Communities Policy</p>	<p>Now addressed by BASIX</p>
<p>9. Design guidelines for built form (e.g. guidelines for courtyards lots, corner lots etc)</p>	<p>(a) Where design guidelines are established for a project, 100% of corner lots, icon sites and integrated sites to be controlled through design criteria which relating to the siting of dwelling, garages and fencing and incorporate appropriate building elements which contribute to the streetscape quality and promote casual surveillance.</p> <p>(b) All design guidelines produced by Landcom to include, as a minimum, the following sustainability criteria:</p> <ul style="list-style-type: none"> • Minimum solar access zones (generally indicates where private open space should be located) in accordance with SEDA's Solar Access for Lots Guidelines for residential subdivision in NSW. • Energy efficient design – 4.5 star NatHERS rating and gas reticulation. • Water conservation (AAA rated shower roses, 3/6 litre flush toilets). • Construction waste minimisation and on-going recycling facilities. 	<p>Addressed in DCP</p>

Project Principle	Relevant Part	Comment
<p>10. Sustainable energy technology use</p>	<p>(a) All dwellings are to be fitted with gas boosted solar water heaters sufficient to meet 60% of annual hot water requirements except where:</p> <ul style="list-style-type: none"> • No gas supply is available; a heat pump hot water system should be fitted instead. • Solar panels cannot be suitably positioned (for example because of orientation or overshadowing). In which case single dwellings should be fitted with an Australian Gas Association (AGA) registered 5 gas water heater. • A cogeneration system is supplying the hot water. <p>(b) All projects greater than 500 dwellings (or projects with commercial component or town centre) include a %age of on- or off-site renewable energy supply. As per the Energy Smart Communities Policy.</p>	<p>Addressed in DCP and BASIX</p>
<p>11. Native vegetation management (net loss or gain).</p>	<p>No net loss for high conservation value vegetation.</p>	<p>Achieved</p>
<p>12. Riparian corridor management (net loss or gain).</p>	<p>(a) No net loss of length in Category 1 streams. (b) Category 1 – Environmental Corridors – greater than 40 m riparian corridor on either side (from top of bank). (c) Category 2 – Terrestrial and Aquatic Habitat – 20m riparian corridor + 10m buffer (from top of bank). (d) Category 3 – Bed and Bank Stability & Water Quality – 5-10m riparian corridor (from top of bank).</p>	<p>Not applicable</p>
<p>13. Conservation of indigenous heritage (including items, values, and places of cultural significance)</p>	<p>100% of significant items and places in Landcom projects conserved. (b) Consultation occurs for 100% of projects with indigenous heritage issues. (c) 100% of projects with indigenous heritage issues have Conservation Management Plans.</p>	<p>Achieved and found to be not relevant</p>

Project Principle	Relevant Part	Comment
<p>14. Conservation of no indigenous heritage</p>	<p>a) 100% of significant heritage items and places conserved. (b) 100% of projects with non-indigenous heritage have Conservation Management Plans.</p>	<p>Achieved and found to be not relevant</p>
<p>15. Number and nature of non-compliances</p>	<p>(a) 100% of projects achieve full compliance with the Protection of Environment Operation (POEO) Act – Landcom actions (i.e. Penalties issued in Landcom’s name). (b) 100% of projects achieve full compliance with Protection of Environment Operation (POEO) Act – contractors’ actions. (c) 100% of projects achieve full compliance with other environment, OH&S and planning legislation – Landcom actions. (d) 100% of projects achieve full compliance with other environment, OH&S and planning legislation – contractors’ actions. (e) 100% of Landcom contracts have Performance Improvement Review (PIR) audits carried out. Note – PIRs are site environmental audits. (f) 100% of PIR audit scores are greater than 75%. (i.e. every PIR audit not the average of all PIRs).</p>	<p>Not relevant to application</p>

There are opportunities for the Draft DCP to be amended to reinforce and promote Landcom’s Triple Bottom Line Principles.

3.7 Review of DCP

The importance of the Draft Development Control plan cannot be understated, as it is this document that will be responsible for the effective management and control of development in a manner that achieves the objectives of the Project.

The format of the Draft DCP, whilst it is site specific, does not contain all of the controls provided for in Campbelltown City Council’s Sustainable City and other DCP’s, which continue to apply to the site. After 30th April 2006 only one DCP may be permitted to apply to a site pursuant to the transitional provisions in the Environmental Planning and Assessment Regulation 2000. Notwithstanding the impending deadline above, or the impending need to incorporate the DCP into Council’s Sustainable City DCP in one way or another, the DCP is a comprehensive document that contains 5 Parts that reflect the Master Plan in the Concept Application. They are:

- Part 1: Introduction
- Part 2: All types of Development
- Part 3: Dwelling Development
- Part 4: Subdivision Standards
- Part 5: Public Domain

Comment

A Review of the DCP raises the following comments (the comments below are necessarily detailed, reflecting the long term importance of the document, some comments are more questions of clarification acknowledging the lack of involvement of the reviewer in the negotiations between all Project parties as part of the preparation of the DCP or merely suggestions to facilitate its ease of use and readability):

1. Page.4 Part 1.2.10. Should the DCP support the requirement that all proposals go before a third party design review panel independent of Council prior to lodging DA's, the applicant should ensure that the process is robust and consistent with Council's statutory requirements under the Act.
2. Page 5 Figure 2: second box should also require an analysis of the site, as well as its context.
3. Page 6 Part 1.3: Minor typos.
4. Page 7 Figure 3: key, north point and scale would be useful.
5. Pages 8 – 9 Part 1.4: There should be greater correlation between the aims of the DCP in Part 1.4 and the objectives and Principles in Parts 1 and 3 of the Environmental Assessment Report. Whilst the aims and objectives of the DCP are comprehensive and Aim No. 2 notes that the DCP aims and objectives 'complement' those of the Concept Plan a strong direct link with the project objectives is required to maintain consistency across documents. In this regard, the Aims and Objectives of the DCP are supported over and above the Concept Plan.
6. Pages 8 – 9 Part 1.4: Some of the aims of the DCP are inappropriately located under headings. For example headings such as 'Access', 'Built Form' and 'Amenity' are missing with appropriate aims which should fit under these topics distributed under less obvious topics.
7. Page 10 Part 1.5: There is no discussion in this part to Semi Attached dwellings, though they are identified in the plan in Appendix A.
8. Page 10 Figure 4: There is little apparent difference between the photographs of the different housing types. With bushfire hazard reduction controls, it is unlikely that some of the landscape characters in the rural residential housing will be realised as illustrated in the photographs.
9. Page 11: Part 1.6: Although car courts are defined in the DCP and mentioned in Part 2.6, they are not identified in the subdivision layouts in the Environmental Assessment Report and the configuration of roads and depths of superlots in the Master Plan suggests that it will be unlikely that they are adopted within development of the site.

10. Page 12 Part 1.6: The definitions of 'private open space' and 'rural residential dwelling' include a numerical standard, which should be included in controls, not definitions.
11. Page 12: Part 1.6: The definition of 'Studio apartment includes a control, which should be included in controls, not definitions.
12. Page 14 Part 2.1: Site analysis should make reference to the site's context, as well as the site itself.
13. Page 15 Part 2.2: Photographs need to be annotated to assist in the understanding of the DCP controls.
14. Page 16 Part 2.4: A plan indicating the location of significant views and vistas would be of assistance and Appendix C should be expanded to provide more guidance (i.e. which colours for walls, roofs, accents and features? etc, what type of materials? etc)
15. Page 17 Part 2.5.4: 'Recognised vantage points outside the immediate locality' – where are they? A Plan would be of assistance.
16. Page 17 Part 2.5.5: Photographs of 'potential architectural character' would help.
17. Page 17 Part 2.5.11: Guidance on materials in this part should form part of Appendix C so that both can be referred to together and co-ordinated.
18. Page 18 Part 2.5.14: Three storey elements may not be achieved? It is noted that they are not commonly found in the contract housing industry (though are a common feature of the design of homes in master planned Mirvac Homes' Estates – from which it is noted the photographs appear to originate).
19. Page 20 Parts 2.6.9 and 10. It is recommended that these controls be reviewed. They require driveways between the kerb and front property boundary to be natural concrete, but from the boundary to the garage they are prohibited. It is considered that natural concrete can be an attractive material where designed and controlled appropriately; an uncoordinated application of a mix of driveway materials could generate a poor streetscape outcome. It is suggested that these parts be reviewed.
20. Page 20 Figure 9: merely appears to reiterate the controls in text on page 19. The use of tables is considered to be superior on grounds of document usability. The use of both text and table is unnecessary duplication.
21. Page 21 Part 2.7.1: This control is an objective and should be located in the preceding paragraph.
22. Page 22 Part 2.8.1: Guidance is required on whether an ESCP or SWMP should be provided for the development.
23. Part 22 Part 2.8.2: Reference should be made as to who prepared this document and where can it be found
24. Page 22 Part 2.9.1.2: A diagram indicating what is sought with this cut and fill balance control would be of assistance.
25. Page 22 Part 2.9.2: The requirements to address flooding are detailed and raise questions concerning characteristics of the Master Plan that may provide for development on flood prone land. As noted in the introduction existing dwellings are subject to localized flooding during extended wet periods. However the author is not qualified to comment on this, or the Water Cycle Management Report. As a matter of

course the Master Plan should address any existing deficiencies in stormwater management across the site and direct and accommodate all overland flow paths along roads or open space wherever possible (acknowledging the 'retrofit' nature of the project). Master planning should strive to negate the need for detailed DCP controls such as those found in Part 2.9.2 to protect dwellings.

26. Page 24 Part 2.10.1(i) & 3: Provisions in these parts are repetitive and can be revised.
27. Page 25 Part 2.12.1: The need to provide details to Council for all fencing and retaining walls will be onerous on both the applicant and Council. Furthermore, often a property owner will not have selected fencing at the time of approval and construction of the dwelling.
28. Page 25 Part 2.12.2 & 3: what and where is "The relevant Fencing Strategy" referred to in this part?
29. Page 25 Part 2.12.8: The provision requiring letterboxes is perhaps unnecessary, and is repeated in Part 2.1.5.3 on Page 27.
30. Page 26 Part 2.13.1, 2. & 4: These parts are more objectives than design requirements and should be included in the paragraph above. Note also Part 3.17 'Safety and Security' in the Environmental Assessment Report includes a comprehensive list of development "principles", which should be included in this part of the DCP.
31. Page 26 Part 2.14.1: Suggest replace 'considered' with 'acceptable' or other term to clarify the intent of this provision.
32. Page 26 Part 2.14.3: An interpretation of this control suggests that an applicant will be responsible for undertaking screening works to the balconies and principal private open spaces of their neighbour's (and not their own) property. Suggest reword.
33. Page 28 Part 2.17.6: Appendix 'C' referred to in this part is the colour schedule. Should it be Appendix 'A'?
34. Page 28 Figure 11: Identifies an OPZ of 10m and an IPZ of 30m however these are 'typical' principles and may not apply in each case. Suggest that no dimensions be provided, or a range be provided, to avoid misleading building designers
35. Page 29 Part 2.18.6: Do waste collection staff enter the site? If not, this control is unachievable.
36. Page 29 Part 2.18.8 & 9: Does Control No. 9 negates Control No.8? I.e. if bin collection servicing must be from a public street, then servicing from a nominated collection point with minimal need to reverse cannot occur?
37. Page 29 Part 2.18.9" 'Rear loaded' is not defined. Is it a rear laneway?
38. Page 30 Part 3.11.3: 'Primary building alignment' not defined.
39. Page 30 Part 3.11.4: Studios are therefore prohibited in 'rear loaded' lots?
40. Page 31 Figure 12: All set back provisions should be amalgamated into one location for ease of reference.
41. Page 31 Figure 12: Should front setback be a maximum in order to preserve rear private open space and maintain a greater setback for the garage?

42. Page 33 Part 3.2: Rural dwellings should not be described as 'rural' Suggest another term be adopted.
43. Page 34 Part 3.3: Photographs need to be annotated to assist in the understanding of the DCP controls.
44. Page 35 Part 3.4.7: This control is also provided in the table. Suggest all setback controls be provided in the table only to assist clarity.
45. Page 35 part 3.4.10: This control, while desirable, may not be necessary as the Contract Housing Industry often provides integrated housing.
46. Page 35 Part 3.4.11: This control is a repeat of clause 3.1.4.
47. Page 36 Figure 15: No setback advice is provided for garages to 'rear loaded' (i.e. laneway?) lots.
48. Page 36 Figure 15: When considered with 3.4.7, does 'minimum building line setback for non attached wall of 2 metres conflict with side setback? Setback controls need clarification.
49. Page 37 Part 3.5: Photographs need to be annotated to assist in the understanding of the DCP controls.
50. Page 37 Parts 3.5.1 -7: These controls, by requiring private open space (directly accessible from a living space), separate car parking and a separate clothes drying area essentially establish a studio as a separate dwelling with ground floor habitable space. However these dwellings cannot be subdivided and are prohibited in integrated development (being permissible only on lots greater than 350 sqm). The intent of this control is not clear. The controls contradict the intent in the photographs and in the introductory text to Part 3.5. Furthermore we suggest that the controls be tested by a building designer /architect as the requirements for separate car parking and open space may be difficult to achieve on all but the largest lots and may not deliver studios over rear access garages.
51. Page 37 Part 3.5: Generally, a review of this part with the rest of the DCP generates confusion regarding the status of rear lanes and intent for studios. The width of superlots created by the Master Plan and the indicative subdivision layout in some of the figures suggest that there will be no opportunities for rear laneways, car courts or studios. The DCP makes no explicit reference to rear laneways. However it does make reference to 'rear loading'; the introduction to Part 3.5 mentions 'rear access garages' and the objectives refer to 'rear access points'. Photographs in Page 37 illustrate rear lane developments. The DCP needs to make clear its intentions on the acceptability or not of rear laneways and above garage studios. If rear laneways are supported the DCP should provide detailed design guidance as laneways are sensitive to antisocial behaviour and can suffer similar criticism to those levelled at the Radburn style. If laneways are not supported (and the master plan configuration suggests this), then this should be clearly stated. At the current time the DCP sends mixed messages.
52. Page 39 Part 4.1.1.1: Figure 3 does not include a subdivision pattern of residential allotments (it indicates superlots only).
53. Page 39 Part 4.1.1.3: This control is unnecessary.

54. Page 39 Part 4.1.1.4: This control is unnecessary as the Figure 3 control in Part 4.1.1.1 above negates this opportunity.
55. Page 39 Part 4.1.1.5: This control adds further confusion to the status of car courts, rear laneways and rear access generally noted above.
56. Page 39 Part 4.1.1.7: This control is unnecessary as the Figure 3 control in Part 4.1.1.1 above negates this opportunity.
57. Page 40 Part 4.1.2: This part refers to a 'Concept Plan'; this is Figure 3 we presume? Furthermore, one interpretation of the introductory paragraph to 4.1.2 suggests that after the superlots and roads have been created as indicated in Figure 3, then only semi attached and integrated housing lots may be subdivided – no other subdivision is permitted. This control needs to be reworded.
58. Page 41 Part 4.2.1: See comment above regarding complexity of road hierarchy.
59. Page 41 Part 4.2.5: The Street tree planting strategy is unnecessarily complex comprising 19 different species. Whilst variety is good and should be supported, such significant variation will introduce complexities for long term maintenance and revegetation if plants exhibit different characteristics and maintenance regimes. A simpler strategy is suggested.
60. Pages 41 - 44: Photographs need to be annotated to assist in the understanding of the DCP controls.
61. Page 41 Part 4.2.7: waste collection arrangements should be collocated with other waste management controls in Part 2.18 to assist usability.
62. Page 42 Part 4.3.1 the bus routes in Appendix K do not match those in Figure 16 in the Environmental Assessment Report.
63. Page 44 Part 5.1: The DCP should identify park sizes to match the sizes identified in Part 3.4.1 of the Environmental Assessment Report to ensure that the required sizes are achieved. These figures should also be repeated in the Planning Agreement.
64. Page 45 Part 5.2: The desired location for the community facility should be identified in this part.
65. Page 46 Part 5.3: This part is repetitive and should be combined with Part 2.13 to be a stand alone part of the DCP.
66. Page 47 Part 5.4: We question the relevance of this part as the DCP does not apply to the Minto Mall or other adjoining sites and property owners therefore do not have to comply with this part. If direction on their future development is required the sites should be included in the DCP.

3.8 Review of Heritage Considerations

The heritage Study prepared by Navin Officer provides a comprehensive investigation of the historical and archaeological research of the site and makes appropriate recommendations with regard to aboriginal and historic archaeological constraints.

The report notes that the ‘Campbellfield’ dwelling is located outside the site and that no works will impact on its heritage significance in terms of encroachment into the curtilage. Refer also to comments in the review of submissions at 3.9 of this report.

Comment

In our review of the documentation we have not been able to come to the same conclusion due to a paucity of information. In fact the exact location of the heritage item within the master plan concept is not clearly defined in any document. Furthermore the discussion in Part 2.5.4 of the Environmental Assessment Report makes reference to a heritage building called ‘Redfern Cottage’ which we assume must refer to Campbellfield.

It would be appropriate to seek clarification on this matter and that should the heritage item be within the curtilage of future development, that relevant development applications document how that curtilage will be respected.

3.9 Review of Submissions

Review and Comment

The formal exhibition period extended from 16 November 2005 to 16 December 2005. During this period some 16 submissions were received representing the views of private individuals, community interest groups and statutory authorities.

Furthermore, Council has received additional submissions, which are not included in the proponents review, which are also discussed. A review of the submissions is provide below:

Submitter Details	Comments Made By Submitter	Proponent Response	Independent reviewers' response
Rhonda MacLeod Local Resident 8 Moffat Place Minto NSW 2566	No specific comments made in connection with the MRCP – just wondered what, if any, implications would the proposal be likely to have on her property?	The proponent considers that the proposal will not have any adverse impact upon the submitter’s property whatsoever, observing the considerable distance evident between the submitter’s property and the site itself. The proposal does not create any new through roads in the vicinity of the submitter’s property and is located far enough away from the site to ensure that any future construction related issues do not exist. It is considered that there is an overall benefit to all properties in the area.	No comment.

<p>Ross & Veronica Appleyard Local Residents 8 Ashmead Road Minto NSW 2566</p>	<ul style="list-style-type: none"> • Outline their support for the MRCP “in principle”; • Desire that the future status of the existing private road (or “right of carriageway” – ROW) known as Ashmead Road be ascertained upfront; • Ideally: this private road should be removed, the ROW restrictions extinguished and the land returned to the 5 subject landowners. 	<p>The proponent agrees that it is impractical to construct a new public road immediately adjacent to the existing privately owned road, which is held under the title as a right of carriageway (ROW). However, it is outside the proponent’s control to require that the ROW affecting the 5 private landowners be extinguished as part of any development consent issued for the MRCP. If all landowners agree, the proposed new road can be used to provide public road access to the 5 existing allotments, subject to ensuring that all owners have public road access. The existing ROW could then be removed. As a public road dedicated to Council, Council would meet the future maintenance costs. This particular issue can easily be addressed as part of any future development application received by Council over the Piggott lands.</p>	<p>No comment.</p>
<p>Miss Rosemary J. Gray CCC Access Committee C/: 3/115 Townson Avenue Minto NSW 2566</p>	<ol style="list-style-type: none"> 1. Townson Oval should be retained in its present condition. Resultant dwellings in this location will increase population crowding (140-150 new blocks), traffic congestion and noise / air pollution. Plenty of trees would need to be planted if this proposal went ahead to reduce this created pollution; 2. The Piggott lands should be retained in their present state, to provide local people with access to bushland reserves; 3. All future housing should be built as “adaptable” to allow people to remain in their houses for longer even as they get older; 4. Future house designs should be able to accommodate for 	<ol style="list-style-type: none"> 1. Townson Oval must be relocated to address the existing flooding issues affecting the northern half of the site. The relocated Townson Oval and reconstructed Redfern & Scarborough Parks will all serve a dual purpose of stormwater detention and public recreation. Between 40-50 detached dwellings will occupy the former oval site and will embrace the MRCP principles of 5 minute “walkability” to parks & services, good access to public transport and good traffic dispersion. New mature trees will be planted outside every house within every street and will also feature heavily within the landscaping elements of the 6 new public parks. 2. The Piggott lands are not currently accessible and serve more of a visual amenity purpose within the locality. The majority of these trees will be retained along the ridgetop location within the 1-acre allotments, whilst extensive additional tree planting works will occur within all new parks and streets. Given their strategic locations, all reconstructed parks are considered accessible and functional to local residents. 3. In a “market” situation, the proponent cannot mandate that all private housing be built as adaptable – purchasers will build to suit their needs. DoH in its new development projects, where appropriate, produces adaptable dwellings. There will also be some Seniors Housing included amongst the new public housing dwelling in Minto, which will have to comply with the adaptability requirements set out in the Seniors Living SEPP. 4. Similar response to Point 3 above. 5. The proponent welcomes the Access Committee’s interest in on-going involvement in 	<p>Agree with proponent.</p>

	<p>people in wheelchairs and those living with a disability;</p> <p>5. The Access Committee should be involved in an ongoing “consultancy” role for this project.</p>	<p>the project. A consultative framework has been set up for the project. A DoH representative will be in contact to invite the Access Committee representatives to attend relevant stakeholders working groups for both the physical redevelopment issues and community building aspects of the project.</p>	
<p>Janet Davies SWRTA President PO Box 600 Liverpool BC NSW 1871</p>	<p>1. SWRTA does not believe that the remaining tenants can be rehoused by DoH in accordance with the timeframes identified within the Concept Plan;</p> <p>2. Local residents have worked tirelessly to reclaim Kids Park as community land. This land must be given legal protection asap and rezoned as a public park;</p> <p>3. The existing cul-de-sacs and quiet streets offer a safe place for children to play and residents to walk. The proposed street layout will change this situation and will increase car dominance.</p>	<p>1. The proposed timeframes for tenant rehousing have been coordinated by DoH, based on both their past experience and the future employment of additional rehousing resources for this important project. DoH is establishing a dedicated Rehousing Team to take a more pro-active approach to rehousing and tenant support than in the past. This Team will liaise with every affected tenant to establish individual needs and use the information to develop a clear strategic plan for rehousing in the timeframes proposed. The plan will be reviewed regularly to ensure that timeframes can be met. All tenants will receive 12 months written notice prior to the commencement of their relocation.</p> <p>2. It is intended that “Kids Park” will be retained as a park, with the proponent working closely with the community to transfer the private ownership of the land across to Council, on behalf of the community, ASAP. Following the finalisation of the MRCP redevelopment, all parks will be rezoned to “open space”. Kids Park will be retained in its current location, albeit slightly reconfigured but fully landscaped as part of the MRCP. A working group has been established for the community to be involved in the detailed design of this land, whilst the proponent is addressing the land ownership issue separately.</p> <p>3. As opposed to the existing cul-de-sacs, future residents will be able to utilise the new parks for playtime / recreational purposes. In contrast to the existing parks, the new parks will be in close walking distance and have good surveillance from adjoining dwellings, play equipment, detailed landscaping and no surrounding fences. The proposed street layout will replace the existing dead-ends and private accessways with a new network of connecting roads, footpaths and cycleways. There will be a clear hierarchy of roads to serve both through traffic and local traffic, with vastly improved access to newly created parks, community facilities and public transport services.</p>	<p>Noted and agreed where relevant.</p>

<p>Warren Gardiner NCOSS Senior Policy Officer 66 Albion Street Surry Hills NSW 2010</p>	<ol style="list-style-type: none"> 1. The degree to which rehousing will occur within 3 or more remaining DoH housing precincts at the same time, should be reduced; 2. DoH must ensure that they provide rehousing support and project information to their tenants before and after their relocation. Maintenance must also be kept up to date; 3. DoH should consider the likely interaction between the Minto & Bonnyrigg projects; 4. The future Minto Place Management Plan must outline clear responsibilities for funding, planning and service delivery at Minto; 5. The project should incorporate a target of 7.5% “affordable housing” for moderate-income families. 	<ol style="list-style-type: none"> 1. In addition to the proponent’s comments made above in response to Point 1 of SWRTA’s submission, a local allocation strategy has been established by DoH, so that once a property becomes vacant through natural attrition in the next precinct to be redeveloped, a new DoH tenant will not be allocated into the property. The local allocation strategy recognises the difficulty of managing vacant properties and DoH has negotiated with St Vincent de Paul to use some of these properties for transitional housing. The new Housing Assessment tool will also identify and start moving those families who need to move (eg for education, work etc) before the 12-month notice period is given. This will further reduce the number of tenants requiring relocation in the precinct. 2. DoH has taken considerable steps to ensure that all of their tenants are kept up to date on project related issues. In addition to numerous community meetings and regular community newsletters, all tenants will receive 12 months written notice prior to their rehousing and will also receive personal visits from the DoH rehousing team to ascertain any particular rehousing / maintenance / adaptable housing requirements. Prior to a tenant’s rehousing though, DoH has assured a “business as usual” approach to the delivery of regular service & maintenance duties. 3. DoH has carefully considered the interaction of its two major projects at Minto and Bonnyrigg, as part of its business planning activity. Both projects are consistent with DoH’s overall Portfolio Strategy, which is being implemented during the lifespan of both projects. 4. The Minto Place Management Plan is currently being finalised. It is being co-ordinated by DoH with extensive community stakeholder involvement and will indeed outline clear responsibilities for the funding, planning and delivery of services at Minto – both during the tenant rehousing period (i.e. the next 4-5 years) and for the future community that is generated by the mixture of public and private dwellings. 5. The proponents are committed to delivering a component of affordable housing in addition to the 30% public housing commitment already made. A working group has been established with stakeholder and community representatives and with the involvement of the Centre for Affordable Housing. The group will investigate means of implementing affordable housing within the project. 	<p>No comment</p>
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<p>Ms Beverley Davis Chairperson Minto Residents Action Group (MRAG) c/: 9 Walker Way Minto NSW 2566</p>	<ol style="list-style-type: none"> 1. MRAG wants Kids Community Park secured and rezoned as parkland asap; 2. MRAG requests that sections of Kids Park be redeveloped asap so that the current residents can enjoy the benefits of their hard work to date; 3. MRAG has concerns that insufficient car parking has been proposed around the new Townson Oval, which would be magnified further if the adjoining High School oval was simultaneously in use; 4. Some MRAG members understood that Valley Vista was demolished to make way for a new park, whilst others do not support the relocation of Townson Oval; 5. MRAG again raises requests on behalf of the local community for a swimming pool; 6. MRAG is concerned for the safety of future residents and children in respect to the location of driveways on “hilly” sections of Eagleview and Ben Lomond Roads; 7. Termites have affected many existing DoH properties – is there any plan proposed to deal with this problem? 	<ol style="list-style-type: none"> 1. Kids Park will be retained in its current location, albeit slightly reconfigured but fully landscaped as part of the proposed MRCP. Like all of the other proposed parks, Kids Park will initially be zoned residential (to facilitate minor boundary adjustments as required) however, will be rezoned as “open space” upon the completion of the project. Council’s Property Manager is presently co-ordinating the negotiations with the current owner of Kids Park, in order to facilitate the transfer of the park’s ownership across to Council (on behalf of the community) ASAP. 2. Considering the reconstruction works that are required on this land, it is unlikely that the proponent would install temporary facilities onsite prior to the commencement of these works, scheduled for early 2011. Land ownership issues are still awaiting final resolution by the proponent. Furthermore, a working group has been set up for community involvement in the design of the parks proposed within the MRCP. The current Concept Plan for Kids Park is contained within the draft DCP and Planning Agreement, with further detailed design and approval required prior to any construction work occurring. 3. Concept Plans for the relocated Townson Oval propose some 75 on-street car parking spaces within the site, angled at 45 degrees. Guernsey Road is also considered sufficiently wide enough to accommodate bus parking if required. In terms of car parking provision, the project site can adequately cater for future sports events and should not have to cater for any overflow parking from the high school as well. 4. Valley Vista dwellings were demolished by DoH in 2002/2003 to make way for a combination of new allotments as well as a new park, as proposed within the current MRCP. As described above, Townson Oval has been relocated to address existing flooding problems experienced on the northern half of the site. 5. Council manages swimming / leisure centres for local residents and does not propose any new facilities in the Minto area, on the basis of those facilities that already exist in neighbouring Macquarie Fields, Eagle Vale and Campbelltown. 6. During the design & reconstruction of both Ben Lomond and Eagleview Roads, project partners must ensure that appropriate consideration be given to sight distances, traffic calming devices, on-street car parking bays and street tree placement to ensure that future residents and their children can enter and leave their properties safely. 7. Construction materials and pest protection measures have evolved substantially since the original construction of the estate. All future 	<p>Noted and agreed where relevant.</p>
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	<p>8. MRAG supports the street tree planting scheme but requests that new trees do not block sewerage pipes, do not push up footpaths, provide food for native birds and get regularly watered and maintained;</p> <p>9. Will existing trees located in Piggott Reserve continue to be a bushfire hazard to the local community?</p>	<p>dwelling will incorporate modern day pest protection measures now considered standard across the industry.</p> <p>8. All proposed street trees will have root control barriers installed to ensure that sewerage pipes, services and footpaths are not broken. Species of street trees will be predominantly indigenous, to enhance the existing character and diversity of native vegetation. Some exotic species will be utilised where winter solar access to adjacent allotments is required. Landcom (as development manager) will maintain / water these street trees for a minimum period of 5 years (incidentally during their major growth period), after which Council will become responsible.</p> <p>9. The MRCP proposes 14 one-acre allotments over the Piggott lands. Some of the existing trees must be gradually thinned out in accordance with the 40m wide asset protection zones identified within the Bushfire Assessment Report. Post their redevelopment, Piggott will not represent the same bushfire hazard to Minto.</p>	
<p>Helen & Graham Bailey Local Residents 2 Ashmead Road Minto NSW 2566</p>	<p>1. Ideally, Piggott Reserve should be retained and new cycle / walking paths constructed through it. There is currently very little in the way of such safe paths whilst existing open space areas are not presently used to their full capacity;</p> <p>2. If the subdivision of Piggott does proceed, a new public road should be constructed east of the existing privatised Ashmead Road, with new driveways to our properties provided. Existing service connections on the west side of Ashmead Road should also be retained.</p>	<p>1. Whilst the project intends to preserve as much of the existing vegetation at Piggott as possible, within the 14 proposed 1-acre allotments, the vegetation itself has been classified as insignificant in terms of preservation value. In contrast from the present unkempt and vacant open space areas, the project will include 6 new fully landscaped parks, all located within 5 minutes walk from future local residents. These parks, in addition to the new treelined streets, will also provide a vast network of new paths specifically tailored for walking and cycling purposes. The future sale of the Piggott land will also help to make the project financially viable. Piggott Reserve would remain a bush fire hazard that would create difficulties in re-establishing Piggott Reserve as a bushland area with any conservation value.</p> <p>2. The project indeed provides for a new public road to service the 14 proposed 1-acre allotments at Piggott, to be positioned east of and adjacent to the existing privatised Ashmead Road. The proponent has no objections towards maintaining the existing service connections or providing the 5 existing private landowners with access to the new public road (i.e. via driveway crossings), however all landowners must unanimously agree to remove the existing ROW that burdens them in relation to the privatised Ashmead Road (see the proponent's response to the "Appleyard" submission above).</p>	<p>Agree with proponent</p>

<p>Gary Moore NCOSS Director 66 Albion Street Surry Hills NSW 2010</p>	<p>Whilst not opposed to the Concept Plan, NCOSS requests that appropriate measures be taken to minimise the likely social consequences on existing tenants. Warren Gardiner will be making NCOSS' official submission.</p>	<p>Mr Gardiner's comments have already been addressed above.</p>	<p>No comment</p>
<p>Rajeev Maini A/Principal Heritage Officer NSW Heritage Locked Bag 5020 Parramatta NSW 2124</p>	<p>Following their review of the MRCP, the Heritage Office consider:</p> <ol style="list-style-type: none"> 1. That the draft Cultural Heritage Assessment is inadequate and should better consider wider heritage impacts on the area surrounding the site, such as visual impacts upon the heritage items known as Campbellfield Cottage and Eagleview House; 2. That the Viewscape Analysis and Cultural Heritage Assessment be combined and better integrated into the draft Development Control Plan (DCP), in terms of defining and addressing heritage impacts on adjacent heritage items; 3. That the DCP include specific objectives to conserve and interpret heritage items and areas adjoining the project site. 	<p>Comments submitted by the Heritage Office are considered unreasonable by the proponent and fail to consider the following important considerations:</p> <ol style="list-style-type: none"> 1. In respect of Campbellfield's Cottage, the MRCP proposes to reconstruct new dwellings in the same location where older DoH townhouse dwellings once stood prior to their recent demolition. In addition, the MRCP proposes a vast and fully landscaped park (Redfern Park) to be constructed out from the main desire line and front aspect of the Cottage. Hence, the visual impact and level of urban development surrounding Campbellfield's Cottage will be significantly reduced via the MRCP. 2. Similar to Campbellfield's Cottage, Eagleview House is located outside the project site area. The House itself is positioned behind an adjacent dwelling and does not have any frontage or aspect out onto Eagleview Road. The MRCP does not propose any significant redevelopment in this "scenic protection" area, by seeking to create large rural-residential allotments (4000sqm) that will protect the ridgetop setting and existing stands of vegetation. 3. Whilst unenforceable, project partners have included various design principles within the draft DCP for adjoining landuse developments to consider (including Campbellfield's Cottage), should they ever intend to redevelop. Such principles were considered important so that a positive relationship between the MRCP and its adjoining landuses could be fostered and maintained. 	<p>Agree with comments 1 and 2 of NSW Heritage Office.</p> <p>With regard to Comment 3, DCP may or may not require objectives regarding heritage depending on further investigation.</p>

<p>Charles Wiafe Landuse Development Manager – RTA PO Box 558 Blacktown NSW 2148</p>	<ol style="list-style-type: none"> 1. The RTA desires a future consultative role during Council’s consideration of future subdivision applications; 2. The RTA considers that the proposed road reserves are minimal and should be increased to 3.5m wide travel lanes and 2.5m wide parking lanes; 3. Off street cycleways should be provided along Ben Lomond Rd, Pembroke Rd, Townson Ave as well as between Eagleview and Longhurst Roads; 4. It would be desirable for all streets (excluding cul-de-sacs) to have a footpath on at least 1 side of the road; 5. Traffic control facilities along bus routes should be designed for buses. 	<ol style="list-style-type: none"> 1. The proponent raises no objection towards the RTA’s “consultation” request, whereby any future subdivision DAs involving a collector road managed by the RTA are referred to the RTA for comment, in accordance with normal Council assessment procedures. 2. All proposed road carriageway and parking lane widths have been designed in accordance with Council’s adopted road standards. Council’s Manager Technical Services has accepted the traffic report “in principle” inclusive of the proposed road reserves and hierarchy, with detailed design to occur within future subdivision DAs. 3. The Concept Plan proposes marked cycleways on the reconstructed Ben Lomond Road as well as offstreet shared cyclepaths (2.5m wide) on Townson & Guernsey Avenues and between Eagleview and Longhurst Roads. The project site does not front onto Pembroke Road and hence no cycleways are proposed in this location. Similarly, it is not the project’s responsibility to provide offstreet cycleways between the Minto Mall and the Minto Railway Station although, the proponent could pursue this matter separately with Council. 4. All streets (including the upgraded verges of existing roads) incorporate a footpath on at least 1 side, with the exception of the “Access” Streets serving 5 or fewer lots. Within the MRCP, these Access Streets comprise of 4 small cul-de-sacs as well as 3 “connection” streets where no future dwellings will have frontage. However, the Access Streets include 3.5m wide verges on either side of the carriageway, which maintain the capacity for footpaths should Council consider them necessary. 5. Agreed. 	<p>Noted, not qualified to comment.</p>
<p>Paul Power Convenor – Macarthur Housing Coalition (MHC) c/: 24 Iolanthe Street Campbelltown NSW 2560</p>	<ol style="list-style-type: none"> 1. The MRCP states: “that it is anticipated that 30% of the final yield will be retained as public housing”. MHC believes that this figure should not be reduced; 2. Affordable housing is in scarce supply in Sydney, with little widespread commitment to it by agencies. MHC propose that 8% of the MRCP be committed to 	<ol style="list-style-type: none"> 1. The proponent has agreed that the MRCP will incorporate a 30% public housing component. This 30% public housing guarantee is also ratified within the Project Delivery Agreement to be executed between the 3 relevant project partners. 2. The proponents are committed to delivering a component of affordable housing in addition to the 30% public housing commitment already made. A working group has been established with stakeholder and community representatives and with the involvement of the Centre for Affordable Housing. The group will investigate means of implementing affordable housing within the project. 3. The size, location and level of embellishment within each of the proposed parks will be 	<p>Noted and agree with proponent where relevant.</p>

	<p>affordable housing in addition to the 30% public housing;</p> <p>3. MHC does not support the zoning of public as 2b Residential and the potential for parks to be re-designed later around desirable housing yields. All parks should be zoned appropriately upfront;</p> <p>4. Kids Community Park needs protection asap;</p> <p>5. MHC is concerned with the street layout proposed within the MRCP, which is focussed on car traffic too much, removes the safety and quietness of cul-de-sacs, creates too many cross streets and allows local streets to be used for through traffic;</p> <p>6. The design of the future Community Facility requires significant community input and support. MHC also suggests that the new facility must be operational prior to the proposed demolition of the existing Minto Family Centre in 2007;</p> <p>7. MHC proposes that the MRCP staging be rearranged so that the impact on local schools is spread more evenly and gives schools the best opportunity to retain enrolments,</p>	<p>protected within the overall Concept Plan approval as well as within the Planning Agreement between the proponents and Council. Future development approvals must also be consistent with these documents in order to be approved. The proponent proposes to zone all future public parks as “residential” land in the interim so as to facilitate minor boundary adjustments as required. The parks will then be rezoned as “open space” at the completion of the project. Such is not an uncommon practice within Campbelltown Council and does not override Council’s interim classification of the land as “community”.</p> <p>4. The MRCP will retain Kids Park as community land and proposes to provide extensive landscaping and facilities within. The proponents are working together to transfer the current private ownership of the land across to Council, on behalf of the community, ASAP. The park will also be re-classified as “community” land, as part of the project.</p> <p>5. The proposed street layout will replace the existing network of dead-ends and private accessways with a new network of connecting roads, footpaths and cycleways. There will be a clear hierarchy of roads (with appropriate traffic calming devices considered necessary by Council) to serve both through traffic and local traffic, with vastly improved access to newly created parks, community facilities and public transport services. The new street network will also provide dedicated cycleways throughout the site and footpaths on every street, as opposed to the existing situation.</p> <p>6. The proponent has already established a working group to engage representatives of the community as well as all relevant service provider organisations, in the design, location and makeup of the future Minto Community Facility. The proponents acknowledge the importance of providing a temporary community facility while the details of the permanent facility are being developed; to ensure that community services remain ongoing and uninterrupted.</p> <p>7. Whilst DoH has determined the timeframes required to rehouse tenants, project partners have agreed that it is impractical and excessively costly to alternate various rehousing and construction works between the northern and southern areas of the site. In addition to be prudent financial managers, project partners foresee only a short period of disruption to local population numbers. Furthermore, the proponents have liaised with the Department of Education and Training (DET) to ensure that they are fully informed of the project’s timeframes and rehousing stages. DoH has also advised DET of the rehousing support services for local families.</p>	
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	<p>teachers and resources;</p> <p>8. MHC has concerns that DoH will not be able to relocate their tenants within the 4.5 years specified within the MRCP.</p>	<p>8. The proposed timeframes for tenant rehousing have been coordinated by DoH, based on both their past experience and the future employment of additional rehousing resources for this important project. All tenants will also receive 12 months written notice prior to the commencement of their relocation and ongoing support / project information from DoH’s tenant rehousing teams.</p>	
<p>Allison Armytage Local Resident c/: 1/6 Elizabeth Place Cronulla NSW 2230</p>	<p>1. The submitter owns a battleaxe allotment with a rear boundary adjoining the existing Kyngmount Reserve;</p> <p>2. The MRCP will result in a new block being constructed to the rear of the property, which will totally “close in the property” (like townhouses) and impact upon privacy levels;</p> <p>3. Any removal of the adjacent Kyngmount Reserve would remove access to the rear yard area for services and repairs (i.e. to the pool & retaining walls etc);</p> <p>4. The removal of the adjacent Kyngmount Reserve will de-value my property investment;</p> <p>5. Whilst the overall MRCP is “good”, such should not de-value my property. The submitter is open to various options: leave part of the reserve adjacent to her property, pay compensation or offer the proposed adjacent new lot to her for purchase at a reduced rate.</p>	<p>1. The proponent notes the locational “context” of the submitter’s property. From various inspections of the property, the proponent also notes that the rear elevation of the submitter’s dwelling backs onto the Reserve, whilst significant ground level differences mean that a person standing in Kyngmount Reserve has their eye level directly in line with the second storey of the submitter’s dwelling.</p> <p>2. The current MRCP will result in the submitter’s battleaxe lot being surrounded by detached dwellings and their land holdings on all sides however such is not uncommon for many battleaxe allotments. Whilst a privacy problem into the submitter’s property from Kyngmount Reserve already exists because of the ground levels, such would be replicated through any future dwelling that was constructed in a similar position. The proponent considers it the role of the proposed Minto Design Review Panel to review this privacy problem and to mandate a range of privacy protection measures within any future dwelling design (i.e. removing large rear facing windows / balconies, installing screening or planting appropriate vegetation). It should also be noted that the proponent aims to address the severe ground level differences in this location as part of the future subdivision’s bulk earthworks.</p> <p>3. There is no statutory right for the submitter to enter private land across a public reserve area. Indeed, the current classification of the land places restrictions against such adjoining landowners from doing so.</p> <p>4. The proponent considers that the MRCP will increase the submitter’s property value over and above any specific removal of the adjacent Reserve from her rear boundary. In fact, property values within Campbelltown are often lower when a dwelling backs on to a public reserve or drainage area, due to increased security and privacy concerns.</p> <p>5. The proponent agrees that the MRCP should not de-value or detract from the submitter’s property in any way. The proponent is presently undertaking separate valuation advice on this matter and is also actively pursuing private discussions with the submitter regarding the various “remedial options” suggested.</p>	<p>No comment</p>

<p>Beth Michie Macarthur Branch of National Parks Association of NSW c/: 206 Georges River Rd Kentlyn NSW 2566</p>	<ol style="list-style-type: none"> 1. The Branch objects to the proposed rezoning of Piggott Reserve, which is considered to be a valuable community asset. Rezoning of open space should only occur under extreme circumstances when no other option is possible; 2. Local residents appreciate the privacy, peace and quite and opportunities for passive recreation that are created by the Piggott Reserve; 3. Piggott Reserve retains areas of quality native bushland, which in turn supports a large number of native birds; 4. The proposed Environmental Protection zoning would be ineffective, considering the asset protection zones required by the Rural Fire Service. 	<ol style="list-style-type: none"> 1. The Piggott lands serve more of a visual amenity purpose within the locality as opposed to a recreational purpose, with the community having no real use or practical benefit from the lands. The proponent will aim to retain a majority of trees along the ridgetop location within the 1-acre allotments, whilst extensive additional tree planting works will occur within all of the new parks and streets. Given their strategic locations, all reconstructed parks are considered accessible and functional to local residents. Piggott Reserve would remain a bushfire hazard that would create difficulties in re-establishing Piggott Reserve as a bushland area with any conservation value. 2. Whilst the visual amenity of Piggott will aim to be retained as much as possible, the new parks will offer far superior active and passive recreational opportunities for local residents as opposed to the existing Piggott lands and existing vacant open space areas. The proposed 1-acre lots won't comprise resident's sense of peace and quiet. 3. The proponents have obtained expert advice confirming that the Piggott bushland does not contain any significant or threatened flora & fauna species. Regardless, the project aims to retain as much existing vegetation as possible within the 1-acre lots and also introduce "super advanced trees" within all new streetscapes and parks. 4. The proposed protection zoning mandates larger 1-acre lots that are designed to protect existing vegetation, views and ridgetop locations from over-development. The Planning for Bushfire regulations mandate that some vegetation in close proximity to the new detached dwellings will have to be thinned out, but only within the first 30 meters of the rear of the dwellings. 	<p>Agree with proponent</p>
<p>Eleanor Glenn Department of Environment & Conservation (NSW) 79 George Street Parramatta NSW 2150</p>	<ol style="list-style-type: none"> 1. DEC supports the proposed provision of a continuous network of cycle & pedestrian paths but requests that project partners facilitate linkages to Minto Railway station and other key destinations; 2. DEC recommends that the number of cul-de-sacs be reduced to increase overall 	<ol style="list-style-type: none"> 1. The MRCP fulfils the aims and desire of the proponent to increase cyclist and pedestrian access both within the site as well as to and from adjoining suburbs, via an integrated network of bicycle and pedestrian pathways. The proposed road network also creates a clear hierarchy of roads, catering for local resident access, "collector" through traffic as well as public buses. The proponent cannot be responsible for retrofitting and extending this network outside of the project site. 2. Only 6 cul-de-sacs are proposed within MRCP and these largely occur within the existing residential areas, where the proponent is either constrained by the retention of existing DoH cottages or the southern boundary of the project site area. 	<p>No comment</p>

	<p>accessibility within the site;</p> <p>3. DEC commends the water cycle management measures proposed within MRCP but recommends that project partners apply DEC's new urban stormwater criteria to be released in early 2006;</p> <p>4. DEC encourage DoH to consider installing rainwater tanks within all cottages to be renovated by DoH;</p> <p>5. DEC recommends that all noise and odour emissions comply with Australian standards;</p> <p>6. DEC recommends that contamination assessment and management procedures be identified & undertaken appropriately;</p> <p>7. DEC recommends that minimum performance standards for energy efficiency, choice of materials and waste minimisation be developed;</p> <p>8. DEC notes that no Aboriginal sites were identified and that the site is an area of low archaeological and cultural heritage sensitivity.</p>	<p>3. The MRCP already embraces the principles of water sensitive urban design and will also comply with all of the stormwater / engineering requirements of Council. Whilst the proponent considers this sufficient, DEC's new urban stormwater criteria can be consulted at the DA design stage if necessary.</p> <p>4. Whilst all new DoH dwellings will comply with BASIX requirements, including the provision of rainwater tanks, DoH is not obliged to ensure that existing dwellings also satisfy BASIX. Any decision to include the installation of rainwater tanks as part of the renovation works for existing DoH cottages will be made and paid for by DoH.</p> <p>5. Agreed - All future construction works must comply within relevant noise and odour emission requirements as directed by Council and relevant state government legislation (eg. Protection of the Environment Operations Act 1997).</p> <p>6. Whilst the MRCP Contamination Assessment concluded that the site did not contain any significant areas of contamination, the proponent has agreed that both DoH and Council (as the 2 landowners) will be responsible for assessing and managing any site contamination issues arising during the project's development, with "responsibility" dependant upon the original owner of the land. Landcom (as the project's development manager) will oversee the ongoing assessment and management process, during every stage of development.</p> <p>7. The proponent's DCP will indeed mandate minimum performance criteria for solar access, energy efficiency, BASIX, water cycle management, salinity, building materials and waste management. The proponent will also seek to maximise solar access to residential allotments and parks that are created during the future subdivision DAs.</p> <p>8. Noted.</p>	
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<p>Mohammed Ismail Department of Natural Resources (NSW) PO Box 3720 Parramatta NSW 2124</p>	<ol style="list-style-type: none"> 1. DNR has no specific comments to make regarding the MRCP however strongly recommends that future stormwater systems be designed using sensitive urban design principles; 2. The MRCP should consider the potential for salinity onsite and should make every effort to protect remnant vegetation and use native vegetation within proposed landscaping works; 3. DNR confirmed its previous advice to Landcom that no rivers are present onsite and hence require Landcom to obtain a Part 3A works permit. 	<ol style="list-style-type: none"> 1. The proponent has embraced the principles of water sensitive urban design within its configuration of the MRCP. Many of the proposed parks serve a dual-use purpose as stormwater detention areas and include natural bio-filtration measures such as rain gardens to treat collected stormwater. New dwellings must also comply with BASIX requirements such as the provision of rainwater tanks. 2. The proponent has facilitated a review of the salinity potential across the site, which concluded that existing salt concentrations would not adversely impact upon subdivision or dwelling construction measures and/or design. Regardless, the proponent's DCP mandates that native vegetation and deep rooted trees be incorporated into all landscaping provisions in addition to damp proof membranes within all built form. 3. Noted. 	<p>No comment</p>
<p>Mike Cush General Manager Asset Planning – Department of Education & Training GPO Box 33 Sydney NSW 2001</p>	<ol style="list-style-type: none"> 1. DET advise that they've been well informed by Council in relation to the MRCP and are confident that any new enrolments can be accommodated for within existing local schools; 2. DET advise that they have no further comments to make at this time and that they will continue to liaise with Council. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 	<p>No comment</p>

3.10 Review of Draft LEP

The land currently comprises a number of zonings under CLEP 2002; namely:

- Residential 2 (b);
- Neighbourhood Business 3 (c);
- Open Space 6 (a); and
- Environmental Protection 7 (d6) – 0.4ha.

Whilst the projects displays a high level of consistency with the prevailing LEP, it is proposed to rationalise the zonings to achieve the following:

- To rezone land to reflect the proposed Masterplan layout and specifically the changes to the open space zones;
- To reclassify land zoned open space from Community Land to Operational Land as required to implement the Masterplan;
- To change the definition of “integrated housing” in the CLEP 2002 to allow smaller minimum lot sizes for integrated development; and
- To change the provisions of Clause 34 in so far as it relates to the Site to allow smaller lot sizes for dual occupancy development.

The draft LEP that accompanied the Concept Plan application shows that it is proposed to have two zones. A Residential 2 (b) zone and Environmental 7 (d6) zone. The Residential 2 (b) allows for flexibility in the approach to the Masterplan. This flexibility is a common approach to new urban release areas and requires the preparation of a detailed Masterplan or Development Control Plan to guide development outcomes.

We have been advised that concern has been expressed that the ‘flexible’ approach to the rezoning of the land will not deliver the open space requirements. We have been advised that once the land is dedicated as ‘Open Space’, Council will proceed to rezone the land to Community Land. This will ensure that such land s come into public ownership.

Amendment No 14 to CLEP 2002 has been prepared to effect the aforementioned outcomes.

It is appropriate that Council formally resolve to prepare and exhibit such draft LEP, pursuant to the provisions of Part 3 of the EP&A Act.

Review of draft DCP

A comprehensive Draft Development Control Plan (DDCP) has been prepared to guide all future development proposals occurring on the Site and to deliver the Vision encapsulated in the Minto Renewal Masterplan.

The DDCP contains specific provisions that apply to all the land and development proposals located within the renewal plan area. Under Section 79C of the EP&A Act, Council is required to take into consideration the provisions of the Plan, prior to determining an application for development within the Site.

The DDCP has been the subject of detailed review at 3.7, with a number amendments being suggested. The document is considered to be sound and subject to the amendments suggested should be adopted to guide development. It is appropriate however, that Council formally resolve to adopt the DDCP as revised, pursuant to the provisions of the Act and Regulations.

3.11 Review of Draft Planning Agreement

Projects of the subject nature are typically lengthy, complex, and involve numerous stakeholders and major commitments. Recognising this, the Act makes provision for a Statement of Commitments by the Proponents. In this instance Council has requested submission of a draft Statement detailing how the project will be managed in an environmentally sustainable manner.

Statement of Commitments

The Statement of Commitments submitted is acknowledged to be a draft, which is likely to evolve over time as the Concept Plan is refined and conditions of approval are issued. The draft Statement of Commitments is summarised below:

General

- A The development will be undertaken generally in accordance with the Environmental Assessment Report dated November 2005 prepared by BBC Consulting Planners Pty Ltd (including accompanying Appendices)
- B The Department of Housing and Landcom are committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979.
- C The proponent will continue to liaise with the local community during the development process as outlined in Appendix 10 of the Environmental Assessment Report.
- D The proponent will continue to liaise with the Council during the development process.

During Demolition

- A Demolition will be undertaken in accordance with the requirements of Australian Standard AS2601 – 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.
- B A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.
- C An Erosion and Sediment Control Plan will be prepared to control run off during the demolition process.
- D A Waste Management Plan will be prepared prior to demolition commencing. Where possible materials will be recycled for reuse on the Site.
- E A Community Access and Safety Plan will be prepared to maintain access to, and to ensure the safety of, the existing community through the demolition process.

- F Demolition will occur in consultation with the community and will be integrated with the strategies to be put in place to manage the process of change and rehousing on the site.

Social Impacts

- A The proponent will prepare and implement the Minto Place Management Plan to develop a coordinated approach to service planning and service delivery in Minto Policy as outlined in Appendix 10 of the Environmental Assessment Report.
- B The proponent will prepare and implement a Rehousing Process including establishing a Rehousing Team with the Department of Housing and implementing a Return to Minto Policy as outlined in Appendix 10 of the Environmental Assessment Report.
- C The proponent will prepare and implement a Communications Strategy as outlined in Appendix 10 of the Environmental Assessment Report.
- D The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

Planning Agreement

A draft Planning Agreement has been prepared pursuant to Subdivision 2 of Division 6 of Part 4 of the EP&A Act. Parties to the proposed Agreement include:

- Landcom;
- NSW Department of Housing; and
- Campbelltown City Council.

The Agreement also makes provision for further Agreements. The Agreement excludes application of Section 94 and Section 94A of the Act to the proposed development, provided development occurs in a manner consistent with the Concept Plan. The Agreement proceeds to extensively detail the operation and obligations under the Agreement.

However, it would appear that the draft Planning Agreement concentrates on the capital and physical infrastructure and from reviewing the document would in our opinion, should also document the commitment to the full range of mitigation measures proposed in the Social Impact Assessment prepared by BBC Consulting, as outlined in Appendix 10 of the Environmental Assessment Report.

We are of the opinion that the above matters should be included in the draft Planning Agreement.

4. CONCLUSION & RECOMMENDATION

This Firm was engaged to carry out an assessment of a Concept Plan Application under Part 3A of the EP&A Act 1979 (as amended). The review of the documentation has revealed that the Concept Plan and accompanying documentation has been prepared in accordance with the relevant provisions of the EP&A Act 1979, as amended and Regulations. Further the nature of the proposal and environmental management strategies are generally considered appropriate, subject to the amendments suggested particularly in respect of:

- The draft Development Control Plan and the draft Planning Agreement; and
- The draft Planning Agreement.

In a statutory sense, it is recommended that Council resolve to prepare a draft LEP and place this document on public exhibition. It is also recommended that Council adopt the draft DCP subject to the suggested amendments detailed in this report.

The Minto Renewal Project has undergone extensive community consultation over an extended period of time commencing in 2002, and culminating in the preparation of the Concept Plan. The Concept Plan has been placed on public exhibition and a number of submissions have been received. The submissions were addressed in Section 3.9 of this report and the relevant actions suggested should be implemented.

In conclusion, we are of the opinion, having regard to the documentation provided, that the whole process has been undertaken in accordance with the provisions of Part 3A, including consultation and community involvement in the Concept Plan development. Accordingly we recommend that the Concept Plan be approved.