



FAXED
24.10.2005

21 October, 2005

Mr Terry Barnes
Director General
NSW Department of Housing
Locked Bag 4001,
ASHFIELD BC 1800

Attention: Theo Posumah

Dear Sir

**Minto Renewal Project
Concept Plan Application No. 3219/2005
Environmental Assessment Requirements**

I refer to your concept plan application for the Minto Renewal Project.

Instrument of Delegation

I advise that the Acting Director General of the Department of Planning has delegated all powers in relation to the assessment of the concept plan to Council. For the purpose of this assessment, any further reference to Council is also a reference to the Director General. (For your information, I have enclosed a copy of the instrument of delegation dated 19 October 2005.)

Upon receipt of the delegation, Council forwarded the concept plan to relevant public authorities to provide their environmental assessment requirements. (For your information, I have enclosed a copy of the contact details and letters sent to public authorities on 19 October 2005.)

Environmental Assessment Requirements

Pursuant to Section 75F of the Environmental Planning and Assessment Act 1979, Council hereby issues the following environmental assessment requirements (excluding the requirements of other public authorities):

1. The concept plan shall provide a clear description of the project;
2. The concept plan shall provide justification for the project;
3. The concept plan shall provide details of the local and regional site context;

4. The concept plan shall provide detailed environmental envelope assessment including:

(a) The impact upon the natural environment:

- i. topography and landform;
- ii. Geology and soils;
- iii. Contamination;
- iv. Hydrology and catchment features, including flooding;
- v. Aboriginal cultural and European heritage;
- vi. Flora fauna and ecology;
- vii. Bushfire risk;
- viii. Energy use and ecological sustainable development; and
- ix. Visual and landscape character and views.

(b) The impact upon the human environment:

- i. Traffic, transport and access;
- ii. Built form and character;
- iii. Availability of utility services;
- iv. Water cycle management;
- v. Crime prevention through environmental design; and
- vi. Electromagnetic radiation.

(c) Examine the social impact of the development on the existing and likely future community.

(d) Address the statutory framework.

(e) Identify the key features of the concept plan, including:

- i. Street system and access arrangements;
- ii. Open space and community facilities;
- iii. Dwelling typology;
- iv. Public and private housing mix; and
- v. Neighbourhood structure.

5. The concept plan shall provide details of the consideration and evaluation of alternatives to the development.

Council acknowledges that the proponent has already provided a preliminary assessment report and a number of technical reports to allow Council to carry out a detailed environmental assessment. Council's preliminary assessment indicates that the proponent has in the main addressed Council's environmental assessment requirements within the documentation submitted to date.

Draft Statement of Commitments

Council requires that the proponent prepare and submit a draft statement of commitments setting out how the project will be managed in an environmentally sustainable manner for the Council's and public authority's consideration and public exhibition. The draft statement of commitments should nominate the relevant technical standards that the development will be consistent with and the relevant statutory planning instrument that will guide future development on the land.

Draft Planning Instruments

Council notes that the concept plan identifies that some of the land within the project will be required to be rezoned to permit the future construction of residential development. As discussed at a recent project control group meeting, the rezoning application will be assessed alongside, but separate from the concept plan application. The rezoning application should be made in a manner that is consistent with the Department of Planning's new LEP template.

Council has undertaken an initial review of the *Draft DCP (14th September 2005)* submitted in support of the concept plan application. Council seeks to discuss aspects of the status, format and content of that document as part of the concept plan application during the environmental assessment process.

Draft Planning Agreement

Council requests that the proponent prepare and submit a draft planning agreement for consideration and public exhibition. The agreement should be consistent with the Department of Planning's *Development Contribution Practice Note (2005)* and should nominate the planning and public interest benefits of the agreement resulting from the impact that the development has on the community.

Independent Assessment

I confirm Council's previous advice that the Department of Planning raises no objection to Council not seeking that the Minister convene an *Independent Hearing and Assessment Panel*, should Council be satisfied that an independent assessment 'process' takes place that will ensure transparency. In that regard, Council has invited three independent town-planning consultancies to tender for the role of providing Council with an independent assessment of the merits of the concept plan. Council will advise the proponent of the details of Council's preferred independent consultant in due course.

Fees

Concept Plan	\$10,000
Rezoning Application	\$10,000

Department of Planning	\$500
Consultant/s	To be advised
Plan First	To be advised
Total	To be advised

Should you require any further information, please do not hesitate to contact me on 4645 4616.

Yours sincerely



Scott Phillips
Manager Development Services

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

INSTRUMENT OF DELEGATION

I, the Acting Director General of the Department of Planning (the Department), under Section 23(1)(d) of the Environmental Planning and Assessment Act, 1979 agree to delegate to Campbelltown City Council the functions conferred on me by Part 3A of the Environmental Planning and Assessment Act, 1979 subject to the following conditions:

1. the delegation may only be exercised in relation to a concept plan application lodged by the NSW Department of Housing for the Minto Housing Renewal Project and any modifications to that concept plan, if approved;
2. Council shall consult with the Department in the preparation of Director General's requirements for the environmental assessment.
3. Council shall undertake public consultation and notification of the concept plan application in accordance with the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000* and provide the Department with copies of the environmental assessment for the proposal.
4. Council shall forward copies of all submissions received during the exhibition period to the Department of Planning (the Department) at the conclusion of the exhibition period.
5. Council shall undertake environmental assessment of all aspects of the concept plan application in accordance with the *Environmental Planning and Assessment Act 1979* and relevant environmental planning instruments.
6. Council shall consult with the Department and submit a draft Director-General's environmental assessment report (pursuant to section 75I) to the Department for comment on behalf of the Minister prior to finalising the report for submission to the Minister;
7. Council shall forward a copy of the draft instrument of approval and proponent's Statement of Commitments to be agreed to by the Department on behalf of the Minister prior to approval;
8. Council shall forward to the Department 5% of the concept plan application fee as remuneration for procedural costs;
9. Council shall forward an electronic copy of the Director-General's environmental assessment report, advice and recommendations (pursuant to section 75J) of the concept plan application, including any Statement of Commitments, to the Department to enable publication on the Department's website;
10. In the event that the Minister establishes an Independent Hearing and Assessment Panel to assess the Minto Housing Renewal Project, Council shall forward an electronic copy of the Panel's report to the Director-General within the time required by the Minister; and
11. Council shall be responsible for all aspects of compliance of any approval issued (should the concept plan application be approved), unless otherwise agreed to by the Minister.

Dated at Sydney this 19th day of October 2005


Sam Haddad
Acting Director General
Department of Planning

19 October 2005

Name/Address

COPY

Dear Sir/Madam

**Application for Concept Plan Approval
Minto Renewal Project**

Pursuant to Section 75M of the Environmental Planning and Assessment Act 1979 (the Act), the Department of Housing has made an application for '*Concept Plan Approval*' of the Minto Renewal Project. The project is a '*Major Project*' under State Environmental Planning Policy (Major Projects) 2005, as the Minister for Planning has formed the opinion that it is a project to which Part 3A of the Act applies.

The Acting Director General of the Department of Planning has delegated his authority to Campbelltown City Council (Council) to assess the application pursuant to Part 3A of the Act. The Minister for Planning retains the power to approve the application.

The Project

The project is a partnership between the Department of Housing and Council in relation to its respective land holdings, with Landcom involved as the project's development manager.

Under the *Concept Plan*, poorly performing townhouse areas at Minto will be demolished and redeveloped, whilst the more settled cottage areas would be upgraded. Existing poorly functioning open space areas are to be incorporated as new and improved open space. The development will be implemented over a ten-year period and the *Concept Plan* has been structured to respond to the changing property market conditions throughout that period. Upon completion, it is anticipated that 30% of the final yield will be retained as public housing.

The Department of Housing has committed to replacing the public housing dwellings removed from the estate within the Greater Western Sydney region over the life of the project to align with its projected public housing client needs and the need to maintain the total stock number in the area. In 2002 the estate provided 1007 dwellings whereas the *Concept Plan* provides for approximately 1,100 housing allotments.

There has been extensive liaison by the proponent with Council and public authorities, which is the basis of the *Concept Plan* application. The master planning process has involved on-going community involvement through a representative group called the 'Minto Community Reference Group', which includes resident representatives and various non-government organisations.

Pursuant to Section 75F(2) of the Act, Council is preparing environmental assessment requirements for the *Concept Plan* application. Section 75F(4) requires Council to consult with relevant public authorities in preparing the '*Environmental Assessment*' requirements and to have regard to the need for requirements to assess any key issues raised by public authorities. Accordingly, you are requested to advise of any key issues that you consider are

necessary for the applicant to address in the *Environmental Assessment* to be prepared for the project as part of the *Concept Plan* application.

At this stage, it is only necessary to obtain the key issues that public authorities consider necessary for the applicant to address in the *Environmental Assessment*. Upon completion by the applicant, Council will refer a copy of the *Environmental Assessment* to you for more detailed comment, as part of the future public exhibition phase of the application.

Given the statutory time limit for the provision of *Environmental Assessment* requirements, your comments in respect of the matter are requested by 4 November 2005.

Should you require any further information, please do not hesitate to contact me on 4645 4616.

Yours sincerely

Scott Phillips
Manager Development Services

Attachments:

1. Locality Plan
2. Site Plan
3. Master Plan

Contact	Address Details	Telephone	Email
Charles Waife	Operations and Services Directorate Roads and Traffic Authority PO Box 558 Blacktown NSW 2148	(02) 8814 2425	charles.waife@rta.nsw.gov.au
Mohammed Ismail	Department of Infrastructure, Planning & Natural Resources Sydney Region West Level 4, 10 Valentine Avenue Parramatta NSW 2150	(02) 9895 7978	mohammed.ismail@dipnr.nsw.gov.au
Liz Boggie	NSW Department of Primary Industries Cronulla Fisheries Centre PO Box 21 Cronulla NSW 2230	(02) 9527 8553	liz.boggie@fisheries.nsw.gov.au
Ray Fowke	Department of Environment and Conservation (NSW) Parks and Wildlife Division PO Box 1967 Hurstville NSW 1481	(02) 9585 6921	raymond.fowke@npws.nsw.gov.au
Doug Stevens	NSW Rural Fire Service Locked Mail Bag 17 Granville NSW 2142	(02) 8741 5555	doug.stevens@rfs.nsw.gov.au
Reece McDougall	Director NSW Heritage Office Locked Bag 5020 Parramatta NSW 2124	(02) 9873 8500	reece.mcdougall@heritage.nsw.gov.au
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