

**CONCEPT PLAN & STAGE 1 PROJECT APPLICATION FOR THE
BONNYRIGG LIVING COMMUNITIES PROJECT - REDEVELOPMENT SITE
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project	Concept Application The proposal comprises development as generally described in the Preliminary Environmental Assessment prepared for Bonnyrigg Partnerships dated April 07 for the Bonnyrigg Living Communities Project
Site	Land bounded generally by Bonnyrigg Avenue, Bonnyrigg Public School, Bonnyrigg Plaza, Elizabeth Drive, Cabramatta Road West, Humphries Road and Edensor Road, but excluding privately owned lots which are identified on the Staging Diagram (appendix E) of the Preliminary Environmental Assessment prepared for Bonnyrigg Partnerships by Urbis GHD dated April 2007
Proponent	Bonnyrigg Partnerships
Date of Issue	29 May 07
Date of Expiration	(2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 30 June 2006
General Requirements	<p>The environmental assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal including: <ul style="list-style-type: none"> ◦ description of the site, including cadastre and title details; ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ◦ project objectives and need (if relevant); • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social (including cultural) and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site including permissibility and the provisions of all plans and policies; • Compliance with the Sydney Metropolitan Strategy and any relevant (draft) sub regional strategy • Nature and extent of non-compliance with specified EPIs and relevant DCP's (note variations from the principles of the Bonnyrigg Town Centre Development Control Plan No.28, in particular Part 3 - Master Plan of the Bonnyrigg Town Centre, Part 4 -Guidelines for the Public Domain and Part 5 - Guidelines for the Private Domain, which are relevant to the site will be clearly highlighted and justified); and • Consideration of alternatives to the proposal.

Part C – Key Issues to be addressed

- Requirements of the Director General and other agencies are as follows;

Proposal Description

The proposal and its components should be described and illustrated, including:

- Land use distribution (residential, commercial, retail, open space).
- Community and recreation facilities.
- Road hierarchy/layout, access, and car parking provision.
- Open space and access networks.
- Landscaping areas.

Urban Form and Design

A suitable urban design response should be developed in compliance with BASIX principles and where relevant, provisions of SEPP 65, in particular siting and orientation of buildings and solar access. Appropriate development controls should be established, including density, building heights, footprints, entry points, public domain, private open space and car parking.

Key matters to be addressed include an analysis of existing bulk and scale of surrounding development, landmark buildings, density, heights, topography, streetscape, overshadowing, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy.

Alternative options for layout, built form, densities and development parameters should be identified. All constraints, opportunities and merits of alternative options should be articulated. Consideration should be given to housing forms which are appropriate to a mix of diverse cultures.

Information to be provided covering the rationale underpinning the allocation of open space for the projected increase in residential population and the specified users of various open space areas.

Social & Health Impacts

Address the relocation and rehousing of existing residents during the construction phase of the development (in particular Stage 1 – Project Application) and any longer term impacts on the residents of the Estate and surrounding community.

As the existing housing provides housing for tenants of the Dept of Housing, the impact on these residents and neighbouring community must be addressed. The issue of relocation and rehousing of the non government organisations currently resident on the Estate and providing services to the community also needs to be addressed.

Undertake a community needs analysis to inform the provision of a community facility on the estate including its location and relationship to other services. This analysis should also have regard to the capacities of current facilities in the area (including school and health facilities) to cater for the anticipated growth and demand in the locality.

The Environmental Assessment is to include a Health Impact Assessment which describes how the proposed physical environment promotes public health in regard to human comfort and capacity to support physical activity, and in particular addresses the NSW Governments guidelines *Designing Places for Active Living* issued by the Premiers Council for Active Living located at www.pcal.nsw.gov.au

The project must address long term social sustainability issues such as housing tenure issues, housing mix, community safety, local community impacts and minimisation of crime.

Safety/Public Domain/Pedestrians

The environmental assessment should include design measures which:

- Maximise safety and security within the public domain.
- Maximise surveillance and activity within the public domain;
- Maximise safety and security for occupancy of buildings;

- Ensure access for people with disabilities;
- Minimise potential for vehicle and pedestrian conflicts; and
- Demonstrate good urban design and quality landscaping of the public domain

(Note: to assist consideration of suitable design measures, guidelines have been developed by Department of Planning: *Crime prevention and assessment of development applications 2001* and the NSW Police Safer by Design Evaluation)

Transport, Traffic & Access

The environmental assessment needs to satisfactorily address the following transport, traffic and access issues as set out below.

- Strategic transport policy matters;
- Opportunities to minimise traffic on sensitive road frontages (schools, high density residential development, Town Centre streets);
- Efficiency of new roads on the site, as well as proposed access and circulation, car parking (including parking restrictions), and drop off arrangements for schools or facilities;
- Efficiency of emergency and any service vehicle access/egress;
- Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points;
- Measures to promote public transport usage and mode share; and
- Pedestrian and bicycle linkages.
- Assessment of need to improve/upgrade any intersections, including the need for traffic signals or local area traffic management devices
- Initiatives which help to lessen reliance on private vehicles by residents.

Planning Agreements and/or Developer Contributions

The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or within the LGA.

Ecologically Sustainable Development

The environmental assessment shall detail how the development will incorporate ESD principles in design, construction and ongoing operation phases.

Contamination & Geotechnical issues

Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance. This assessment should also include an analysis of any risks/hazards associated with urban salinity.

Environmental Management

Measures should be identified that will prevent, control, abate or minimise environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

Drainage & Stormwater Management

The environmental assessment should address drainage and stormwater management issues, and include modelling and analysis of mainstream and overland flooding to identify the adequate provision of: on site detention of stormwater, water sensitive urban design (WSUD), and drainage infrastructure. Information should also be provided on:

- Measures which mitigate potential impacts on Green Valley and Clear Paddock Creeks
- Potential impacts (both temporary and permanent) on surface and groundwater flow, aquatic and riparian habitats.

	<p>Utilities Infrastructure The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone / telecommunications services and comply with the requirements of any public authorities (e.g. Sydney Water, Integral Energy, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the development proposal.</p> <p>Heritage and Cultural Significance The environmental assessment should have regard to heritage issues relevant to the site, including:</p> <ul style="list-style-type: none"> • Address and document information requirements set out in the draft <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> prepared by the Dept of Environment and Climate Change • Heritage impact assessment for the extent of development shown within the Concept Plan directly adjoining and within proximity to (affecting streetscape vistas or district views) of the local heritage item at 26 Bonnyrigg Ave (Khmer Temple) <p>Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts; and • A draft Statement of Commitments detailing measures for environmental management (including a preliminary waste management plan) and mitigation measures and monitoring for the project. This should include preparation of a preliminary waste management plan in accordance with NSW DEC(EPA) guidelines and relevant legislation addressing issues including (but not limited to) reuse, recycling and/or disposal of waste including waste-water and building materials. <p>Test of adequacy If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.</p> <p>General Environmental Risk Analysis (in relation to all components of the project) Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.</p> <p>Consultation Requirements You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment and include evidence of such consultation with the environmental assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority • Department of Education and Training • Department of Planning (Sydney West Region office) • Department of Environment and Conservation • Department of Housing • Fairfield City Council • NSW Police Service (Fairfield Command) • Sydney Water • Telstra Corporation • Integral Energy
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	<ul style="list-style-type: none"> • AGL <p>(b) Public:</p> <ul style="list-style-type: none"> • Document all community consultation undertaken to date and discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> • List any components of the Environmental Assessment to be independently peer reviewed prior to submission.
Specific Requirements - Stage 1 – Project Application	<p>In addition to the general environmental assessment requirements specified above, the following specific detailed requirements relate to preparation of the Stage 1 – Project Application</p> <ol style="list-style-type: none"> 1. A survey plan prepared by a registered surveyor preferably drawn to a scale of 1:200 or 1:500 showing: <ul style="list-style-type: none"> • Site map showing location of the land, the measurement of the boundaries of the land, the size of land parcels and north direction • Existing levels of the land in relation to buildings and road. • the exact location of the existing buildings and other features on the site (e.g.; shed, pergola. • Position of easements, existing significant vegetation and topographic feature 2. Site development plans preferably drawn to a scale of 1:200 or 1:500 showing: <ul style="list-style-type: none"> • Site analysis and opportunities for development in relation to solar access, prevailing winds and site constraints • Architectural elevations and floor plans, including a section from at least one direction of the proposal, height of retaining walls and fences, elevations for each direction of the proposal. • Location of building envelopes or any structures on the land in relation to the boundaries of the land and any development on adjoining land • Proposed lot layouts, configuration and lot sizes • Indicative floor plans of the proposed buildings indicating apartment/dwelling types, layout, size, orientation and FSR ratios • Location and size of vertical and horizontal separation of any lifts, stairs and corridors, fenestrations, balconies and other features • Communal facilities and service points • The height of the proposed development at all levels in relation to the land (to be given in Relative Levels to Australian Height Datum). • Any changes that will be made to the level of the land by excavation, filling or otherwise • Stormwater concept plan, including calculations for any on-site-detention (note; refer to Fairfield City Council's Stormwater Drainage Policy 2002 and Urban Areas On-Site Detention Handbook, for further details) • View analysis (artists impression, photomontages, etc) of the proposed development • Confirmation that the development complies with BCA requirements. 3. A schedule of Materials and Finishes, detailing all proposed materials and finishes. 4. Shadow Diagrams drawn to scale showing solar access to the site and impacts on adjacent sites relating to summer solstice, winter solstice and equinox at 9.am, 12midday and 3pm

	<p>5. Landscape Plans detailing any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and their growth at full maturity is needed), retaining walls, garbage enclosures, detention basins, fences and paving.</p> <p>6. Erosion and Sediment Control Plan detailing how soil erosion will be minimised on the site. The plan should be drawn to a scale of 1:200 or 1:500 and show; proposed finished surface contours (to be given in Relative Levels to Australian Height Datum), waste stock pile, location and type of erosion and sediment control measures</p>
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Panels constituted under s75G	No Independent Hearing and Assessment Panels (constituted by the Minister) are required at this stage. Council may refer the concept plans to its own IHAP at various stages throughout the process.
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . A Quantity Surveyors report is required verifying the capital investment value of the development.
Landowners Consent	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<p>20 hard copies of the environmental assessment.</p> <p>20 sets of architectural and landscape plans, including one set to A3 size</p> <p>Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format).</p> <p>Plans and Drawings.</p>