



NSW GOVERNMENT  
**Department of Planning**

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Our ref: S07/01449

Mr Keith Johnson  
Director  
Johnson Property Group  
PO Box A1308  
SYDNEY SOUTH NSW 1235

Dear Mr Johnson,

**Subject: Pitt Town Director General's Requirements – Concept Plan & Project Application**

I refer to your letter and Preliminary Assessment dated 27 September 2007 for the Pitt Town Residential Precinct and your request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Concept Plan and Project Application for the development.

The Director-General's environmental assessment requirements were developed from information provided with your application. Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

The Director-General's environmental assessment requirements are attached. The requirements have primarily been developed in light of preliminary consultation with key stakeholders and a review of the preliminary environmental assessment.

Once you have lodged the environmental assessment, the Department will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, David Gibson is available during business hours on (02) 9228 6589 or via return email to [david.gibson@planning.nsw.gov.au](mailto:david.gibson@planning.nsw.gov.au).

Yours sincerely

Jason Perica  
**Executive Director** 15/11/07  
**Strategic Sites & Urban Renewal**

# Director-General's Requirements

## Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Major Project No.</b>	MP 07_0140 (Concept Plan) & MP 07_0141 (Project Application)
<b>Project Description</b>	<ul style="list-style-type: none"> <li>• <b>Concept Plan</b> on land owned or controlled by landowners in the Pitt Town Investigation Area to create 390 residential allotments and 349 lots for rural housing.</li> <li>• <b>Project Application</b> for the creation of 659 lots that are currently under Johnson Property Group control.</li> </ul>
<b>Site</b>	<b>Pitt Town Residential Precinct</b> - a 225ha site north of the Pitt Town township proper, and generally bound by the Hawkesbury River to the north, Cattai Rd to the east, Buckingham St to the south and Bathurst St to the west.
<b>Proponent</b>	Johnson Property Group
<b>Date of Issue</b>	15 November 2007
<b>Date of Expiration</b>	15 November 2009 (2 years from date of issue)
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> <li>(1) An executive summary;</li> <li>(2) A detailed description of the project including the: <ol style="list-style-type: none"> <li>(a) strategic justification for the project;</li> <li>(b) alternatives considered; and</li> <li>(c) various components and stages of the project in detail (and should include infrastructure staging);</li> </ol> </li> <li>(3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies,</li> <li>(b) applicable planning instruments, including Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997).</li> <li>(c) relevant legislation and policies, including the <i>draft North West Subregional Strategy</i>;</li> </ol> </li> <li>(4) A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with a clear identification of who is responsible for these measures;</li> <li>(5) A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;</li> <li>(6) Identify the development contributions applicable to the site and, if relevant, and any public benefits to be provided with the development, consistent with any development contributions plans prepared to date;</li> <li>(7) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and</li> <li>(8) A report from a quantity surveyor identifying the correct capital investment value for the concept plan and the four project applications.</li> </ol>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Urban Design and Built Form</b> <ol style="list-style-type: none"> <li>(1) Demonstrate that the type, bulk, scale, size and design quality controls for future development, including road layouts and landscaping on the site will be able to respond to the location appropriately, addressing the 'Principles' and 'Desired Character' statements in the Hawkesbury DCP, including the relevant controls in the "Pitt Town" chapter. Provide analysis of compliance with the Lep controls and suggested new controls to regulate the development. Address key connections to the existing township and river.</li> <li>(2) Undertake a site analysis that identifies the relevant natural and built environmental features. The site analysis will form the basis for justifying the configuration of the development of the land and the mix of land uses.</li> </ol> </li> </ol>

- 2. River Foreshore and Public Access** – Outline measures to protect and enhance public access along the river and provide, where appropriate, new opportunities for public access that is compatible with the natural attributes of the foreshore. Outline the proposed ownership and maintenance regime.
- 3. Biodiversity**
  - (1) Address the impact of the development on existing native flora and fauna and their habitats, including identified threatened species, having regard to the Threatened Species Assessment Guidelines and recommend offset measures to avoid or mitigate impacts on threatened species and their habitat.
  - (2) Discuss the development of ecological corridors to link flora and fauna corridors both on and adjoining the site.
  - (3) Assess any potential impact on surrounding waterways in terms of water quality and aquatic ecosystems. This should include but not be limited to:
    - (a) Onsite pollution such as accidental spills and sewer overflows;
    - (b) Risks such as weed invasion, encroachment and litter; and
    - (c) Vegetated buffer zones.
- 4. Traffic and Transport**
  - (1) Prepare a Traffic Study in accordance with RTA's *Guide Traffic Generating Developments* that satisfactorily address:
    - (a) Impacts on regional road networks;
    - (b) Opportunities to minimise traffic on sensitive road frontages;
    - (c) Proposed access and circulation;
    - (d) Efficiency of emergency vehicle access/egress;
    - (e) Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points; and
    - (f) Proposed pedestrian and cycle access within and to the site that connects to all relevant transport services and key off-site locations and measures to promote the use of these.
  - (2) Identify package of public transport measures to support the proposed development and suggest appropriate funding mechanisms.
- 5. Heritage**
  - (1) Provide a heritage impact statement in accordance with the NSW Heritage Office publication "Statements of Heritage Impact". This statement is to address the impacts of the development on the heritage significance of the whole of the Pitt Town Cultural Landscape, including the Bligh's farm area, Bona Vista, Fernadell, the village of Pitt Town and the Pitt Town Bottoms. It must identify and explain:
    - why the landscape and its components are of heritage significance;
    - what impact the proposed works will have on that significance;
    - what measures are proposed to mitigate negative impacts; and
    - viability or otherwise of alternative schemes.The statement is to address all aspects of heritage significance including historic, cultural, landscape, built, land use, archaeological and any other identified values.
  - (2) The EA is to address the requirements set out in the draft "*Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*".
- 6. Utilities and Infrastructure**
  - (1) Prepare a utility and infrastructure servicing report and plan for the site that includes (but is not limited to):
    - (a) Identification and assessment of the capacity of existing utility and infrastructure servicing the site,
    - (b) Identification and assessment of all necessary augmentation works to service the site and whether these works can sustain this and other development foreshadowed for the area.
  - (2) Provide appropriate detailed information on the drainage and stormwater management measures to be incorporated on site, including (but not limited to) on site stormwater detention, water sensitive urban design measures, the impact on the

	<p>quality of surface water, groundwater and the Hawkesbury River.</p> <p><b>7. Ecologically Sustainable Development</b> – Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases.</p> <p><b>8. Bushfire</b> – Demonstrate compliance with the current version of <i>Planning for Bush Fire Protection</i> and <i>Australian Standard 3959 (Building in Bush Fire Prone Areas)</i>. The EA is to identify the ongoing management arrangements of any proposed APZs.</p> <p><b>9. Flooding</b></p> <p>(1) Assessment of the flood risk for the site should be conducted in accordance with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual, 2005.</p> <p>(2) Through the floodplain risk management process, an outcome is to be sought in which:</p> <ul style="list-style-type: none"> <li>○ There is no intolerable increase in risk to life and property on the site for existing development, and the remainder of the floodplain as a result of the proposal;</li> <li>○ Consideration has been given to the emergency management implications of the full range of flood events;</li> <li>○ The development does not unreasonably increase the demand on SES and other emergency service resources;</li> <li>○ The evacuation of the proposed development and the existing community is achievable in terms of SES evacuation time line modelling and adequate shelter outside the flood affected area is available for all evacuees;</li> <li>○ The evacuation strategy for the development is consistent with that adopted by the SES in this area and does not conflict with strategies for existing developments; and</li> <li>○ Land uses and development types are compatible with the flood risk.</li> </ul> <p><b>10. Planning Agreements and/or Developer Contributions</b> The environmental assessment should identify and address the additional demand created by the development on existing public facilities. The likely scope of any planning agreement and/or developer contributions between the proponent, Council and other agencies are to be detailed.</p> <p><b>11. Site preparation works</b> Provide a report that includes (but is not limited to):</p> <ul style="list-style-type: none"> <li>(a) a detailed survey showing existing and proposed levels and quantities of fill necessary for site preparation works, and</li> <li>(b) details on the source of fill including types of materials and their source.</li> </ul> <p><b>12. Subdivision</b></p> <p>(1) Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged.</p> <p>(2) Provide detail on the management arrangements for all land to be subdivided, including (but not limited to) titling arrangements; land ownership (particularly future public land); and all proposed covenants and restrictions, including those relating to access.</p> <p>(3) Outline the long-term management and maintenance of any areas of open space or conservation, including the ownership and control, management and maintenance of funding public access revegetation and rehabilitation works and bushfire management.</p> <p><b>15. Agriculture</b></p> <p>(1) Consider potential impacts on existing agriculture in the area, taking into account the Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean.</p> <p>(2) Monitoring of the quality and volumes of any discharged water to ensure no reduction in quality and quantity to downstream agricultural users of the water.</p>
<b>Consultation</b>	An appropriate and justified level of consultation should be undertaken with the

<b>Requirements</b>	<p>following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation.</p> <p>a) <i>Agencies and other authorities:</i></p> <ul style="list-style-type: none"> <li>• Hawkesbury City Council;</li> <li>• Hawkesbury Nepean Catchment Management Authority;</li> <li>• NSW Department of Natural Resources;</li> <li>• NSW Department of Primary Industries;</li> <li>• NSW Department of Environment and Climate Change;</li> <li>• Heritage Office, Department of Planning;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• RailCorp;</li> <li>• NSW Emergency Service agencies, namely NSW Police Department, the Ambulance Service of NSW, the State Emergency Service, NSW Rural Fire Service, and NSW Fire Brigades; and</li> <li>• All utility providers.</li> </ul> <p>b) <i>Adjoining Landowners</i>  Consultation with adjoining landowners is to be undertaken to discuss and address, where appropriate, the cumulative impact of new development upon the existing township including potential impacts upon existing and proposed regional and local infrastructure.</p> <p>c) <i>Public</i>  Document all community consultation undertaken to date or 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> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
<b>Landowner's Consent</b>	Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
<b>Deemed refusal period</b>	120 days