

Preliminary Environmental Assessment Report

Retirement Village Sandon Point

Submitted to
Department of Planning
On behalf of Anglican Retirement Villages

September 2007 ■ 06232

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Attachments

Attachment A – Indicative Development Staging Plan for the ARV site, including proposed Stage 1

Attachment B – Letter to the Department of Planning from ARV dated 23 January 2007 – ‘Modifications to Major Project (MP 06_0094) – Concept Plan for the Anglican Retirement Village, Sandon Point’

Attachment C – Letter to Department of Planning from JBA dated 3 September 2007 – ‘Major Project approval no. MP 06_0094 – Concept Plan for Anglican Retirement Villages and Stockland residential development at Sandon Point’

Attachment D – Letter to Rural Fire Service (RFS) from Bushfire + Environmental Services (BES) dated 1 March 2007 – ‘Proposed retirement village for Anglican Retirement Villages at Sandon Point: Meeting with NSW Rural Fire Service 8 February 2007’

and

Letter to BES from RFS dated 30 March 2007 – ‘Proposed Retirement Village for Anglican Retirement Villages at Sandon Point’

Attachment E – Letter to Event Project Management from the Department of Environment and Climate Change (former Department of Environment and Conservation) dated 19 January 2007 – ‘Sandon Point – further investigation of Women’s Area’

1.0 Introduction

This Preliminary Environmental Assessment Report has been prepared to request the Director-General's Environmental Assessment Requirements for a Project Application for a retirement village at Bulli, near Sandon Point, under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

JBA Urban Planning Consultants Pty Ltd has prepared this Preliminary Environmental Assessment Report on behalf of the proponent, Anglican Retirement Villages (ARV).

The Project Application will propose construction of the first stage of a retirement village, which will include the construction of 7 apartment buildings as well as vehicle access, visitor car parking and associated services and infrastructure. The Project Application relates to the first stage of the development of the ARV site and is referred to herein as the 'Stage 1 Application'.

To facilitate the development of the Stage 1 Application, as well as future stages of the ARV development on site, some minor amendments to the Concept Plan Approval are also sought as part of this subject Project Application.

1.1 Background

On 24 April 2006, the Director-General of the Department of Planning (DoP), as delegate of the Minister for Planning, formed the opinion that the joint development by ARV and Stockland of a retirement village and residential subdivision at Sandon Point is a Major Project requiring the approval of the Minister for Planning under Part 3A of the EP&A Act.

On 21 December 2006, the Minister for Planning issued a Concept Plan Approval (MP 06_0094) for Sandon Point development.

The Concept Plan granted ARV approval in concept for the development of a retirement village that comprises:

- A Residential Aged Care Facility (RACF) of up to 4 storeys containing up to 120 beds;
- a mix of apartment buildings of up to 3 storeys containing up to 250 independent living units (ILUs);
- community facilities & services to support residents of the retirement village;
- access and car parking;
- landscaping, including rehabilitating riparian corridors and the Turpentine Forest; and
- stormwater management and utility services.

In accordance with the Concept Plan Approval, the Stage 1 Application will seek the Minister's approval for the detailed design and construction of Stage 1 of the retirement village, within the area of the site known as the 'Ocean View Precinct', as well as rehabilitation works to the adjoining Turpentine Forest. Furthermore, this application also seeks approval for minor amendments to the Concept Plan Approval to facilitate the development of Stage 1 of the retirement village and to allow for the coordinated development of the remaining stages of the retirement village.

This application is sought in accordance with section 75P(1)(a) of the EP&A Act, on the basis that this project has a capital investment value of over \$5 million.

1.2 Purpose of Report

This report provides a brief description of the site and its context and attributes, outlines the relevant requirements of the Concept Plan Approval pertaining to the Stage 1 Application, the scope of the proposed Stage 1 Application and minor changes to the Concept Plan Approval, and the elements of the environmental assessment to be included in the Environmental Assessment Report that will accompany the Stage 1 Application.

The anticipated program for the progress of the Stage 1 Application is as follows:

- Submission of Preliminary Environmental Assessment Report
September 2007
- Director General's Requirements issued
September/October 2007
- Project Application lodged
November 2007
- DoP Test of Adequacy completed
December 2007
- Exhibition Period
January 2008
- DoP refers comments to ARV
February 2008
- ARV responds to DoP comments
March 2008
- DoP Assessment (12 weeks)
April 2008
- Minister's Determination (2 weeks)
May 2008

2.0 Site Description

The site is situated in the Local Government Area (LGA) of Wollongong within the northern portion of the Illawarra Region. It is located in the suburb of Bulli approximately 14km north of Wollongong city centre, 2km west of the coastline and 11km east of the Illawarra escarpment - see **Figure 1**.



Figure 1 – Site location

The site is legally described as Lots 1 and 2 in DP 224431. Lot 1 is currently owned by Stockland and Lot 2 is owned by ARV. The transfer of title of Lot 1 from Stockland to ARV is the subject of a Deed of Agreement which is to be settled imminently. The southern portion of land immediately to the north of the site known as Lot 2 in DP 595478 (and owned by Stockland) will form part of the proposed extension of Sturdee Avenue to provide access to the proposed Stage 1 development for the ARV site. The main attributes of the site are shown below in **Figure 2**.

The site has an irregular square shape and has an area of approximately 8.11 hectares. The dimensions of the site are approximately 360m along the northern boundary, 280m along the southern boundary, 220m along the eastern boundary, and 305m along the western boundary.

The site is undulating, generally sloping from its northern boundary, particularly at the north western corner, to the south to the unnamed or Cookson's Creek. The site's north western corner is the most elevated part of the site at approximately RL27m, while Cookson's Creek and the eastern boundary form the lowest parts of the site at approximately RL8m. The site's southern built platform is the most level portion of the site that has been filled to approximately RL11.5m.

The main characteristics of the site include:

- Existing industrial buildings and operations covering approximately 3 hectares of the southern part of the site including 6 buildings – administration building, two small demountables, brick factory, two smaller metal factories - which operate 24 hours a day and house manufacturing operations by Cookson Plibrico that include crushing, screening, blending of raw materials to produce finished cement and aluminium products, temporary storage, distribution of raw materials and finished products;
- Turpentine forest covering approximately 1 hectare in the central part of the site;
- Cookson's Creek riparian corridor running through the centre of the site in a west/east direction;
- Cleared vacant land including concrete slab and building remains known as the former Dairy Farmers site on the northwest corner of the site;
- Former quarry in the centre on the northern end of the site; and
- Previously cleared and vacant land on the north east quarter of the site.



Figure 2 – Site plan

2.1 Surrounding Land

To the north

To the north is land known as ‘the former Brickworks’ site, which is owned by Stockland Development Division. This site forms part of the overall Concept Plan Approval MP06_0094 and will include development of a residential estate comprising 180 detached dwelling lots, 25 townhouses, and 80 apartments.

Beyond the Stockland site to the north is the Thomas Gibson Park and Thirroul railway station on the Illawarra rail line.

To the south

To the immediate south of the site is Tramway Creek, which merges with Cookson’s Creek east of the site. Further to the south is a new residential estate known as ‘The Point’ which has views across the subject site to the north and to the east towards the coast. Bulli railway station lies further to the south.

To the east

To the east of the site is the Sydney Water sewage pumping station. The area surrounding this will later form part of the designated Regional Parklands which will be publicly accessible.

Beyond this is coastland and McCauley’s Beach which forms part of the Illawarra coast line.

To the west

Alongside the site’s western boundary is the Illawarra rail line. This line links to Thirroul railway station to the north and Bulli railway station to the south.

Further west on the opposite side off the rail line is a residential neighbourhood which forms part of the suburb of Bulli. This area comprises low density residential development of single and two storey dwellings.

3.0 Scope of Stage 1 Application

The proposed Stage 1 Application will seek the Minister's approval for the detailed design and construction of 'Ocean View Precinct' of the retirement village as shown in **Figure 3** (see also **Attachment A**). The development will comprise the following:

- Construction of 7 apartment buildings, which collectively will comprise approximately 90 ILUs;
- Construction of the east-west road from Sturdee Avenue to the Ocean View Precinct (partially on Stockland-owned land to the north),
- Construction of visitor and staff parking areas;
- Rehabilitation and revegetation of the Turpentine Forest and part of the Cookson's Creek riparian corridor;
- The provision of associated landscaping; and
- The provision of other utilities and services to support the proposed development.

Specifically, the apartment buildings are proposed to be built to a maximum height of 12.6 metres.



Figure 3 – Proposed Stage 1 development

4.0 Concept Plan Approval

In preparing the Stage 1 Application it is acknowledged that ARV are required to comply with the relevant statement of commitments and conditions of consent set by the Concept Plan Approval.

Despite this, the Stage 1 Application will incorporate some minor modifications to the conditions of consent of the Concept Plan Approval. Some of these modifications were sought as part of a submission to DoP by ARV in January 2007. A copy of this letter of request is attached at **Attachment B**.

It was collectively decided that these modifications would be placed on hold, with the Department suggesting that these modifications be sought in conjunction with the future Project Applications. It is now re-requested as part of this PEAR submission that agreement in principle be provided to allow these modifications be either approved prior to or as part of the approval for the Stage 1 Application.

Further to these proposed amendments and as a result of ongoing detailed design of the overall development for the retirement village, additional minor modifications to the Concept Plan Approval are also required to be sought. These modifications will not only facilitate the appropriate development of Stage 1, but will also allow for the coordinated development of the remaining stages of the retirement village.

4.1 Proposed Amendments to Concept Plan Conditions of Consent

The proposed modifications specifically relate only to ARV's development and include the following amendments to the conditions of consent:

- **Amendment to Condition A1(2)** – to modify this condition to permit for roads and bridges within the land outside the area designated as the 'development footprint' for the Sandon Point site. This amendment will then permit the construction of road/bridge crossings over the Cookson's and Tramway Creeks.
- **Amendment to Condition B2(2)** – to modify this condition to facilitate further traffic studies regarding the appropriate timing for the provision of the north-south link road based on the revised development staging of both the ARV and Stockland's sites and the imminent provision of the Wrexham Road extension. More detail on this matter is outlined at **Section 4.1**.
- **Deletion of Condition B5(3)** – given that the requirements of this condition is at odds with Condition B2(2), which demonstrates that the construction of the north-south link road is dependent on the Wrexham Road proceeding. More detail on this matter is outlined at **Section 4.1**.
- **Amendment to Condition B5(9)** – to modify this condition to exempt the proposed on-site detention pond within the ARV site, which is an essential component of the overall WSUD stormwater management system for the ARV site. The pond will improve the quality runoff from the site, regulate the discharge of runoff from the site and provide a focal urban design element for the development.

- **Amendment to Condition B4** – to modify this condition by replacing the requirement for a design competition with the establishment of a Design Review Panel process. This Panel is to assess the proposed development where it complies with Building Form Controls outlined in Condition A4(3)(b) and make recommendations to improve the design quality and overall amenity of the development in accordance with SEPP 65 principles. It should be noted that as part of the design review process, and the ongoing design development of the proposal, different types of residential buildings (such as villas) may need to be considered to ensure appropriate design outcomes. A specific letter of request has already been submitted to the DoP for their consideration to amend Condition B4 – see a copy of the submission dated 3 September 2007 at **Attachment C**.
- **Amendment to Condition A3** – amendment to Condition A3 was also sought as part of the original submission to the DoP for amendments to the conditions of consent (see Attachment B). ARV has undertaken discussions with the Rural Bushfire Service (RFS) with regard to the provision of Asset Protection Zones (APZs). The RFS has made an assessment of the proposed APZs with respect to the new Planning for Bushfire Guidelines released earlier this year and has determined that there is only need for the provision of 'defendable areas' around the Turpentine Forest and adjoining riparian corridors. A copy of the letter from Bushfire + Environmental Services (BES) (ARV's bushfire consultants for the Concept Plan) confirming that this approach satisfies the requirements of the new guidelines and a letter of agreement from the RFS is provided at **Attachment C**. On this basis, ARV considers that as part of the Stage 1 Application that the provision of defendable areas will be appropriate to satisfy the requirements of Condition A3.

4.2 North-South link road

It is understood that the Department of Planning raised issue with the timing for the delivery of the north-south link road at the time of assessing the Concept Plan for the overall Sandon Point development. This was because it was uncertain as to whether the provision of the Wrexham Road extension would or wouldn't proceed and detail of the likely staging of development across the ARV and Stockland's sites was indicative, and consequently did not form part of the Concept Plan Approval.

It was also understood that if the Wrexham Road extension was either to be delayed or would never eventuate then the provision of the road link from Point Street through the ARV site to service the Stockland site was critical. This would force ARV to provide adequate access through its site, thereby necessitating the need for the upfront construction of ARV's portion of the north-south link road.

Since this time, the Wrexham Road extension is imminently expected and Stockland will utilise the Wrexham Road extension as the main point of vehicle access to its site and progress its development southward from Wrexham Road in stages towards ARV's site.

The supporting Traffic Assessment for the ARV Concept Plan development clearly indicated that the provision of the North South Road was not dependent on the development of the ARV site, but rather the existing Sturdee Avenue egress would be able to accommodate all traffic for the whole development of the ARV site without the need for the provision of the north-south road.

ARV recognises that the provision of the north-south link is an important public infrastructure element to be delivered as part of the overall Sandon Point development. However, it is requested that in consultation with Stockland and upon further detailed traffic studies that the timing for the provision of ARV's portion of the north-south link road be reviewed in light of recent advancements for both ARV's and Stockland's developments.

Subsequently, it is proposed that Condition B2(2) be amended and Condition B5(3) be deleted with the view to propose a more appropriate timing for the delivery of the ARV's portion of the north-south link road. To address this request it is proposed that a detailed Traffic Study accompany the Stage 1 Application to review relevant factors that will determine the necessary timing for the provision of ARV's portion of the north-south link road.

4.3 Hill Top Precinct

In addition to the abovementioned amendments to the conditions of consent and to facilitate the proposed indicative staging for the ARV site and rearrangement of the retirement village to suit the needs of future residents, ARV propose to extend the Hill Top Precinct southward parallel to the north-south link road. This amendment to the approved Precinct Plan will facilitate the relocation of the RACF from the Hill Top Precinct to the south western portion of the Central Precinct, and replace the RACF with apartment ILUs within the Hill Top Precinct. The extent of the modification to the Hill Top Precinct area is shown as Stage 3 in **Figure 3** and at **Attachment A**.

The consequence of this amendment will not increase the development beyond the maximums already approved, being the provision of 250 ILUs and a RACF with up to 120 beds. Further, the area of the proposed extension to the Hill Top Precinct will be located within the Development Footprint Area approved under Condition A1 of the Concept Plan Consent.

The benefits of this amendment will result in lower rise development in the Hill Top Precinct, being only up to 3 storeys, whereas the RACF was proposed to be up to 4 storeys. The RACF will also be appropriately located adjacent to community services and facilities proposed to be located within the Central Precinct, rather than isolated from the remainder of the retirement village as was originally conceived. An assessment of the suitability of this amendment will be undertaken as part of the Stage 1 application.

4.4 Aboriginal Heritage

In addition, an amendment may also be required to Condition B1 of the Concept Plan Consent. This condition requires ARV to commission a report investigating the Aboriginal cultural heritage values of the 'Women's Area' and to submit this report as part of any Project Applications for the development of the site. The Department of Environment and Climate Changes (DECC) has undertaken these investigations and prepared a report to the Minister for Planning regarding Aboriginal Heritage on the site. Correspondence from the DECC that sets out its objectives and intentions in investigating the 'Women's Area' is provided at **Attachment E**. In preparing the Stage 1 Application and subsequent Project Applications for further stages of the site's development, consideration will be given to the findings and recommendations of the DECC Aboriginal Heritage study. Depending on the Minister's response to the DECC Aboriginal Heritage Study, further Aboriginal Heritage investigations may not be required.

5.0 Preliminary Environmental Assessment

The information below has been prepared to assist the Director General in identifying the general requirements and key environmental issues associated with the project.

A number of environmental studies and assessment were carried out as part of the Concept Plan process. These studies addressed and resolved key environmental and infrastructure issues across the Sandon Point development site. It is proposed that the Environmental Assessment Report (EAR) for the subject Stage 1 Application will provide greater detail in the terms of design, engineering and implementing the conditions and commitments of the Concept Plan approval.

The EAR for the Project Application is proposed to address the following scope of issues relating to the detailed design and construction of the proposed development:

- **Statutory planning** – relevant legislation and planning instruments;
- **Urban design and interface issues** – siting of development, building design, internal amenity, interface with adjoining properties, visual landscape, design review;
- **Access and transport** – vehicle access, pedestrian and disabled access, car parking, service vehicles, public transport;
- **Biophysical issues** – flora and fauna, water, air, geotechnical matters, noise, bushfire risk;
- **Other issues** – heritage and archaeology, community facilities;
- **Construction impacts;** and
- **Conclusion and justification for the project.**

The above issues will be addressed in the Stage 1 Application to the extent that they relate to the detailed design and construction of the proposed Stage 1 of the retirement village. Issues that have already been assessed as part of the Concept Plan Approval will not be assessed again in the Stage 1 Application.

Apart from the proposed modifications to the Concept Plan Approval, the Stage 1 Application and EAR will be consistent with the terms of the Concept Plan Approval including the statement of commitments and conditions of consent. Justification for the proposed modifications to the Concept Plan Approval will also be supported by the necessary assessment and will form part of the Stage 1 Application EAR, unless the Department determine that these matters can be dealt with before the lodgement of the Stage 1 Application.

5.1 Statutory Planning

The following statutes and planning instruments are proposed to be addressed in the EAR:

- Environment Protection and Biodiversity Conservation Act 1999
- National Parks and Wildlife Act 1974
- Threatened Species Conservation Act 1995
- Native Vegetation Act 2003
- Rivers and Foreshores Improvement Act 1948
- State Environmental Planning Policy 2005 (Major Projects)
- State Environmental Planning Policy (Seniors Living) 2004
- State Environmental Planning Policy (BASIX) 2004
- State Environmental Planning Policy No. 11 – Traffic Generating Developments
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 65 – Design of Residential Flat Buildings
- Draft State Environmental Planning Policy No. 66 – Integration of Land use and Transport
- State Environmental Planning Policy No. 71 – Coastal Protection
- Illawarra Regional Environmental Plan No.1
- Wollongong Local Environmental Plan 1990
- Wollongong Development Control Plans.

5.2 Urban Design and Interface Issues

The Stage 1 Application will incorporate and further develop in detail the urban design of the development based on the principles underpinning the approved Concept Plan. These principles were developed in the context of the site's setting including landscape, topography, views and vistas and interface with adjoining land uses.

Building design

The parameters for height, density and site coverage of the proposed development over the ARV site have been set as conditions of consent under the Concept Plan Approval. The proposed ILUs for the Stage 1 development will be built in accordance with the built form controls outlined in Condition A4(3) of the consent. This condition allows a maximum of FSR of 0.7:1, as applied across the development site, and a maximum height of development to 12.6 metres within the Ocean View Precinct.

In seeking approval for development that meets these building controls, Condition A4(3)(b) also requires that this proposed development must be subject to demonstrating design excellence that is consistent with Condition B3 of the Concept Plan consent.

ARV have proposed to proceed with carrying out a Design Review Panel process, which seeks to ensure and qualify that design excellence is achieved in accordance with the intent of this requirement.

Aside from this design excellence process, the EAR will clearly demonstrate that the proposed apartment and villa buildings for Stage 1 will achieve good design outcomes, comply with the principles of SEPP 65 (where relevant) and requirements of SEPP Seniors Living and will cater to the needs of aged persons through achieving high levels of adaptability and accessibility.

Internal amenity

The EAR for the Stage 1 Application will include an assessment of the internal amenity of the proposed apartment buildings including unit sizes, views and outlook, sunlight access, natural ventilation, private open space, acoustic privacy and visual privacy. Further, the proposed apartments and villas will be assessed against the requirements of SEPP Seniors Living and to demonstrate compliance with relevant BCA and Australian Standard requirements.

Interface with adjoining properties

The Concept Plan Approval has dealt with broad interface issues associated with surrounding properties including land use compatibility, building setbacks, landscaping and vegetation management, stormwater and flooding.

The EAR for the Stage 1 Application will address the detailed design of the proposed development and its interface with adjoining properties, the future staging of the remainder of the retirement village and the Cookson's Creek and the Turpentine Forest.

Visual landscape

In preparing the overall design for the Stage 1 development the following will be considered with respect to visual amenity of the site's locality. The proposed development will endeavour to ensure that Regional Parkland will remain the visual dominant element of the vegetated valley and greenbelt next to the foreshore, separating the suburbs of Thirroul to the north and Bulli to the south.

The landscape plan for the proposed development will be designed to ensure that the main natural features of the Stage 1 site are retained and enhanced, that being the Turpentine Forest and the Cookson's Creek riparian corridor.

5.3 Access and Transport

Vehicle access

Vehicle access to the Stage 1 site will be provided from an entry point off the existing north-south road (north of the site) connecting to Sturdee Avenue (running west to east) to be shared with Stockland which will connect to an internal road system through the Stage 1 area of the development.

The EAR for the Stage 1 Application will include an assessment of the detailed design of these access roads and adequacy of intersections against relevant Australian Standards, and make recommendations for traffic management measures.

Detailed assessment for appropriate timing for the delivery of the north-south link road will also be reviewed as part of these studies.

Pedestrian and disabled access

In providing a high level of accessibility for future residents, an examination of pedestrian and wheelchair access will undertaken, as well as evaluation of connections to public transport and surrounding pedestrian/cycle paths, as part of the preparing the design and layout for the proposed Stage 1 development.

Car parking

A number of car parking spaces are to be provided on site to support the retirement village. These include resident, staff and visitor parking to support the Stage 1 development. The EAR for the Stage 1 Application will assess the location and design of carparking spaces for residents, staff and visitors against relevant Australian Standards and SEPP Seniors Living requirements.

Waste management

An assessment of the design of the internal road network for the purposes of waste collection within the Stage 1 development will undertaken against relevant Australian Standards so that adequate access and manoeuvrability can be achieved for waste management vehicles.

Public transport access

An assessment of public transport access for the site, including adequacy of the road network to accommodate a regular bus route, location of bus stops, frequency of buses, and the provision of an on-site bus, will be undertaken to support the Stage 1 Application.

5.4 Biophysical Issues

Flora and fauna

Detailed flora and fauna assessments were undertaken in preparing and directing the resulting Concept Plan for the ARV site. This assessment evaluated the potential impacts of future development, and environmental safeguards.

ARV has prepared a detailed Vegetation Management Plan (VMP) for the site, which was submitted to DECC. The VMP provides the methodology for the restoration and preservation of the Turpentine Forest and the Cookson's Creek riparian corridor. A response from the DECC has not yet been received and the DECC has indicated that it will only consider the VMP under formal referral from the Department of Planning in relation to a Project Application.

ARV will look to implement mitigating measures to conserve and restore the Cookson's Creek and the Turpentine Forest, and will protect these features and associated fauna during the construction phases of the Stage 1 Application. The proposed VMP will also be submitted as part of the Stage 1 Application.

Bushfire risk

A detailed bushfire hazard assessment was undertaken and submitted as part of the Concept Plan. A range of measures for bushfire protection were determined to be implemented as part of future development of the ARV site, including the implementation of APZs.

The RFS has made an assessment of the proposed APZs with respect to the new Planning for Bushfire Guidelines released earlier this year and has determined that there is only need for the provision of 'defendable areas' around the Turpentine Forest and adjoining riparian corridors. A copy of the letter from BES confirming that this approach satisfies the requirements of the new guidelines and a letter of agreement from the RFS is provided at **Attachment D**.

In designing the proposed Stage 1 development, 'defendable areas' and other bushfire protection measures will be incorporated into the development in accordance with the Planning for Bushfire Guidelines.

Water and soil management

In accordance with the Stormwater Management Plan submitted as part of the Concept Plan application (prepared by GHD), an integrated stormwater management system will be developed to accommodate and support the Stage 1 development. In accordance with the principles of Water Sensitive Urban Design (WSUD) this system is expected to ensure suitable water balance, stormwater quality, and management of flooding and flood risk.

This integrated system will include the following components:

- roof rainwater harvesting and re-use for toilet flushing, laundry and irrigation purposes;
- provision of WSUD retention swales and a wetland;
- stormwater treatment facilities including vegetated systems, infiltration system and structural facilities (gross pollutant traps, pit inserts and a wetland);
- onsite detention, in the form of a development scale detention pond situated within Cookson's Creek;
- flood risk management using flood planning levels and flood evacuation; and
- Implementation of erosion and sediment control strategies and ongoing monitoring and maintenance of erosion and sediment control facilities during construction stages of development.

Specifically ARV will prepare a soil and water management plan to control run off during construction.

Energy and water efficiency

The EAR for the Project Application will address the energy and water efficiency of the proposed Stage 1 development including application of BASIX to ILUs.

Geotechnical and contamination issues

The Concept Plan application included an assessment of existing reports on geotechnical and potential contamination conditions, acid sulphate soils, salinity and polluted water table relating to the Sandon Point site.

The EAR for the Stage 1 Application will include further assessments regarding contamination, acid sulphate, saline soils and land stability across the Stage 1 area of the site. If necessary, a Remediation Action Plan and Acid Sulphate Soils Management Plan will also be prepared. A further Geotechnical Assessment is to be undertaken at a later stage prior to construction works commencing to manage land stability.

Noise

An assessment of the impacts of rail and traffic noise and vibration on the development and impacts of construction works on the site's surrounding locality was undertaken as part of the Concept Plan application.

The EAR for the Stage 1 Application will include a further assessment of the detailed design and construction of development against relevant noise and vibration criteria.

5.5 Other Issues

Heritage and archaeology

The Department of Environment and Climate Changes (DECC) has undertaken investigations and prepared a report to the Minister for Planning regarding Aboriginal Heritage on the site. Correspondence from the DECC that sets out its objectives and intentions in investigating the 'Women's Area' is provided at Attachment D. In preparing the Stage 1 Application, consideration will be given to the findings and recommendations of the DECC Aboriginal Heritage study. Depending on the Minister's response to the Minister's response to the DECC Aboriginal Heritage Study, further Aboriginal Heritage investigations may or may not be required.

Community facilities

The Concept Plan application included a description of existing community facilities and services in the area including aged care, health services, community centres, retail facilities, recreation areas. There were a number of proposed community facilities to be provided on-site to further support residents.

A review of the need for upfront on-site facilities and services to support future residents Stage 1 of the development will be investigated in preparing the Project Application.

5.6 Construction Impacts

The EAR for the Project Application will include a detailed Construction Management Strategy to manage the potential impacts of construction activities. The strategy will address the following elements of construction activities:

- Public Safety, Amenity and Site Security
- Operating Hours, Noise and Vibration Controls
- Air and Dust Management
- Soil (Sediment) and (Storm) Water Management
- Construction Waste (and Materials Re-use) Management
- Construction Traffic Management

5.7 Consultation

Extensive consultation with relevant parties was undertaken during the assessment of the Concept Plan application. It is considered that based on this process and given that many of the issues associated with the development have been sought to be resolved either through further investigations, such as the Aboriginal Heritage assessment, and/or additional conditions of consent, there is a reduced need to proceed with a similar level of consultation. On this basis, it is requested that consultation required by the Director General's requirements be limited to resolving detailed aspects of the development.

The EAR for the Stage 1 Application will include a description of the consultations conducted for the project both at the Concept Plan stage and Project Application stage. This will include consultation undertaken with government agencies and the public.

6.0 Conclusion

ARV proposes to lodge a Project Application seeking the Minister's approval for the detailed design and construction of Stage 1 of the retirement village at Bulli near Sandon Point in the Wollongong LGA. This application will be sought in accordance with Part 3A of the EP&A Act and based on the approved Concept Plan for Sandon Point.

The EAR for the Stage 1 Application is proposed to readdress and expand upon the range of matters raised in the preparing the Concept Plan and demonstrate the suitability of the resulting detailed design for Stage 1 of the ARV site. This report will be prepared in accordance with the Director General's requirements and the terms of the Concept Plan approval, including the statement of commitments and the conditions of consent.

It is requested that to not only facilitate the appropriate development of Stage 1, but also allow for the coordinated development of the remaining stages of the retirement village, a number of minor modifications are sought either as part of the Stage 1 Application or prior to the lodgement of this application.

We trust the information provided in this report is sufficient for the Director-General to prepare and issue the Environmental Assessment Requirements for the Stage 1 application and for the Department to consider the potential for minor amendments to the Concept Plan Approval.