

Secretary's Environmental Assessment Requirements

Section 75W of the Environmental Planning and Assessment Act 1979

Application Number	MP 06_0046 MOD 5
Proposal Name	<p>Modification to the Concept Plan for the Bonnyrigg Estate, including:</p> <ul style="list-style-type: none"> • increasing the number of dwellings from 2500 to 3000 • revising the housing typologies • increasing the public open space from 12.13ha to 13.4ha • revising the road network.
Location	Land generally bound by Bonnyrigg Avenue, Bonnyrigg Public School, Bonnyrigg Plaza, Edensor Road, Humphries Road and Cabramatta Road
Applicant	Land and Housing NSW
Date of Issue	23 March 2018
General Requirements	<p>Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The environmental assessment (EA) must address the original Director General's Requirements for the Concept Plan.</p> <p>The EA must address the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation).</p> <p>Notwithstanding the key issues specified below, the EA must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The level of assessment of likely impacts must be proportionate to the significance of, or degree of impact on, the issue, within the context of the proposal location and the surrounding environment. The level of assessment must be commensurate to the degree of impact and sufficient to ensure that the Department and other government agencies are able to understand and assess impacts.</p> <p>The EA must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.

<p>Key Issues</p>	<p>The EA must address the following specific matters:</p> <p>1. Statutory and Strategic Context Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State Significant Precincts) 2005 • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007 • Fairfield Local Environmental Plan 1994. <p>The EA shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • Premier's and State's Priorities • Greater Sydney Region Plan • Western City District Plan • Draft Future Transport 2056 Strategy • Future Directions for Social Housing in NSW 2015 • Better Placed – an integrated design policy for the built environment of NSW, 2017 • RTA Guide to Traffic Generating Developments • Development near Rail Corridors and Busy Roads – Interim Guideline • NSW Planning Guidelines for Walking (2013) and Cycling (2013) • NSW Bicycle Guidelines • Crime Prevention Through Environmental Design (CPTED) Principles • Bonnyrigg Town Centre Development Control Plan 2010 • Bonnyrigg Town Centre Draft Development Control Plan 2017 • Bonnyrigg Master Plan 2011. <p>2. Relationship to existing project approval (MP 06_0046) The EA shall:</p> <ul style="list-style-type: none"> • demonstrate how the proposed modification can be assessed and determined within the scope of Section 75W of the Environmental Planning and Assessment Act 1979, and demonstrate and address any environmental impacts beyond those already assessed for the concept approval • provide a comparative assessment of the proposed modification against the approved scheme (qualitative and quantitative), including comparison plans clearly identifying the proposed amendments in plan and elevation, and provide a rationale for the amendments and an analysis of benefits / impacts, including measures to mitigate any potential impacts • outline and justify any proposed changes to the existing terms of approval, future assessment requirements and commitments. <p>3. Built Form and Urban Design The EA shall:</p>
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- demonstrate in consultation with the Government Architect NSW how the proposal can achieve design excellence, including opportunities for design review
- address the design quality of any proposed changes with specific consideration to the setbacks, indicative materials, opportunities for building articulation and creativity within a building envelope
- identify any proposed activation areas and permeability through the built environment and public domain
- provide justification for any increase in density and/or height
- evaluate the proposed built form against the Apartment Design Guide.

4. Environmental Amenity

The EA shall:

- consider and address any impact of the proposed modifications and measures required to maintain a high level of environmental and residential amenity to the surrounding area.

5. Transport and Accessibility (Construction and Operational)

The EA shall include a revised Traffic Management and Accessibility Plan (TMAP), which includes:

- details of the current and forecasted daily and peak hour vehicle, public transport, pedestrian and cyclist trips generated by the proposed modification, in accordance with the relevant guidelines provided in Section 1
- an assessment of the impact of trips generated by the proposed modification on the existing and future traffic performance, public transport and parking demand in the surrounding area
- an assessment of the impact of trips generated by the proposed modification on nearby intersections; including the impact on intersections along Elizabeth Drive and Cabramatta Road West; with consideration of the cumulative impacts from other approved developments in the vicinity, and associated funding for road improvement works to improve traffic efficiency and road safety at affected intersections, if required. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years
- an assessment of the impact of the proposed modification on existing and future public transport infrastructure within the vicinity of the site in consultation with Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network
- an assessment of the implications and opportunities for managing any additional proposed on or off-street car parking provision within the town centre and corresponding compliance with existing parking codes and justification for the level of car parking provisions
- prioritisation of active transport initiatives through provision of walking and cycling infrastructure (e.g. shared paths, bicycle parking, etc.) including end-of-trip facilities as part of the proposed modification, to promote public transport usage, considering the requirements of the relevant parking codes and Australian Standards
- details of travel demand management measures to minimise the impact on general traffic and bus operations and to encourage sustainable travel choices and details programs for implementation, including the preparation of a Green Travel Plan
- measures to maintain road and personal safety in line with CPTED principles

- review and, if necessary, update the timing and cost of infrastructure works and funding responsibilities
- information on the anticipated traffic and transport impacts during construction, including the cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport.

6. Ecologically Sustainable Development (ESD)

The EA shall

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the development
- include a framework for how the proposed modification will reflect best practice sustainable building principles to improve environmental performance and water conservation.

7. Surface water, flooding groundwater and riparian corridors

The EA shall address any potential impacts of proposed modification on hydrology and hydrogeology, flooding, groundwater, drainage and stormwater management infrastructure, and any riparian corridors.

8. Consultation

During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. You must consult with Fairfield City Council, the Department of Education and Roads & Maritime Services.

The EA shall describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.

9 Utilities

The EA shall:

- prepare a utility and infrastructure servicing report and plan for the site in consultation with relevant utilities providers to:
- identify existing utilities and infrastructure such as the supply of water, sewerage, stormwater, gas, electricity and telephone services;
- assess the capacity of utility infrastructure to service the proposed modification in conjunction with existing uses, proposed uses and potential future uses;
- demonstrate compliance with the requirements of any public authorities about the connection to, relocation and/or adjustment of services affected by the modification;
- detail technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services; and
- justify any staging of proposed infrastructure works.

10. Social Impacts

The EA shall include a comprehensive review of the original social impact assessment (SIA) by Judith Stubbs and Associates (prepared for the project in 2007). The criteria to be applied is to be consistent with the *Social Impact Assessment Guideline for State significant mining, petroleum production and extractive industry development (2017)* or the social impact assessment guideline applicable to the proposed modification at the time of the preparation of the review.

The assessment must:

	<ul style="list-style-type: none"> • focus on and address the nature and range of social infrastructure/services required to meet the needs of both the existing and proposed additional population of the Estate as well as specific mitigation measures identified in the original SIA; • address any additional material social impacts identified after the date on which the assessment by Judith Stubbs and Associates was finalised; • include a revised health impact assessment as undertaken in the original SIA <p>11. Contributions and/or Voluntary Planning Agreement The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 4 Contribution Plan and/or provide details of any Voluntary Planning Agreement proposed to facilitate the development as agreed between Council and the Proponent.</p> <p>12. Aboriginal Heritage The EA shall address the potential impacts on Aboriginal heritage having regard to the findings and recommendations of the Fairfield Aboriginal Heritage Study 2017.</p>
Plans and Documents	<p>The EA must include all relevant plans and documentation required under Schedule 1 of the EP&A Regulation. Provide these as part of the EA rather than as separate documents.</p> <p>In addition, the EA must include the following:</p> <ul style="list-style-type: none"> • an existing site survey plan • a site analysis plan • a locality / context plan • revised Concept Plan drawings, showing the proposed modifications • public domain and landscape plan, showing the proposed modifications • urban design report • development control plan / guidelines • visual impact assessment and photomontages • traffic management and accessibility plan • stormwater concept plan • crime prevention through environmental design assessment • open space assessment • social infrastructure assessment • an assessment of likely construction impacts • a revised Statement of Commitments.
Further consultation after 2 years	<p>If you do not lodge an application and EA for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EA.</p>