

Secretary's Environmental Assessment Requirements

Section 75W of the *Environmental Planning and Assessment Act 1979*

Application	Calderwood Concept Plan MP 09_0082 MOD 4
Project	Modification to the Calderwood Concept Plan to increase the number of residential dwellings from 4,800 to between 6,000 – 7,000.
Location	Calderwood Valley comprising 700 hectares, generally bounded by Marshall Mount Road (north-west) and the Illawarra Highway (south).
Proponent	Lendlease Communities (Calderwood) Pty Ltd
Date issued	1 February 2018
General	<p>The Modification Request must include, but not be limited to:</p> <ol style="list-style-type: none"> 1. An executive summary, which includes a summary of the proposed changes, a rationale for the proposal and a conclusion based on the findings of the assessment; 2. A site analysis including site plans, aerial photographs and a description of the surrounding environment; 3. A background section covering the approval history for the site; 4. A detailed description of the proposed modifications and a comparison table outlining the proposed changes compared to the Concept Plan Approval; 5. An assessment of the key issues (specified below) and a table outlining how those key issues have been addressed. This shall include a detailed assessment of the potential impacts of the proposal, particularly any additional impacts, beyond those already assessed and approved; 6. A description outlining how the potential impacts associated with the modification will be mitigated and managed, including any new or amended statement of commitments; 7. The plans and documents (outlined below) clearly showing the proposed changes compared with the Concept Plan Approval; and 8. A conclusion justifying the modified Concept Plan taking into consideration the environmental impacts of the proposal, the suitability of the site and whether it is in the public interest.
Key Issues	<p>The modification request must address the following specific matters:</p> <ol style="list-style-type: none"> 1. Land Use Planning <ul style="list-style-type: none"> • Address the statutory provisions applying to the site and all relevant strategic planning objectives outlined in the documents at Attachment A. • Provide a detailed analysis of the likely future development outcomes for the site, including calculations of the current and proposed number of dwellings, the proposed dwelling mix and distribution of dwellings across the site. • Justify the proposed increase in residential densities across the site in the context of relevant Environmental Planning Instruments and the broader strategic planning framework for the site and region (including planning for West Dapto). • Assess the potential environmental and land use impacts associated with the proposal and demonstrate the additional density is suitable for the site and surrounding locality. 2. Comparison with the Concept Plan Approval (MP 09_0082) <ul style="list-style-type: none"> • Demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the <i>Environmental Planning and Assessment Act 1979</i>, and particularly address any environmental impacts beyond those already assessed for the Concept Plan Approval. • Provide a comparative assessment (qualitative and quantitative) of the proposed modification against the Concept Plan Approval, a clear rationale for the proposed amendments, and comparison plans clearly identifying the proposed changes, including any changes to the approved staging. 3. Socio-Economic Impacts <ul style="list-style-type: none"> • Assess the social and economic impacts of the proposed modification, including potential impacts on employment opportunities, access to services and facilities and provision of affordable and social housing.

4. Urban Design

- Provide an indicative subdivision development pattern responsive to the site conditions and constraints, including aspect, orientation, slope, drainage lines and vegetation.
- Demonstrate the additional lots would be provided with appropriate levels of residential amenity and access to services and facilities.
- Demonstrate the proposal would result in a high-quality urban design outcome for the site and prepare an updated Development Control Strategy to provide appropriate development controls for future subdivision and built form.
- Include measures to minimise land use conflicts, including appropriate landscaping, perimeter roads and buffer areas to adjoining land uses, riparian corridors, environmentally sensitive areas and major roads.
- Minimise culs-de-sac, battle axe blocks and rear property boundaries facing publicly accessible/visible areas.
- Include water sensitive urban design measures to minimise the extent of impervious areas and encourage stormwater infiltration, treatment and reuse.
- Provide details of any changes to the approved staging, including stage boundaries.

5. Transport and Accessibility

Provide a revised traffic and transport impact assessment in accordance with the RMS *Guide to Traffic Generating Developments*, which includes:

- modelling of traffic impacts associated with the proposal, including (but not limited to) an estimate of the total daily and peak hour trips generated by the modification, including vehicle, public transport, pedestrian and bicycle trips;
- an assessment of the current and future performance of key intersections providing access to the site under the approved and proposed scenarios, and identify any additional upgrades and/or changes to the timing of upgrades required because of the proposal;
- an assessment of the impacts on the existing and approved future road network and infrastructure, and use of the Austroads Guidelines to identify mitigation measures. Roads assessed must include, but not limited to, the Illawarra Highway, Princes Highway/Southern Freeway, Tongarra Road, Marshall Mount Road, Yallah Road, the Southern Freeway Corridor between Yallah and Oak Flats and the Albion Park Rail Bypass Project;
- detailed plans and assessment of any changes to the layout of the internal road network and on-site parking in accordance with the relevant Australian Standards;
- detailed plans of the proposed pedestrian and bicycle routes and facilities within the site and ways these facilities will connect to surrounding sites and public transport facilities as well as measures to maintain road and personal safety in line with Crime Prevention Through Environmental Design (CPTED) principles;
- an assessment of the adequacy of public transport services and approved pedestrian and cycle infrastructure to meet the likely future demand of the proposed development; and
- measures to promote sustainable travel choices which support the achievement of State targets.

6. Community Facilities and Public Domain

- Prepare a detailed needs assessment identifying how the additional demand for social infrastructure including school, community centres, child care facilities, libraries and open space is to be addressed. This should also include the impacts on services external to the site, such as libraries.
- Address any changes to public domain improvements, pedestrian linkages, street activation and landscaping.
- Demonstrate that the public domain and open spaces will:
 - maximise permeability and street activation throughout the development;
 - provide sufficient passive and active open space for the expected additional population;
 - ensure access for people with disabilities; and
 - minimise potential for vehicle, bicycle and pedestrian conflicts.

7. Biodiversity

- Provide an updated assessment the biodiversity impacts associated with the proposal (particularly impacts on Endangered Ecological Communities located on the site) and

provide a description of the proposed actions to avoid or minimise potential impacts. For any unavoidable impacts, an appropriate offset strategy shall be prepared (in consultation with OEH).

- Assess any additional impacts of the proposal on groundwater dependent ecosystems.
- 8. Riparian Impacts**
- Identify and address any additional impacts on riparian areas, watercourses, other important aquatic habitats and other significant and ecologically sensitive areas.
 - Identify and address any required amendments to the Vegetation Management Plans associated with the riparian corridors to meet any current standards.
 - Identify and address any proposed changes to the future management and ownership arrangements of the riparian corridors and demonstrate fragmentation of the riparian corridors will be minimised/avoided.
 - Include details of how the NSW Water Quality and River Flow objectives within the receiving waters of Lake Illawarra will be achieved during the future construction and operational phases of the development.
- 9. Visual Impacts**
- Provide a revised Visual and Landscape Assessment, including view analysis from key viewpoints. The assessment must include a comparative analysis of the visual impacts of the Concept Plan Approval against the proposed modifications, and identify any additional measures required to mitigate the potential visual impacts of the proposed modification.
- 10. Contributions and/or Voluntary Planning Agreement**
- Address the provision of additional public benefits, services and infrastructure having regard to Council's Contribution Plan and all existing applicable Voluntary Planning Agreements (VPAs) and Special Infrastructure Contributions (SIC), and/or provide details of any new/amended Contribution Plans and/or VPAs required to meet the additional demand generated by the proposed modification.
- 11. Drainage, Water Quality and Flooding**
- Provide an updated assessment of the potential flood risks associated with the proposal in accordance with the *NSW Floodplain Development Manual (2005)* and consider any new/updated flood studies for the catchment/s and the potential impacts of climate change.
 - Provide a revised Water Cycle Management Study which identifies the impacts of the proposed modification and how water quality and quantity impacts on the drainage system and natural waterways will be managed both internally and externally to the site
- 12. Soils and Groundwater**
- Provide an updated:
 - Geotechnical Assessment;
 - Acid Sulfate Soils Assessment and Management Plan; and
 - Groundwater Assessment.
- 13. Bushfire**
- Provide a bushfire assessment report which demonstrates that the proposal is capable of complying with the relevant provisions of *Planning for Bush Fire Protection 2006*.
- 14. Contamination**
- Provide an updated contamination assessment report that demonstrates the site is suitable for the proposed modification in accordance with *State Environmental Planning Policy No 55 – Remediation of Land*.
- 15. Heritage**
- Provide a revised Heritage Impact Statement that assess the impacts of the proposed modification on the curtilage of Marshall Mount House and Barn, the heritage values of the Methodist Cemetery, and the setting of the Marshall Mount School and residences.
 - Provide an appraisal of Aboriginal cultural heritage against previous investigations and applicable OEH guidelines.

	<p>16. Noise and Vibration Assessment</p> <ul style="list-style-type: none"> • Provide an updated acoustic and vibration assessment for the proposed modification, including an assessment of aircraft noise associated with the Illawarra Regional Airport. <p>17. Air Quality</p> <ul style="list-style-type: none"> • Provide an air quality assessment for the proposed modification which considers any current air quality issues in the area, including potential cumulative impacts. <p>18. Ecologically Sustainable Design</p> <ul style="list-style-type: none"> • Identify how best practice ecologically sustainable design principles will be incorporated into the design, construction and operation of the development. • Identify how the Development Control Strategy responds to sustainable building principles and best practice, and will improve environmental performance through energy efficient and water sensitive urban design, technology and renewable energy. <p>19. Aviation</p> <ul style="list-style-type: none"> • Address the potential impacts of the proposal on the Illawarra Regional Airport, in consultation with relevant authorities. <p>20. Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities and services, including staging of infrastructure works. <p>21. Statement of Commitments</p> <ul style="list-style-type: none"> • Include any new or modified Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.
Consultation	<p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers and other landholders within the Concept Plan land, including:</p> <ul style="list-style-type: none"> • Wollongong City Council; • Shellharbour City Council; • Office of Environment and Heritage; • Environment Protection Authority; • Transport for NSW; • Roads and Maritime Services; • Department of Primary Industry; • Rural Fire Service; and • Department of Education. <p>The modification request must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Plans and Documents	<p>The modification request must include all relevant plans and relevant documentation, including:</p> <ul style="list-style-type: none"> • Site analysis plan; • Site survey plan, showing existing levels, location and height of surrounding site features; • Locality / context plan; • Plans and photomontages clearly illustrating the proposed amendments compared with the Concept Plan Approval; • Indicative subdivision plan which includes staging, road layouts, open space, riparian corridors and buffer areas; • Revised Development Control Strategy Provisions; • A plan clearly indicating Flood Planning Levels and Asset Protection Zones; and • Public domain plans, including a landscape master plan.

ATTACHMENT A

Relevant EPIs, policies and guidelines to be addressed

The modification request shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:

- *Water Management Act 2000*;
- *State Environmental Planning Policy (State Significant Precincts) 2005*;
- *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*;
- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy No 55 (Remediation of Land)*;
- *State Environmental Planning Policy No. 64 – Advertising and Signage*;
- *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development*;
- *Draft State Environmental Planning Policy (Coastal Management) 2016*;
- *Shellharbour Local Environmental Plan 2013*; and
- *Wollongong Local Environmental Plan 2009*.

The modification request shall also address relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- Illawarra-Shoalhaven Regional Plan 2015;
- NSW Long Term Transport Master Plan;
- Draft Future Transport Strategy 2056;
- Draft Regional NSW Services and Infrastructure Plan;
- RMS Guide to Traffic Generating Developments;
- Public Transport Service Planning Guidelines: Rural and Regional NSW (2015)
- Austroads Guidelines;
- NSW Bicycling Guidelines;
- NSW Planning Guidelines for Walking and Cycling;
- NSW State Rivers and Estuaries Policy;
- Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-Use Planning Decisions;
- Illawarra Floodplain Risk Management Study and Plan 2012;
- Macquarie Rivulet Flood Study;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Better Placed – An integrated design policy for the built environment of NSW;
- Healthy Urban Development Checklist, NSW Health;
- NSW Waste Avoidance and Resource Recovery Strategy 2014-2024; and
- NSW Government Waste Less, Recycle More Initiatives.