



NSW GOVERNMENT
Department of Planning

***MAJOR PROJECT ASSESSMENT
Western Sydney Parklands:
Bungarribee Precinct and Doonside
Residential Parcel Concept Plan
(MP06_0204)***



Director-General's Environmental Assessment
Report
Section 75I of the
Environmental Planning and Assessment Act 1979

January 2009

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EXECUTIVE SUMMARY

This is a report is an Environmental Assessment of a Concept Plan for the Doonside Residential Parcel (MP06_0204) (the Site), pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* ("the Act").

Landcom (the Proponent) is seeking concept plan approval for the Doonside Residential Precinct and the Western Sydney Parklands Bungarribee Precinct, located in Doonside within the Blacktown Local Government Area. The proposed development has an estimated capital investment value of \$100 million and comprises of:

- redevelopment of 75 hectares of land to create up to 730 residential lots of varying sizes;
- associated supporting infrastructure, including road improvement works;
- public open space;
- the retention of archaeological and European heritage items;
- a Development Design Code aimed at guiding the future design and development of the Site; and
- a conceptual master plan to guide development within the Western Sydney Parklands Bungarribee Precinct.

The proposal is subject to Part 3A of the Act and the Minister is the approval authority for the proposed concept plan.

The Concept Plan includes a draft Voluntary Planning Agreement (VPA), which commits to developer contributions of approximate \$29 million. This includes a monetary contribution of over \$1 million to the Western Sydney Parklands Trust as part of a vegetation offset package to counterbalance the planned removal of 12.54 hectares of native vegetation including areas of Ecological Endangered Communities and threatened species habitat on the Doonside Residential Parcel.

This application originally proposed a conceptual Masterplan for the Parklands Bungarribee Precinct of the Western Sydney Parklands. But, this component of the application has been withdrawn by the Proponent pending the Western Sydney Parkland Trust's (the Trust) preparation of a new State Environmental Plan for the entire Western Sydney Parklands. Until such time as this new SEPP is made, this Parkland will remain under the provisions of SEPP 31- Regional Parklands. The existing concept does however provide an indication of the type of uses envisaged and how its development will ultimately integrate with the Doonside Residential Parcel.

This application also proposed that the Doonside Residential Precinct be considered as a site of State Significance and proposed an amendment to State Environmental Planning Policy (Major Projects) 2005 to list the Site within Schedule 3 of that policy and to rezone the Site to align with the Concept Plan. Amendment No.34 to the Major Projects SEPP (Doonside Residential Precinct) has been prepared and was gazetted on 19 December 2008. Subsequently, the Site is now zoned R1- General Residential, RE1- Public Recreation, E3- Environmental Conservation and SP2- Infrastructure to reflect the land use distribution in the Concept Plan. *Sydney Regional Environmental Plan No 31 – Regional Parklands* and *Blacktown Local Environmental Plan 1988* no longer apply to the Site. The land uses now proposed in the Concept Plan within the Doonside Residential Parcel, including residential subdivision, are now permissible with consent.

The proposal was exhibited for a period of 65 days from 5 December 2007 to 8 February 2008. During the exhibition period, the Department received a total of **10 submissions** from the public and **5 submissions** from public authorities being, the Ministry of Transport, Blacktown City Council, Sydney Regional Development Advisory Committee, NSW Rural Fire Service and the Department of Environment and Climate Change.

The amended draft VPA was submitted by the Proponent in May 2008. The amendments principally related to the Developer Contributions Table and the works specified in relation to local traffic improvement works arising from the consideration of submissions by the RTA and Blacktown City Council. The amended draft VPA was re-exhibited between 3 September 2008 until 3 October 2008 and no submissions were received.

In July 2008, the Proponent lodged a Preferred Project Report (PPR) addressing the issues raised during exhibition. The PPR included a Revised Concept Plan, Voluntary Planning Agreement and Statement of Commitment. The PPR also included a Species List, Cumberland Plain Land Snail Survey, Microbat Survey, revised flood modelling and an updated Development Design Code.

The following key amendments are incorporated into the revised application and are considered to appropriately address key submissions:

- The signalisation of intersections and associated upgrade works at the intersections of Doonside Road/Bungarribee Road and Doonside Road/Eastern Road providing access into the Doonside Residential Parcel and the subsequent deletion of the proposed mid-block pedestrian crossings.
- A revised VPA to incorporate a commitment of \$800,000 in works and monetary contributions towards the upgrade and provision of Kareela Reserve. The Agreement also includes amendments to reflect the revised traffic management works (as detailed above), to undertake necessary acoustic treatments along Doonside Road and the embellishment of open space within the Doonside Residential Parcel in accordance with the landscape and open space strategy to be prepared in consultation with Council, and the dedication to Council of land in relation to a number of facilities (Collector Road, local parks and special purpose heritage and community centre land). The total contributions value of the VPA has increased from \$18.5 million to \$29.2 million.
- A revised Statement of Commitments to reflect issues raised by the public agencies and the community including:
 - The implementation of the recommendations arising from the Microbat Survey;
 - The preparation of a Cumberland Plain Land Snail Plan of Management;
 - The investigation of the most appropriate landscaping treatment and proposed tree species within and adjacent to the Bungarribee Homestead Core heritage area including with a view to protecting and reinforcing views and vistas to and from the Homestead;
 - The preparation of an Interpretation Strategy that adopts the recommendations of the Conservation Management Plan prepared by Godden Mackay Logan.
 - The preparation of Landscape and Public Domain Strategy for the urban areas prior to the lodgement of an application for subdivision within the Doonside Residential Parcel.
 - The preparation of a flood impact assessment with any future DA's for subdivision.

Key issues identified in the submissions and the Department's environmental assessment generally related to: the proposed land uses; the provision of open space within the Doonside Residential Parcel and the overall loss of parkland and significant flora and fauna habitats; the provision of recreation resources and community facilities; traffic impacts and road design; heritage issues associate with the Bungarribee House Precinct; the natural environment; increase in population and infrastructure provision; affordable housing; future approvals process; flooding and drainage impacts and design; bushfire risk; general design issues associated with the urban form of the Doonside Residential Parcel; and the draft Voluntary Planning Agreement.

The development of the site in accordance with the Concept Plan will provide significant new housing within the Blacktown LGA near established and emerging residential and employment areas consistent with the *Sydney Metropolitan Strategy* and the *NSW State Plan*. Additionally, the development will fund the protection and enhancement of 27.88 hectares of habitat within the Parklands Bungarribee Precinct of the Western Sydney Parklands.

In balancing the State significant planning outcomes with the issues raised above, the Department is of the view that the Proponent has satisfactorily mitigated the impacts arising from the development of the Doonside Residential Precinct. A number of minor amendments are proposed by the Department to strengthen and clarify the Proponent's commitments and to give certainty in respect of the assessment and design requirements of future applications. Subject to the imposition of these modifications and further assessment requirements, the Department is satisfied that the Concept Plan is suitable for the site and can be undertaken with minimum environmental impacts.

The Department is satisfied that all statutory obligations under the Act have now been met and recommends that the Minister approve the application.

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1 BACKGROUND

1.1 The Site

The Western Sydney Parklands – Parklands Bungaribee Precinct and the Doonside Residential Parcel, shown in **Figure 1** below, is located entirely within the local government area of Blacktown and is owned by the NSW Government. The Site is roughly rectangular in plan, with a total area of 388 hectares (ha).

The Site is located within 40 kilometres (km) west of the Sydney Central Business District (CBD) and lies between the North West Growth Sector and the South West Growth Sector. The Site is strategically located in close proximity to the regional and local road network. Doonside Road, which forms the eastern boundary of the site, directly links to the Great Western Highway and both the M7 Motorway and the M4 Western Motorway are within close proximity. Both the Doonside and Rooty Hill Train Stations are within close proximity to the Site.

The Western Sydney Parklands comprises a vast 5,500 hectare corridor of parkland within Western Sydney. Parklands Bungaribee Precinct comprises approximately 300 hectares of this land as shown in **Figure 1**. The Western Sydney Parklands is governed by the *Western Sydney Parklands Act 2006*, which establishes the Western Sydney Parklands Trust and their charter for the management, development and ongoing maintenance of the Parklands as a multi-use parkland for Western Sydney.

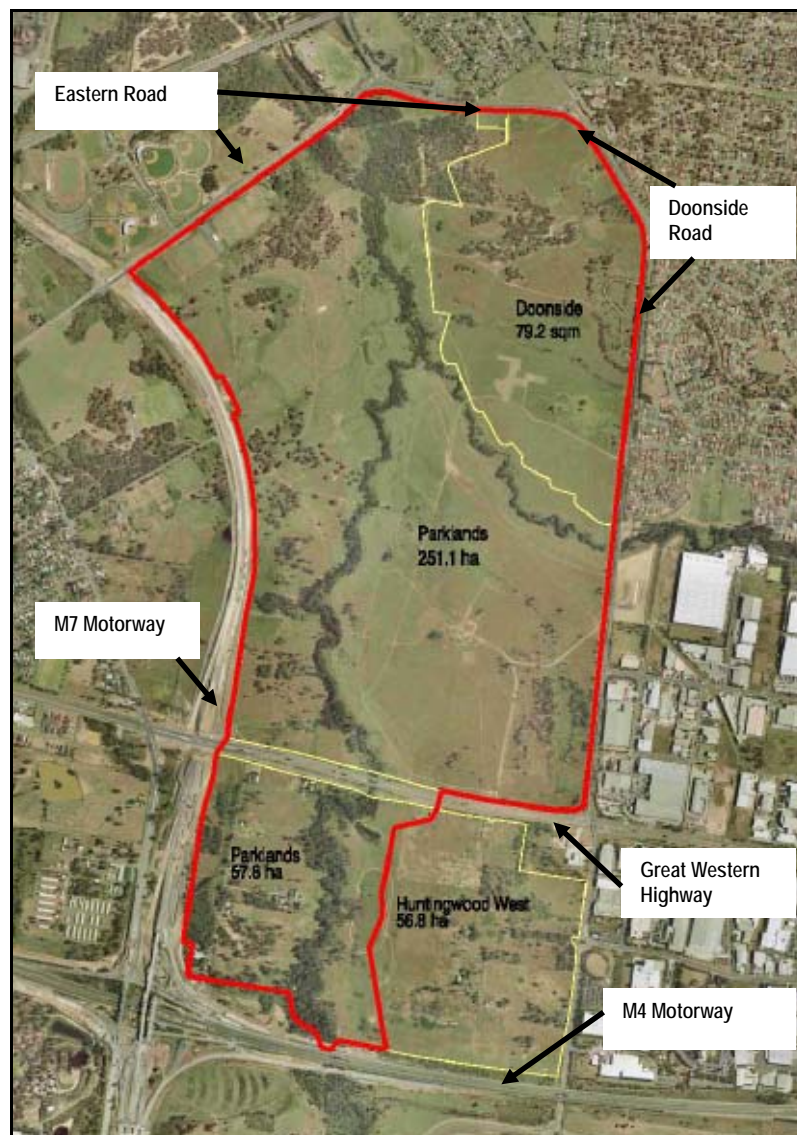


Figure 1: Site Location

The Doonside Residential Parcel comprises approximately 75 hectares of land in the north-eastern corner of the Site on land previously occupied by telecommunications facilities (OTC). The Site is directly accessible from Doonside Road and Eastern Road. This portion of the site includes the historic Bungarribee Homestead Complex- refer to Section 1.3 below.

The Doonside Residential Parcel has been identified as 'interface land' by the government, being land that is excluded from the Western Sydney Parklands. In November 2004, the Budget Committee made the decision to establish the Western Sydney Parklands and utilise sales from the development of the 'interface land' to fund Stage 1 of a capital works program for the Western Sydney Parklands.

The proximity of the Site to neighbouring residential suburbs within the Blacktown local government area is shown in Figure 2.

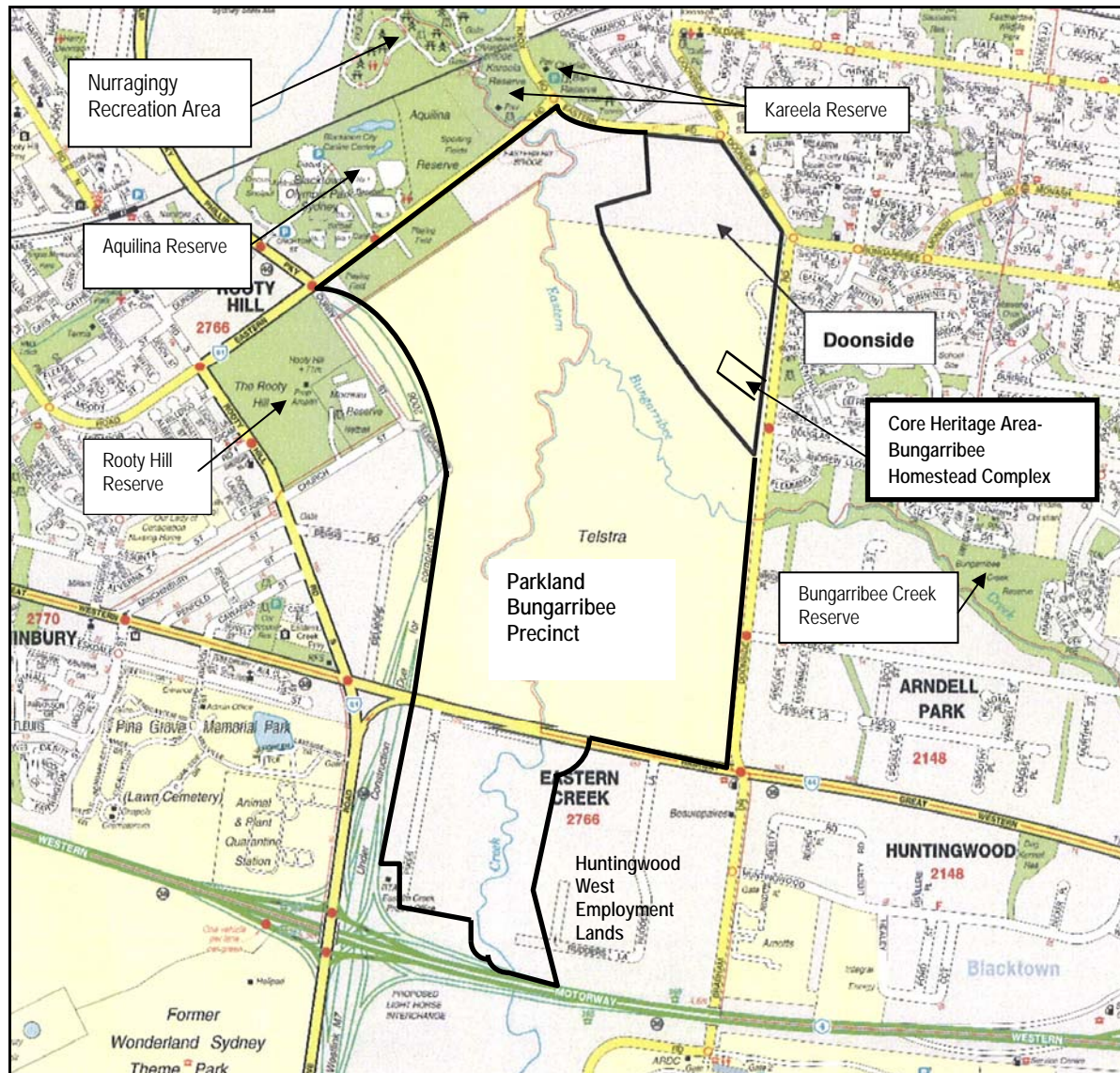


Figure 2 - Map of the Site and the local area

The Site comprises mostly cleared land and has a shallow cross fall of approximately 20 metres from Doonside Road (east) towards Eastern Creek (west). The Site is located within the catchment of the Hawkesbury-Nepean River, and is divided by Eastern Creek and Bungarribee Creek and two unnamed ephemeral creeks (referred to as "Northern Creek" and "Southern Creek"). Three existing land spurs extend to the west from Doonside Road across the Doonside Residential Parcel and are divided by Northern Creek and Southern Creek.

The Parkland Bungarabee Precinct is affected by the 1 in 100 flood levels. The eastern extent of the flood hazard has determined the western alignment of the Doonside Residential Parcel. The Site is also the subject to salinity which is largely associated with the shale terrain and salty groundwater which underlies this area.

The Site supports a diversity of native flora and fauna including *Grevillia juniperina*, Cumberland Plain Land Snail, both of which are listed as threatened species in the NSW Threatened Species Conservation Act 1995. The *Shales Plain Woodlands* and the *Swamp Oak Floodplain Forest* are also classified as Endangered Ecological Communities in the *NSW Threatened Species Conservation Act 1995* and are located across the Site. There is remnant vegetation along the Creek lines and in the northern most region of the Site. Threatened Microbats are also known to roost in the remnant vegetation in the northern section of the Site. The Cumberland Plain Woodland (of which the Shale Plains Woodland is part) is also classified as an Endangered Ecological Community (EEC) under the Environmental Protection and *Biodiversity Act 1999*.

1.2 Heritage

The majority of the Doonside Residential Parcel (Figure 8) is listed on the State Heritage Register. Its significance is derived from the presence on the Site of the remains of the Bungarabee Homestead, its outbuildings and associated plantings, which are identified as being of "Exceptional significance at a State level" due to their association with the early colonisation of the Sydney. The boundary for the State Heritage listing for the Bungarabee Homestead Complex generally accords with the boundary of the Doonside Residential Parcel.

The site falls within the boundaries of the Deerubbin Local Aboriginal Land Council (DLALC). Surface archaeological sites and Potential Archaeological Deposits (PADs) have been found both on the Doonside Residential Parcel and the Parklands Bungarabee Precinct

1.3 Surrounding Development

The land to the north and east of the Site comprises existing residential development of typically one and two-storey, detached dwellings.

The Huntingwood West Employment Precinct (WSEP) is located directly to the south-east of the Site and is currently undeveloped, although concept plan approval was granted in 2006 via a Part 3A approval. This site is strategically important in terms of the providing future employment and investment opportunities identified in the Metropolitan Strategy. The location of a residential precinct, such as that proposed in this Concept Plan, immediate to such sites is consistent with Priority E5 of the NSW State Plan. Additionally, the WSEP is significant in term of ensuring future pedestrian, vehicular and cycle links correlate with the Western Sydney Parklands and the Doonside Residential Precinct.

The number of public reserve providing both passive and active recreation surround the site including Nurragingy, Kareela, Aquilina, Rooty Hill and Bungarabee Creek Reserves - refer **Figure 2** above.

1.4 Amendment to State Environmental Planning Policy (Major Projects) 2005

On 7 December 2006, the Minister has agreed to consider the listing of the Site as a 'State Significant Site' under Schedule 3 of the Major Projects SEPP 2005. The State Significant Site Study has been prepared by the Proponent to identify various land use zones and objectives for those zones across the site to facilitate the development of the Doonside Residential Precinct.

Amendment No.34 to the Major Projects SEPP (Doonside Residential Precinct) was gazetted on 19 December 2008. Now that the Amendment No.34 has been made, the Minister can now determination of the Concept Plan (refer Section 3.3 of this report).

2. PROPOSED DEVELOPMENT

2.1 Amended Scope of Part 3A Application

The Proponent originally proposed to seek approval for a concept masterplan for the development of the Parklands Bungarribee Precinct. In this regard, it was the Proponent's intention that this concept masterplan for Parkland Bungarribee Precinct form the basis for a future parkland specific DCP to govern the design and staged implementation of the works. However, since lodgement of this application, considerable work has been undertaken by the Proponent in conjunction with Western Sydney Parkland's Trust (the Trust) in respect of the future of the Parklands Bungarribee Precinct and the broader Western Sydney Parkland. Subsequently the Trust has advised of its intention to prepare a new SEPP to cover the entire Western Sydney Parklands and to develop a series of Precinct Plans to guide the future development of the parklands.

In light of the above, the Proponent has formally requested that the Parklands Bungarribee Precinct be deleted from this Part 3A Application. In doing so, this will avoid any disparity between the current concept masterplan and the future plans of the Trust for the Western Sydney Parklands. Accordingly, no statutory approval will be given for the Concept Plan as it relates to the Parklands Bungarribee Precinct. In the intervening period, the Parklands Bungarribee Precinct will remain in public ownership and under the control of the Trust in accordance with *Sydney Regional Environmental Plan No. 31- Regional Parklands*.

The Proponent has advised that the Masterplan concept for the Parklands will proceed under the provisions of the new Western Sydney Parklands SEPP and therefore, that it is appropriate for the assessment and determination of the Concept Plan for Doonside Residential Parcel to appropriately acknowledge the links and relationship with the Parkland Bungarribee Precinct including in respect to the financial and works obligations detailed in the Voluntary Planning Agreement which forms part of this application.

On this basis, this Report is limited to the environmental assessment of Concept Plan for the Doonside Residential Precinct with the exception of where this Precinct integrates with the Parkland Bungarribee Precinct and, where the Proponent's commitments in respect of that Parkland remain relevant. Consequently, throughout this report, any future reference to 'the Site' is a reference only to the Doonside Residential Parcel unless otherwise stated.

2.2 The Proposed Development

The Proponent seeks approval of a Concept Plan for the Doonside Residential Parcel (MP06_0204) (the Site), pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* ("the Act"). The purpose of the Concept Plan is to provide a broad overview of a proposed development of the land for residential purposes and to establish the framework for more detailed development of the Site subject to future approvals under Part 4 of the Act.

As detailed in **Section 1.4** of this Report, this Concept Plan also originally sought approval for a conceptual Masterplan for the Parklands Bungarribee Precinct to guide the future development of this land as passive and active recreational parkland.

A detailed description of the proposal is provided below. For completeness and in order to understand the contextual relationship and integration between the Doonside Residential Parcel and the Parklands Bungarribee Precinct, the Original Concept Plan description also includes the proposal for the Parklands Bungarribee Precinct.

2.3 The Original Concept Plan

The Concept Plan proposed the division of the Site into two parcels referred to as the Parklands Bungarribee Precinct and the Doonside Residential Precinct. The Concept Plan also proposed the residential subdivision and development of the Doonside Residential Parcel and the creation of road access and circulation networks, public open space, the retention of archaeological and European heritage items, and the provision of utilities. The Concept Plan was accompanied by a Development Design Code to guide future development and Voluntary Planning Agreement.

The Parklands Bungarribee Precinct and the Doonside Residential Parcel are described in further detail below:

2.3.1 The Parklands Bungaribee Precinct

As stated in Section 2.1 of this Report, the Parklands Bungaribee Precinct has been deleted from this Part 3A Application at the Proponent's request. Despite the removal of the Parklands Bungaribee Precinct from this application, there are a number of works proposed along the eastern edge of the Parkland which remains relevant to the integration of the Parkland with the periphery of the Doonside Residential Precinct in the short term including stormwater detention areas, open space and connections to the parkland and creek crossings. In order to aid understanding of the broad concept for the Parklands Bungaribee Precinct and its relationship with the Doonside Residential Precinct, a brief description of original concept is provided below.

The Parklands Bungaribee Precinct conceptual Masterplan identifies seven (7) distinct passive and active recreation zones for the Parkland, as discussed and illustrated in Figure 3 below.



- *Sports Zone (Zone 1)*- an active recreation zone which proposes to supplement existing recreational facilities with new facilities including soccer fields and courts, a grand stand, sports administration space, cultural/recreational facility including provision for parking, BBQ and picnic facilities, commercial space and food retailing.
- *Former Airstrip Promenade (Zone 2)*- a linear promenade and associated landscaping to commemorate the military runway built on the site during World War II. This area will act as a water feature and water quality device for the creek system.
- *The Institutional Zone (Zone 3)*- this zone will accommodate future commercial and educational visitor attractions including tourist information centre and conference facilities, with associated parking and infrastructure.
- *Recreational Hub (Zone 4)*- this central area is predominantly native grassland accommodating large events spaces and fringed by BBQ and picnic shelters.
- *Production Based Landscape Zone (Zone 5)*- this zone potentially accommodates areas for urban forestry, flower production, market gardens, fodder production and bio-banking.
- *Wetlands (Zone 6)*- this area is located to the west of the *Huntingwood West Employment Lands* will provide a passive recreational area for visitors and will perform key detention and stormwater cleaning functions.
- *Future Commercial/Recreation Zone (Zone 7)*- this area is a fauna habitat conservation area along Eastern Creek and includes future commercial development opportunities.

Figure 3: Masterplan Concept- Parklands Bungaribee Precinct

2.3.2 The Doonside Residential Parcel

The Doonside Residential Parcel comprises a total area of approximately 75 hectares of which 55 hectares is proposed to be subdivided to create approximately 700-730 residential lots ranging in size from 250sqm to 650sqm. The remaining 20 hectares of land comprises local open space and the retention and conservation of significant vegetation communities to promote biodiversity, to enhance the amenity of the site and to interface with the Parklands Bungarribee Precinct.

As illustrated in **Figure 4**, the integration of the Doonside Residential Parcel with the Parklands Bungarribee Precinct is proposed by the creation of 'development fingers' which allows for the retention of the creeklines/riparian corridors (Northern and Southern Creeks) and the creation of wetlands system to manage stormwater generated by new development.

The proposal includes the retention and conservation of the Bungarribee Homestead Archaeological Site and its curtilage. The proposed South Creek riparian corridor enables key views and vistas to the Homestead to be maintained (refer **Figure 4**).

An area in the northern portion of the Parcel adjacent to Eastern Road has been designated for the construction of a zone substation to service the new residential development.



Three new signalised access points are proposed into the Parcel from Doonside Road at the intersections with Eastern Road, Bungarribee Road and Douglas Road. A new collector road is proposed to service the residential precinct and connects to the three new signalised access points and a series of local access roads. The collector Road will be designed to accommodate a bus transport service through the site.

The Concept Plan proposes the indicative staging of the development in **6 key stages**. A draft Design Development Code has been prepared and provides development principles and design controls for the urban structure including the housing, streetscape and public domain design.

Approximately 12.54 hectares of native vegetation including areas of Ecological Endangered Communities and threatened species habitat will be cleared. In order to counterbalance this loss, a Vegetation Offset Strategy is proposed to allow for the protection and enhancement of 27.88 hectares of 'like for like' habitat within the Parklands Bungarribee Precinct. A monetary contribution of approximately \$1 million will be provided to the Western Sydney Parkland Trust to facilitate this offset actions.

Figure 4: Concept for Doonside Residential Parcel

A Voluntary Planning Agreement is related to the application and relates extensively to the development of the Doonside Residential Parcel. The VPA is intended to be an 'umbrella' agreement between the Proponent and the Minister for Planning to provide the framework and commitment to public infrastructure provision both at a local and regional level including, but not limited to, the dedication of land, internal road and intersection upgrades, vegetation offsets, open space provisions, heritage conservation and public art. It is intended that the Proponent will enter into more detailed Agreements or arrangement with either the Minister or Council pertinent to each future development stage.

Refer to **Section 4.0** of this Report for details in relation to the exhibition and submissions made in respect of the original VPA. **Section 4.3** of this Report provides details in relation to Proponent's amendments to the VPA arising from their consideration of public and agency submissions.

2.4 Concept Plan Amendments

Following the public exhibition of the application, a Preferred Project Report (PPR) responding to the issues in submissions (**Appendix D**) was prepared by the Proponent and was submitted to the Department in July 2008. The PPR included a revised Concept Plan, a revised Voluntary Planning Agreement and final Statement of Commitments. The key amendments in the revised Statement of Commitments include:

- The implementation of the recommendations arising from the Microbat Survey;
- The preparation of a Cumberland Plain Land Snail Plan of Management;
- The investigation of the most appropriate landscaping treatment and proposed tree species within and adjacent to the Bungarribee Homestead Core heritage area including with a view to protecting and reinforcing views and vistas to and from the Homestead;
- The preparation of an Interpretation Strategy that adopts the recommendations of the Conservation Management Plan prepared by Godden Mackay Logan.
- The provision of 2 signalised access points and any necessary upgrade works will be provided prior to the lodgement of the any subdivision application for the Doonside Residential Parcel:
 - Doonside Road/Bungarribee Road (new);
 - Doonside Road/Eastern Road (new); and
 - Doonside Road/Douglas Road (existing- upgraded for pedestrian related works).
- The preparation of Landscape and Public Domain Strategy for the urban areas prior to the lodgement of an application for subdivision within the Doonside Residential Parcel.
- The preparation of a flood impact assessment with any future DA's for subdivision or the construction within regional parklands and particularly the proposed Sports Zone.

The key amendments to the design, which principally related to modified access and intersection arrangements on Doonside Road, are reflected in the revised Concept Plan provided at **Figure 5** below.



Figure 5 – Amended Concept Plan (noting the Concept only relates to the Doonside component)

3. STATUTORY CONTEXT

3.1 Major Project

On 7 December 2006, the former Minister of Planning formed the opinion, pursuant to Clause 6 of *State Environmental Planning Policy (Major Projects) 2005*, that the proposal is a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies. Specifically, it has been determined that the proposal is of the kind described in Schedule 1 Clause 13 of the Major Projects SEPP (being a residential, commercial, retail or other construction project with a capital investment value exceeding \$50 million that is important in achieving state or regional planning objectives). The project has been identified by the Proponent as having a capital investment value of \$100 million.

Consequently, the proposal is subject to Part 3A of the Act and the Minister is the consent authority.

3.2 Concept Plan

On 7 December 2006, the Minister authorised the submission of a concept plan for the proposal in accordance with section 75M of the Act.

3.3 Permissibility

On 7 December 2006, the former Minister agreed to consider the listing of the Doonside Residential Parcel as a State Significant Site in Schedule 3 of the Major Projects SEPP. This enabled the Minister to set the planning parameters for future land uses within the Precinct and to facilitate the development as proposed by the concept plan.

Amendment No.34 to the Major Projects SEPP (Doonside Residential Precinct) was gazetted on 19 December 2008. Accordingly, the Doonside Residential Parcel is now subject to Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005. The Site is now zoned R1- General Residential, RE1- Public Recreation, E3- Environmental Conservation and SP2- Infrastructure to reflect the land use distribution in the Concept Plan. The land uses proposed within the Doonside Residential Parcel, including residential subdivision, are now permissible with consent.

The SEPP amendment has also amend the boundaries of SREP 31 to accord with the western alignment of the Doonside Residential Precinct. Accordingly, SREP 31 no longer applies to the Site.

3.4 Other Relevant Legislation and Environmental Planning Instruments

In order to satisfy the requirements of section 75I(2)(d) and (e) of the Act, this Report includes reference to relevant legislation and reference to the provisions of the environmental planning instruments that govern the application and which have been taken into consideration in the environmental assessment of this application.

A summary of the relevant legislation, environmental planning instruments and planning strategies required to be taken into consideration under Part 3A of the Act is provided in **Appendix I**.

3.5 Objectives of the Environmental Planning and Assessment Act 1979

The objects of any statute provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a Concept Plan a under Part 3A and the State Significant Site listing within Schedule 3 of the Major Projects SEPP 2005 must be informed by the relevant provisions of the Act, consistent with the backdrops of the objects of the Act.

The objects in *Section 5* of the Act are as follows:

- (a) *to encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*

- (iii) the protection, provision and co-ordination of communication and utility services,*
 - (iv) the provision of land for public purposes,*
 - (v) the provision and co-ordination of community services and facilities, and*
 - (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) ecologically sustainable development, and*
 - (viii) the provision and maintenance of affordable housing, and*
- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

Of particular relevance to the assessment and determination of this application is consideration of the Objects stipulated under section 5(a) (iv), (v), (vi), (vii). The Department has considered these Objects of the Act in the assessment of the Concept Plan and has determined that the application does not raise significant issues.

The Assessment of Environmental Impacts provided at **Section 4.0** of this Report give further consideration to the Objects as relevant to the application.

3.6 Ecological Sustainable Development Principles

The Act adopts the definition of Ecological Sustainable Development (ESD) from the Protection of the Environment Administration Act 1991. The Department has considered the proposed development in relation to the five accepted ESD principles as described below:

- (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (**the integration principle**);
- (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (**the precautionary principle**);
- (c) the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (**the inter-generational principle**);
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (**the biodiversity principle**); and
- (e) improved valuation, pricing and incentive mechanisms should be promoted (**the valuation principle**).

The Department has considered the application in relation to the ESD principles and has made the following conclusions:

• Integration Principle

The social and economic benefits of the proposal have been well documented in the Proponent's submission. The environmental impacts are and will be addressed through the Proponent's Statement of Commitments. Additionally, the environmental impacts will be further assessed as future development applications are lodged with Council for the redevelopment of the Doonside Residential Parcel.

The Department's assessment has duly considered all issues raised by public authorities and the community in submissions. The proposal is not considered to compromise a particular stakeholder or hinder the opportunity of others.

• Precautionary Principle

Following an assessment of the proponent's Environmental Assessment, the issues raised in submission and the PPR, it is considered with certainty that there is no threat of serious or irreversible environmental damage as a result of the proposal. The extensive range of studies into flooding and stormwater management, flora and fauna impacts, bushfire threats and Indigenous and non- Indigenous heritage have not revealed any uncertainty regarding potential impacts.

The impacts identified by the Proponent, and in the assessment of this Concept Plan, can be appropriately managed and have not been found to result in serious or irreversible environmental damage as a consequence of this proposal. The Proponent's Statement of Commitments provides the commitment to ensure that environmental and site management procedures are implemented to prevent irreversible damage to the environment. On balance, it is concluded that the environmental outcome for the Parklands Bungarribee Precinct provided by the Vegetation Offset Package, the implementation of the Site Management Plan and the commitments to ecological and environmental management made by the Proponent, would not otherwise have been realised without the redevelopment proposed in the Concept Plan. The findings and recommendations of the range of specialist studies have not revealed the need to adopt the precautionary principle from an ecological point of view to either delay or prevent the concept plan application from proceeding.

The proposed development is not inconsistent with the principles contained in the Floodplain Development Manual, will not detrimentally increase potential flood affectation on other development or property, will not result in an increased risk to human life, and is unlikely to result in additional economic and social cost.

- **Inter-Generational Principle**

The redevelopment of the Doonside Residential Parcel for residential use, along with the future applications for public open space and associated public infrastructure and services is considered to meet this principle. Through implementation of the proposed Environmental Management Plan and the Plan of Management included in the Proponent's Statement of Commitments, it is considered that environmental and management practices currently employed on the site will be enhanced to ensure the environment is protected for future generations.

In addition, the Environmental Assessment demonstrates how potential impacts arising from the physical aspect of the proposed development such as traffic management, built form and visual amenity of the proposed development of the Parklands and the Doonside Residential Precinct are acceptable. Future residential development within the Doonside Residential Parcel will also be required to comply with BASIX, which aims to deliver good design, energy and water efficiency.

- **Biodiversity Principle**

Following an assessment of the Proponent's Environmental Assessment, it is considered with certainty that there is no threat of serious or irreversible environmental damage as a result of the proposal. This Environmental Assessment has demonstrated how the relationship of the biophysical elements of the site has been considered in the development of the concept plan to minimise potential impacts. In particular, it demonstrates how:

- stormwater is managed to control water quality;
- flora and fauna attributes of the site are not adversely affected and improved where possible with the provision of a biodiversity offset and management practices;
- bushfire risks can be appropriately managed having regard to existing and proposed vegetation characteristics of the site;
- land use constraints of past uses and potential for contamination can be managed without compromising the future capacity for residential development; and
- cultural heritage can be conserved and interpreted for future generations.

- **Valuation Principle**

The approach taken for this project has been to assess the environmental impacts of the proposal and identify appropriate safeguards to mitigate adverse environmental impacts. The mitigation measures include the cost of implementing these safeguards in the total project cost.

The details of the ESD principles, key ESD opportunities including issue of BASIX certificates will be assessed with the future Part 4 development application(s) for the construction of the buildings. The Proponent has included a commitment to ESD Principles in its Statement of Commitments.

3.7 The Director-General's Report

Section 75I(2) of the Act and Clause 8B of the Environmental Planning and Assessment Regulation 2000 provides that the Director-General's report is to address a number of requirements in the Director General Report. These matters and the Department's response are set out as follows:

Table 1: Response to Section 75I(2) criteria and Clause 8B criteria

Section 75I(2) criteria	Response
Copy of the proponent's environmental assessment and any preferred project report	The Proponent's EA and Preferred Project Report are located Appendices G and C , respectively.
Any advice provided by public authorities on the project	All advice provided by public authorities on the project for the Minister's consideration is set out in Section 4.0 of this report.
Copy of any report of a panel constituted under Section 75G in respect of the project	No statutory independent hearing and assessment panel was undertaken in respect of this project.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project is identified and assessed in Appendix I .
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to all environmental planning instruments is provided in Section 4 of this report and in the attachments.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The Department has determined that the Proponent's EA adequately addressed the Director General's Requirements on 10 August 2007.
Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in Section 5 of this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in Section 4 of this report.
The suitability of the site for the project	The site has been assessed as being suitable for the proposal.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in Section 4 . Copies of the submissions are provided in Appendix G of this report.

3.8 Environmental Protection and Biodiversity Act 1999

The Cumberland Plain Woodland (of which the Shale Plains Woodland is part) is classified as an Endangered Ecological Community (EEC) under the *Environmental Protection and Biodiversity Act 1999* (EPBC Act). The Proponent has referred the application to the Department of Environment and Water Resources for consideration pursuant to the requirements of the EPBC Act and it has been determined that the proposal is not a 'controlled action'. Accordingly, the Proponent does not require the approval of the Minister for the Environment and Water prior to the proposal proceeding.

4. CONSULTATION AND ISSUES RAISED

4.1 Public Exhibition

The Environmental Assessment along with the draft VPA was publicly exhibited in accordance with Section 75H of the Act for 65 days from 5 December 2007 until 8 February 2008 at the following locations:

- Department of Planning (Information Centre): 22 – 33 Bridge Street, Sydney
- Department of Planning: 10 Valentine St, Parramatta
- Blacktown City Council (Information Centre – Civic Centre): 62 Flushcombe Road, Blacktown
- Landcom: Level 2, 330 Church Street Parramatta

The Environmental Assessment was placed on the Department's websites (www.planning.nsw.gov.au) during the course of the exhibition period. A public notice was published in the Blacktown Advocate and Sydney Morning Herald.

The notification process was conducted in a manner generally consistent with Blacktown City Council's notification policy, although the notification area greatly exceeded Council's requirements in its policy.

A Preferred Project Report was lodged in July 2008 and as the changes were not significant, it was not re-exhibited but was placed on the Department's website in accordance with the Department's policy.

The amended draft VPA was submitted by the Proponent in May 2008. The amendments principally related to the Developer Contributions Table and the works specified in relation to local traffic improvement works arising from the consideration of submissions by the RTA and Blacktown City Council. The amended draft VPA was re-exhibited between 3 September 2008 until 3 October 2008.

4.2 Submissions

In response to the exhibition period, the Department received:

- a total of **10 submissions** from the public, all of which objected to the proposed development; and
- a total of **5 submissions** from public agencies, namely the Ministry of Transport, Blacktown City Council, Sydney Regional Development Advisory Committee, NSW Rural Fire Service and the Department of Environment and Climate Change.

The Proponent has provided a summary and response to the submissions received as provided at **Appendix D**.

The key issues raised in the submissions as they relate to the Doonside Residential Parcel are summarised below.

Additionally, given the Parklands Bungaribee Precinct no longer forms part of this Concept Plan, submissions received in relation to this land are not listed or considered below in this Report. Such submissions will be relevant considerations in the making of the proposed new Parkland SEPP.

4.2.1 Public Submissions

A total of **4 submissions** were received from members of the public and **6 submissions** from special interest groups including: Prospect Heritage Trust, Blacktown District Historical Society, Blacktown Greens, Blacktown and District Environmental Group and Blacktown Aeromodellers Club Incorporated.

The key issues raised in the public submissions are summarised below:

- **Natural Environment**- destruction/loss of greenbelt and environmental areas, the proposal is contrary to the Threatened Species Conservation Act and does not satisfy SREP 31; surveys for the Cumberland Plain Land Snail and the Microbat should be complete, the loss of 'core' or 'high conservation significance' vegetation, risk of upstream weed invasion from flooding; the offset package is contrary to the first principle of 'avoid' impact.
- **Transport**- greater emphasis should be placed on public transport.

- **Heritage-** compliance with the Burra Charter, housing should be deleted immediate to the Bungarribee House Precinct to maintain its curtilage and protect its heritage significance, the concept plan does not recognise the significance of Bungarribee Homestead, visual integrity of Bungarribee Homestead should be maintained; adequacy of the concept plan in respect of early colonial and European history; archaeological investigations should be completed.
- **Increase in population-** lack of infrastructure to support the population increase.
- **Affordable housing-** all new estate should have minimum of 20% affordable housing.
- **Energy efficiency-** grey water use and stormwater harvesting should be mandatory.
- **Design-** the number of housing lots should be reduced to protect the ecology in the 'core' and 'support for core', the scale of development is inappropriate.

4.2.2 Submissions from the public authorities

Table 2 below provides a summary of the key issues raised by the public authorities in their submissions.

Table 2: Agency Submissions

Agency	Issues
Ministry of Transport	Recommends review of contributions in VPA to take into account increase bus services. Requests opportunity to review infrastructure needs related to bus services.
Sydney Regional Development Advisory Committee	Grants concurrence to the proposal subject to conditions. RTA will not approve provision of 3 signalised mid block pedestrian crossings; RTA supports signalisation of Doonside Rd/Eastern Rd.
NSW Rural Fire Service	Advises that Asset Protection Zones must be assessed on projected vegetation and be based on compliance with AS3959 Level 3 construction. A Vegetation Management Plan should be prepared to address strategic management of vegetation across the site.
Department of Environment and Climate Change	Request that opportunities to reduce clearance of core habitat areas and to transplant <i>Grevillia juniperina</i> be considered. DECC recommends the preparation of a Plan of Management for Cumberland Plain Land Snail, relocation of native grassland in accordance with "Guidelines for Translocation of Threatened Plants Australia, the completion of survey work recommended in the EA, stormwater and housing be carefully designed to avoid salinity related issues and the development comply with State Government's Flood Prone Land Policy.
Blacktown City Council	Objects to the inclusion of lots under 350sqm, recommends modifications to integrated housing controls in Development Design Code, affordable housing should be provided, noise barriers should be sympathetically designed, road design should comply with Blacktown DCP 2006, all outstanding studies should be completed, VPA should be amended to include contribution to Kareela Reserve, Heritage Interpretation Plan should be prepared for Bungarribee Homestead ruins, residential development and buffer trees will impact on view corridor to Bungarribee House and residential lots in north-west of the Site should be deleted where loss of vegetation with high conservation significance and threatened species would result.

The issues identified in the Agencies submissions, as they remain relevant to the development of the Doonside Residential Parcel, are discussed in Section 5.0 of this report. As detailed below in Section 4.3 of this report, a number of key issues raised in the submission have been appropriately addressed in the Preferred Project Report and therefore, are given limited consideration in Section 5.0 of this report.

No further consideration is given to issues relevant to the future development of the Bungarribee Parklands Precinct.

4.3 Preferred Project Report/ Response to Submissions

The Proponent was provided with copies of all submissions and has responded to these submissions in the Preferred Project Report (PPR). This Proponent's comprehensive response to submissions is provided at **Appendix D**.

The PPR in addition to responding to submissions includes a Revised Concept Plan, Voluntary Planning Agreement and Statement of Commitment and a revised Amendment to Schedule 3 of the Major Projects SEPP 2005. The PPR

also includes a Species List, Cumberland Plain Land Snail Survey, Microbat Survey, revised flood modelling and updated Development Design Code.

The following key amendments to the proposal have been incorporated into the revised Concept Plan:

- **Signalisation**- the signalisation of intersections and associated upgrade works at the intersections of Doonside Road/Bungarribee Road and Doonside Road/Eastern Road providing access into the Doonside Residential Parcel.
- **Mid-Block Crossings**- the deletion of the mid-block pedestrian crossings on the basis that the signalised intersections will provide controlled pedestrian crossings.
- **Voluntary Planning Agreement**- revised to incorporate a commitment of \$800,000 in works and monetary contributions towards the upgrade and provision of Kareela Reserve. The Agreement also includes amendments to reflect the revised traffic management works (as detailed above), to undertake necessary acoustic treatments along Doonside Road and the embellishment of open space within the Doonside Residential Parcel in accordance with the landscape and open space strategy to be prepared in consultation with Council, and the dedication to Council of land in relation to a number of facilities (Collector Road, local parks and special purpose heritage and community centre land). The total contributions value of the VPA has increased from \$18.5 million to \$29.2 million.
- **Statement of Commitments**- revised to incorporate the following changes:
 - The implementation of the recommendations arising from the Microbat Survey;
 - The preparation of a Cumberland Plain Land Snail Plan of Management;
 - The investigation of the most appropriate landscaping treatment and proposed tree species within and adjacent to the Bungarribee Homestead Core heritage area including with a view to protecting and reinforcing views and vistas to and from the Homestead;
 - The preparation of an Interpretation Strategy that adopts the recommendations of the Conservation Management Plan prepared by Godden Mackay Logan.
 - The provision of 2 signalised access points and any necessary upgrade works will be provided prior to the lodgement of the any subdivision application for the Doonside Residential Parcel:
 - Doonside Road/Bungarribee Road (new);
 - Doonside Road/Eastern Road (new); and
 - Doonside Road/Douglas Road (existing- upgraded for pedestrian related works).
 - The preparation of Landscape and Public Domain Strategy for the urban areas prior to the lodgement of an application for subdivision within the Doonside Residential Parcel.
 - The preparation of a flood impact assessment with any future DA's for subdivision or the construction within regional parklands and particularly the proposed Sports Zone.

Further detailed discussion of these amendments is included a **Section 5** of this Report. The amended *Urban Structure* for the Doonside Residential Parcel is illustrated in **Figure 6** below.

The amendments proposed by the Proponent, as detailed in the PPR, are generally considered to reflect the concerns raised in the community and public agency submission. On this basis, the application was not re-advertised.

However, the VPA was re-exhibited from 3 September 2008 – 3 October 2008. No submissions were received.

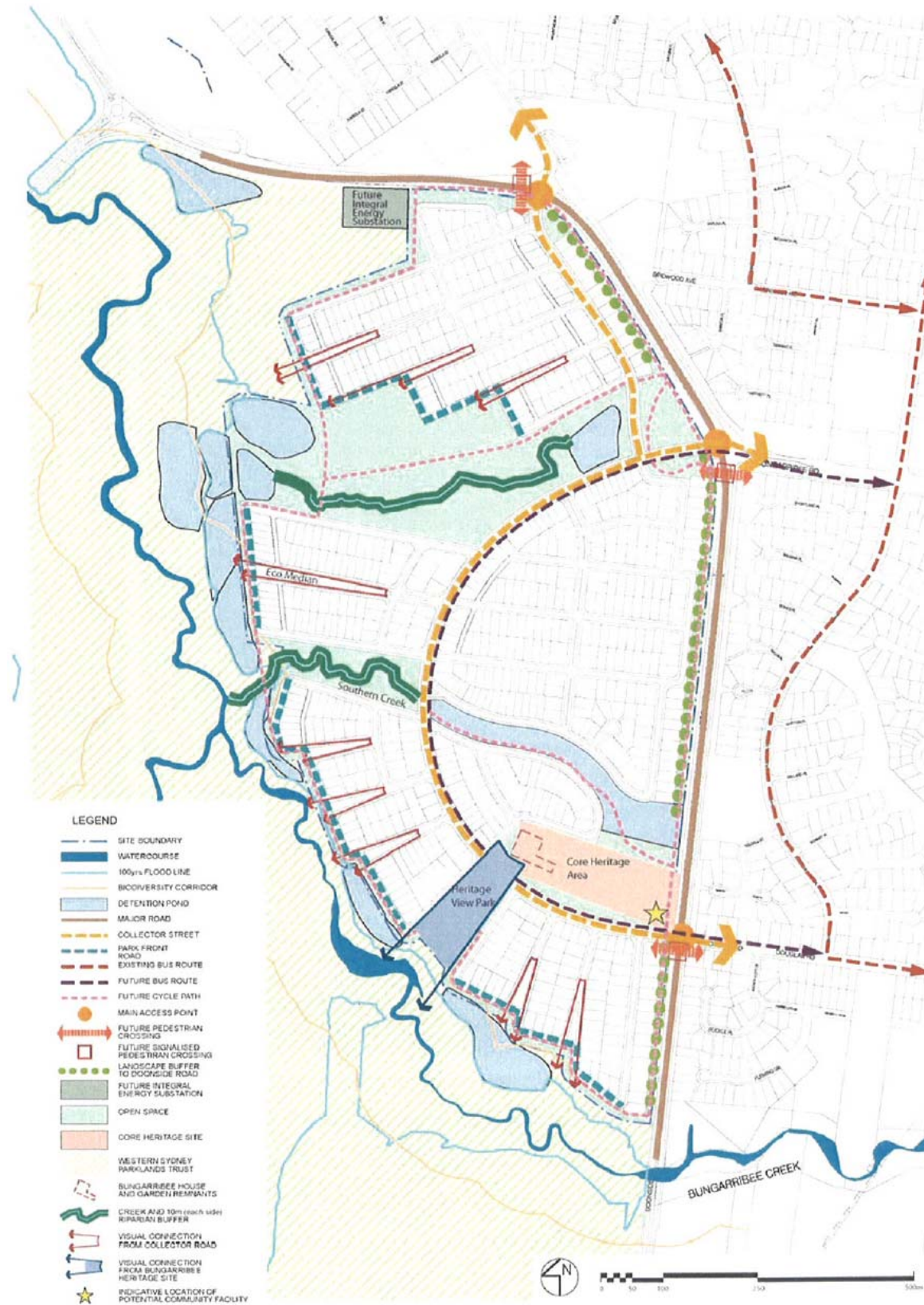


Figure 6: Revised Urban Structure

5. ASSESSMENT OF ENVIRONMENTAL IMPACTS

The Department has reviewed the Environmental Assessment Report, the submissions to the preparation of the Environmental Assessment Report by public authorities, the submissions received from public authorities and the community during the Environmental Assessment exhibition period and additional information provided by the Proponent in the PPR in accordance with Section 75(2) of the Act.

The key environmental issues associated with the proposal addressed below are as follows:

- **Section 5.1: Heritage-** European Heritage and Aboriginal Heritage
- **Section 5.2: Traffic-** Intersection Treatment and Pedestrian Safety, Internal Design; Cycle and Pedestrian Paths
- **Section 5.3: Flora and Fauna-** Loss of Vegetation and Conservation Offset Strategy, *Grevillea Juniperina*, Cumberland Land Plain Snail, Impacts on Microchiropteran and Megachiropteran Bates
- **Section 5.4: Loss of Parkland**
- **Section 5.5: Flooding-** Climate Change
- **Section 5.6: Hydrology-** Salinity, Water sensitive Urban Design, Stormwater Flows
- **Section 5.7: Landscaping**
- **Section 5.8: Noise**
- **Section 5.9: Bushfire and the Extent of the Asset Protection Zones**
- **Section 5.10: Impact on Local and Regional Infrastructure and the VPA**
- **Section 5.11: Urban design-** Lot Size, Affordable Housing and Housing Choice
- **Section 5.12: Contamination**
- **Section 5.13: Future Reports**

5.1 Heritage

Issues related to heritage can be divided into Aboriginal and European Heritage and are dealt with separately below.

5.1.1 European Heritage

Located within the Doonside Residential Precinct are the archaeological remains of the former *Bungarribee Homestead Complex* shown in **Figures 7** below. The location of the context of the overall Bungarribee Residential Parcel is provided in **Figure 2** above.



Figure 7: – Bungarribee Homestead Complex archaeological relics

Most of the Doonside Residential Parcel is located within the boundary of the wider State Heritage Register (SHR) listing for the *Bungarribee Homestead Complex Archaeological Site* (**Figure 8**), only a small northern section of the Doonside Precinct is outside the SHR curtilage. The SHR boundary also correlates with the area of land owned by the Overseas Telecommunications Company (OTC) during its use of the site as a transmitting station from the 1950's

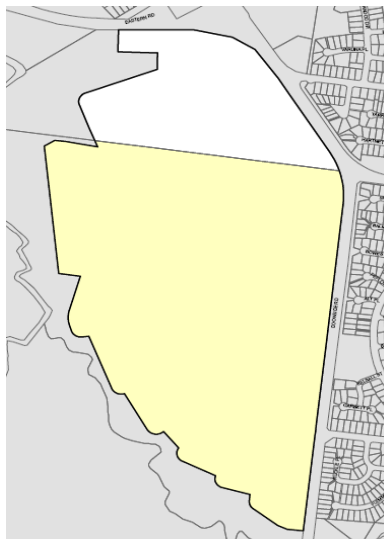


Figure 8: State Heritage Register Boundary for the Doonside Residential Parcel (shown in yellow)

The Proponent provided a European Heritage Study including a Conservation Management Plan (CMP) for the Doonside Residential Precinct. This CMP identified 'a core heritage area' which included the Bungarribee Homestead, garden and outbuildings and several buildings associated with the former occupation of the site by OTC.

The CMP identified a 'view and landscape corridor' to preserve the heritage setting of the Bungarribee Homestead. The CMP also recommended that limited and sympathetic development was appropriate in the vicinity of the 'Core Heritage Area' as long as the values of the Bungarribee Homestead were not compromised. Refer **Figure 9** below.

The CMP includes recommendations for development in and adjacent the 'Core Heritage Area' including:

- The proposed community/interpretation centre
- Setbacks for the residential development;
- Specific height and setting requirements;
- Construction of free standing rather than attached dwellings; and
- Sympathetic fencing materials.

The Proponent has committed to adopting the recommendation of the Conservation Management Plan. In response to objections raised in the public submissions, the Proponent has undertaken to future investigate the most appropriate landscaping and species selection within and adjacent to Bungarribee Homestead Core Heritage Area, including along the spine road to ensure the protection of views and vistas to the Homestead.

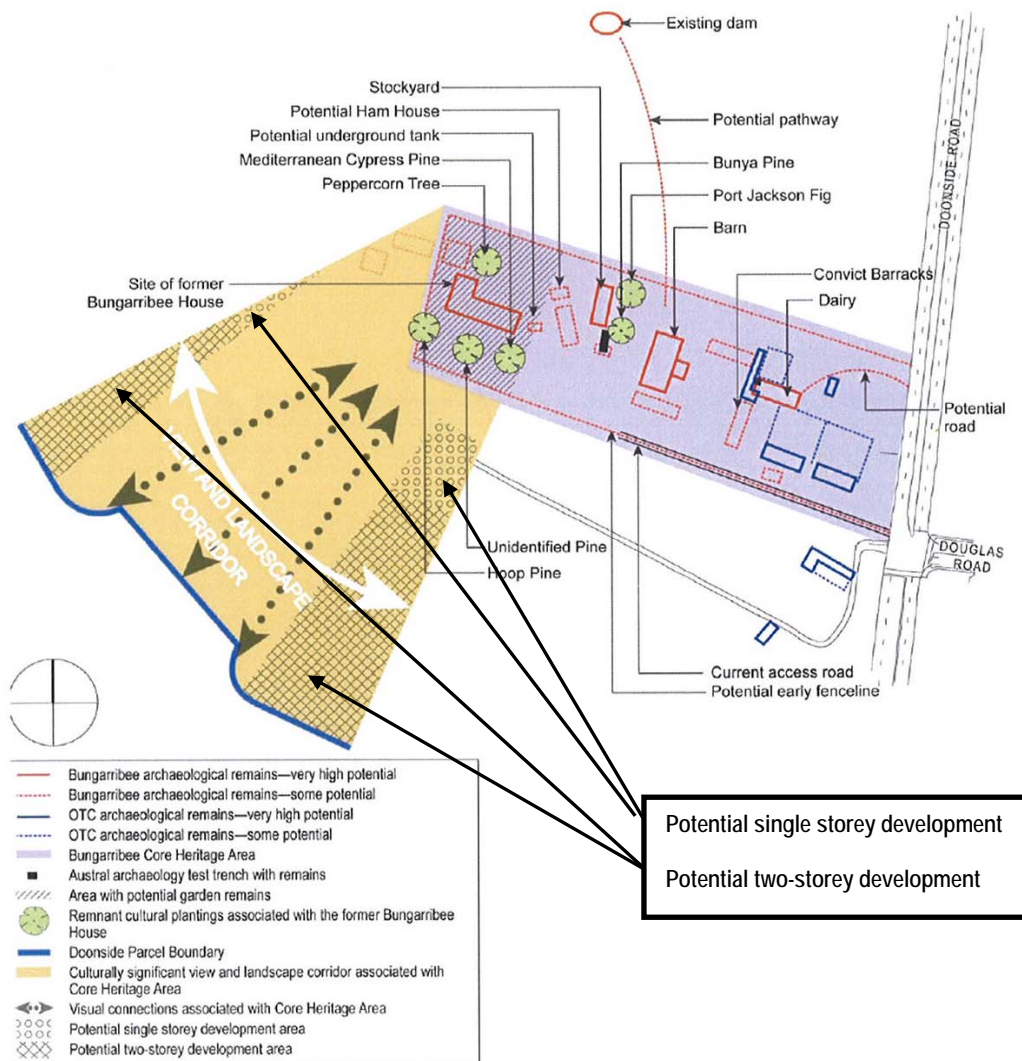


Figure 9: View and Landscape Corridor identified in the CMP for the Bungarribee Homestead Complex

The Heritage Office of the Department advised that relics from the former kitchen gardens related to the Homestead were likely to be located north of the Homestead footings and has requested the deletion of the proposed residential lots in this area (Figure 10). Further archaeological investigations undertaken by the Proponent have confirmed:

- the location of the former kitchen gardens of the Homestead;
- that this site has low to moderate potential to contain the archaeological relics (including paths, kerbs, hoe marks, soil deposits, seeds and microscopic plant remains) belonging to the former kitchen gardens of the Homestead; and
- that the soils in this location would have a high research value subject to appropriate archaeological investigations and procedures for the management of the potential archaeological resources being in place.

The Proponent has provided a detailed methodology for excavation of the kitchen garden area to ensure the protection of any relics discovered without a requirement for in situ conservation. The Proponent has committed to the implementation of this methodology and to the recommendations in the CMP including the preparation of an Interpretation Strategy.



Figure 10: Location of the Kitchen Garden and proposed residential allotments

In response to the concerns raised by the public, the Heritage Office of the Department and Council, the Proponent provided following reasons as to why they did not support the request for deletion of the residential lots in this area:

- The remains of the gardens are underground and not visible;
- The proposed Archaeological Research Design Guidelines will ensure appropriate management of the site's archaeological significance and inform the interpretation strategy;
- The relationship between the location of the former gardens and the Homestead is unlikely to be understood given the underground nature of the existing Homestead footings and the distance of the kitchen garden remains from these footings;
- Additional passive open space beyond what is already proposed is unnecessary; and
- Other cultural and natural heritage attributes of the site are adequately conserved through the provision of the 'core heritage area' and the view corridor associated with the Bungarribee Homestead.

Planning Comment

The heritage significance of the Homestead Complex is derived essentially through its relationship with its heritage setting being the remnant cultural plantings associated with the former Bungarribee House site (located within the core heritage area), the visual corridor to the south west and the former OTC residential subdivision site located adjacent to Doonside Rd. These elements have been identified in the CMP and protected through the concept plan design and commitments by the Proponent.

Sufficient protection will be provided through detailed methodology provided by the Proponent's Heritage Consultant to ensure potential relics from the Kitchen Garden unearthed during the future development of the site are preserved, recorded and be incorporated into interpretative program for the site. The Proponent's conclusions are therefore supported and the deletion of the residential lots in the vicinity of the former Kitchen garden is not supported.

However, to ensure that development does not adversely impact on the view and landscape corridor to Bungarabee Homestead complex, it is recommended that any future application to develop land adjoining the corridor be accompanied by a detailed view analysis in order to justify that the proposed height, and siting of any dwellings and associated structures.

Although the proposal will not be classified as 'integrated development' for the purposes of Part 4 of the Act, future approvals to develop the Site under Part 4 of the Act will remain subject to the provisions of the *Heritage Act 1988*, as the Site is listed on the State Heritage Register and section 75U of the Act (approvals/legislation that does not apply under Part 3A) does not extend to development that is subject to a concept plan approval. In order to simplify the heritage approvals regime for the site, the Proponent is seeking an Exemption under Section 57(2) of the *Heritage Act 1988*. This will remove the requirement for separate approvals to be sought in the future for development which is generally consistent with the Concept Plan for the Doonside Residential Parcel.

5.1.2 Aboriginal Heritage

An indigenous heritage investigation of the site that analysed the potential for Aboriginal heritage throughout the Site was undertaken by Jo Macdonald Cultural Heritage Management Pty Ltd. The investigations found a total of 55 surface archaeological sites within the Parklands Bungarabee Precinct and determined the likely existence of an extensive mostly buried archaeological landscape.

The main areas of potential archaeological deposits (PAD) and greatest potential archaeological deposits are identified in **Figure 11** and relate extensively to the Parklands Bungarabee Precinct. An Indigenous Heritage Conservation Strategy forms part of the proposal and identified a range of landscapes with the best conservation potential, with the majority being along Eastern Creek within the Parklands environmental corridor which will ensure they are protected. Within the Doonside Residential Parcel, 2 PAD's have been identified.



Figure 11: Potential for archaeological sites

In response to the above findings, the Proponent is committed to:

- Recognise and protect the heritage values identified within the Parklands; and
- Within the context of a 'whole of development approach', undertake salvage in areas of high indigenous heritage archaeological potential at the locations identified in the Indigenous Heritage Impact Statement prepared by Jo Macdonald Cultural Heritage Management report (dated August 2007) which have been impacted by the proposed residential development.

The proposed salvage locations within the Doonside Residential Parcel are identified in **Figure 12**.

Figure 9: Proposed salvage locations within the Doonside Parcel, Bungarribee Precinct. Yellow: Zone 1 lands. Blue: development impact. Red: impacted Zone 1 lands.

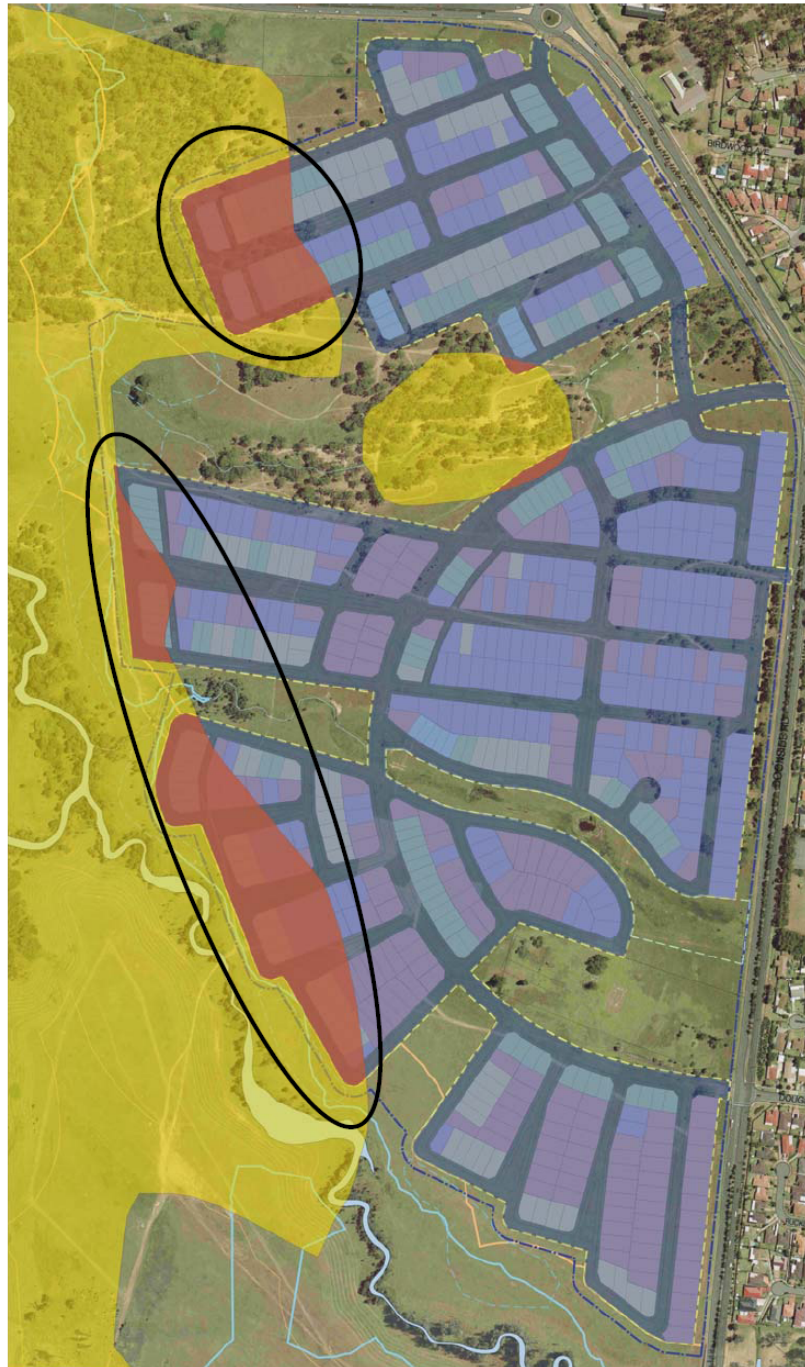


Figure 12: Proposed Salvage Locations within the Doonside Residential Parcel.

Planning Comment

Several areas of high archaeological potential have been identified in regards to indigenous heritage along the western edge of the Doonside Residential Parcel. It is considered that the Proponent has sufficiently committed to ensuring that these values are protected and that any archaeological relics are preserved in the future. No further consideration of this issue is required.

5.2 Traffic

5.2.1 Intersection Treatment and Pedestrian Safety

The initial Concept Plan proposed access to the Doonside Residential Precinct via collector roads linking the Doonside Road intersections with proposed local access roads at:

- the intersection with Eastern Road;
- the intersection with Bungaribee Road; and
- the intersection with Douglas Road.

The initial proposal also included four pedestrian crossing points:

- at the existing Doonside/Douglas Road signalised intersection;
- two new signalised pedestrian intersections across Doonside Road at Birdwood Avenue and a second adjacent to Bowes Place; and
- a new signalised pedestrian crossing of Eastern Rd west of the Doonside roundabout.

SRDAC, Ministry of Transport and Council raised concerns regarding the ability of nearby intersections to accommodate traffic generated by the proposal. The RTA also advised that they did not support the proposed mid block pedestrian crossings and that they supported Council's recommendation for the signalisation of the intersection of Doonside Rd/Eastern Rd as it would facilitate pedestrian movements to Doonside Station.

In response, the Proponent has agreed to remove the proposed mid block pedestrian crossings through a revised Concept Plan and to provide consolidated crossings and intersections to allow for three signalised access points (vehicular and pedestrian) into the site as illustrated in **Figure 13** below.

The RTA also requested that a signalised 'T' intersection be provided along the Great Western Highway to facilitate access to the Parklands prior to the lodgement of any further application for development within the Parklands and that this intersection work be completed prior to the development of Zones 3 and 4 (refer zone locations in **Figure 3**).

Planning Comment

The Proponent has removed mid block pedestrian crossings initially proposed and replaced them with signalised intersections in locations which will improve vehicle delay times and increase pedestrian safety through increased connectivity. The VPA has also been revised to reflect the Proponent's commitment to the provision of these works prior to the release of the development stage that the subject intersection relates to.

In regards to the provision of a signalised T intersection along the Great Western Highway, this intersection would eventually function as a four way intersection once the Huntingwood West development commences and the Bungaribee Parklands Precinct is developed (Zones 3 & 4). Whilst the Proponent has revised the Statement of Commitments to reflect its commitment to the undertake project specific assessment for detailed road design and layouts with subsequent applications, it is considered that the T intersection upgrade is no longer relevant to this Concept Plan given it's reduce scope. Accordingly, the Department is of the view that it is appropriate for this intersection upgrade to be deferred and considered with the future development of the Parklands.

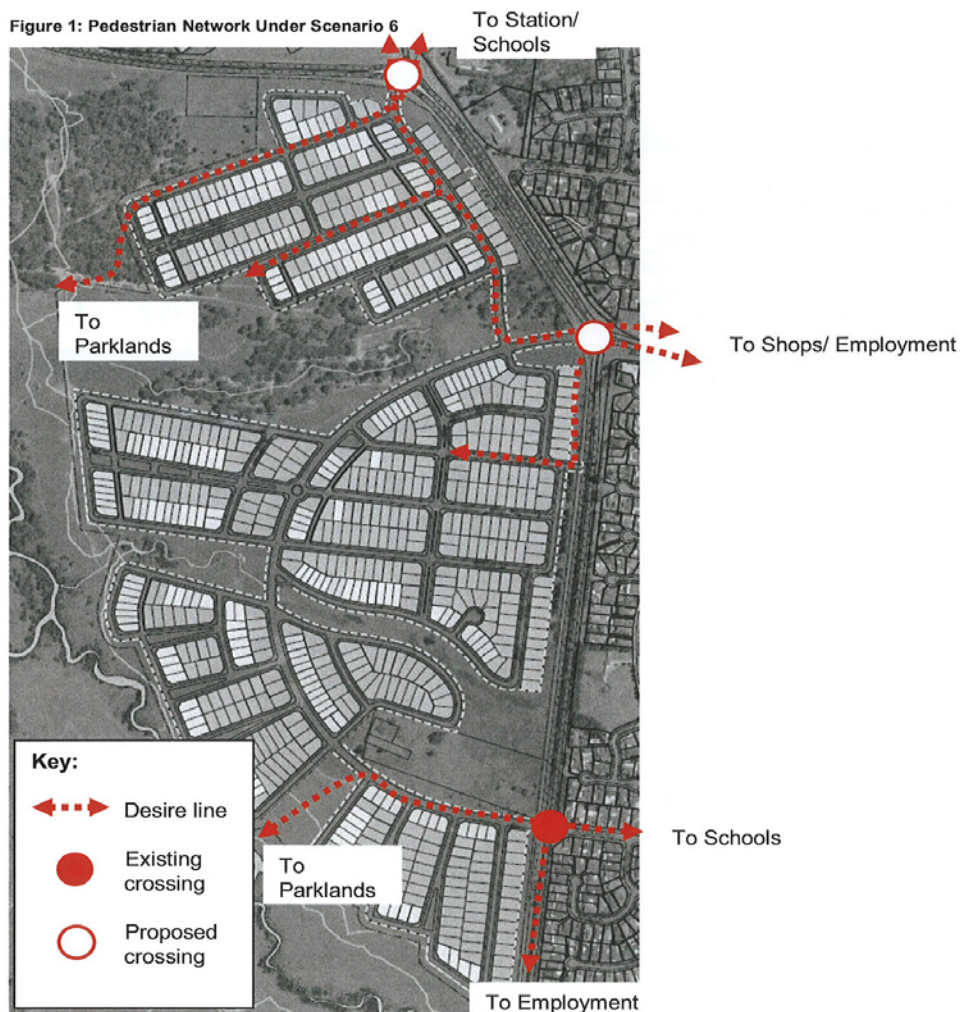


Figure 13: Proposed traffic management and pedestrian desire lines

5.2.2 Internal Design

Council's submission has raised concerns regarding the eco-medians, the one-way internal road system and the width of local streets proposed.

In response, the Proponent provided an amended Design Development Code to restrict the number of dwellings subject to the one-way system to eight (8) in order to ensure compliance with the requirements of Council's *Engineering Guide for Development 2005*. The Proponent has also agreed to construct the laneways and rear access streets to a maximum length of 60m and provide access from either end. As a result of these amendments, all streets other than local streets will comply with Council's minimum road reserve requirements. The Proponent has provided the following justification for this non-compliance:

- Single loaded streets will generate less demand for on-street parking;
- Reduced widths will reduce speed;
- An improved pedestrian environment will be provided; and
- Landscape treatments can be enhanced.

In addition to the above the MoT has recommended that the VPA be revised to include provision for additional bus services resulting from the development. The Proponent has amended the VPA to incorporate three bus stops along the length of the collector road. Furthermore, the Proponent has committed to continue to liaise with MoT during the further design development of the proposal.

Planning Comment

The Proponent has amended the proposed Development Design Code to ensure compliance with Council's requirements. The only non-compliance issue is the carriageway width of local roads. Council's requirements stipulate a 9 metres carriageway and the Concept Plan proposes a carriageway width of 8 metres for local roads within the Doonside Residential Precinct. The Department has recommended that the design should generally be 9 metres to comply with Council requirements unless the Proponent can demonstrate at the detailed design stage that a reduction in the local road width can be achieved without compromising the urban design outcome and safety. This is considered particularly appropriate given these roads will be ultimately dedicated to Council in accordance with the VPA.

It is noted that the Proponent's Statement of Commitments appropriately includes a commitment to construct all internal roads and pathways in accordance with current Blacktown City Council requirements and to continue to liaise with Council (and the RTA) during the design development process. This approach is supported by the Department. It is considered more appropriate for detailed design matters relating to the final design of the public domain and road network to be resolved at the development application stage rather than at the concept plan stage.

The concept layout of has also been design to accommodate and encourage the use of public transport. The Proponent has confirmed that the road hierarchy is design to accommodate an extension of bus service 725 through the area. The Proponent has appropriately responded to the MoT's requirements for future bus transport infrastructure in the Doonside Residential Area. The Department considers that this matter has been appropriately addressed.

5.2.3 Cycle and pedestrian paths

A number of public submissions have raised concerns in relation to the availability and emphasis in the design of the estate on public transport, cycle paths and pedestrian routes.

In response, the Proponent has confirmed that the concept layout for the Doonside Residential Parcel includes a comprehensive network of walking tracks and cycle ways integrated into the public domain design. These form a key component of the public domain design including to provide access to the riparian corridors and the Bungarribee Parklands Precinct. Importantly, the pedestrian and cycle networks provide legible and convenient links also connecting to existing networks.

Planning Comment

The proposal is considered to appropriately accommodate cycle and pedestrian paths as an integrated component of the design and will improve accessibility throughout Doonside and to neighbouring areas. The Department considers that the Proponent has adequately addressed the needs of pedestrians and cyclists in the design.

5.3 Flora and Fauna

The Public and Council raised concern regarding the potential ecological impacts of the proposal, in particular the impacts of the Doonside Residential Precinct. Notwithstanding this, the DECC has advised of its general support for the proposal and in particular that the short term loss to the ecology within the Doonside Residential Parcel would be outweighed by the long term benefits for flora and fauna within the Parklands Bungarribee Precinct. These issues are discussed further below:

5.3.1 Loss of Vegetation and Conservation Offset Strategy

Public submissions raised concern regarding the loss of native vegetation with high conservation value including areas of Ecological Endangered Communities (being, Shale Plains Woodland and Swampy Oak Floodplain Forest) resulting from development within the Doonside Residential Precinct. Additionally, the DECC has submitted that the proposed offset strategy was at the lower end of the scale previously allowed by DECC for other offsets.

The proposal involves the removal of 12.54 ha of native vegetation within the Doonside Residential Precinct. This will be offset through the revegetation and conservation management of 27.41 hectares of new or existing habitat elsewhere in the Parklands Bungarribee Precinct. This Vegetation Offset Strategy was prepared in consultation with and endorsed by DECC and is consistent with the Western Sydney Parklands Management Vision for restoration along habitat corridors.

Table 3 shows the extent of proposed offsets and Figure 14 shows the preferred locations for the vegetation offset areas.

Table 3: Extent of proposed offsets

COMMUNITY	CONDITION	Area Impacted	Offset Ratio	Area Required Ha
Swamp Oak Floodplain Forest	ABC	0.37	3:1	1.11
	TX	0.00	2:1	
		0.37		1.11
Shale Plains Woodland	ABC	2.43	3:1	7.29
	TX	2.14	2:1	4.28
		4.44		11.57
Grassland	Native	7.60	1:1	7.60
	Relocation	(7.60)	1:1	7.60
		7.60		15.20
Total		12.35	(2.1:1)	27.88

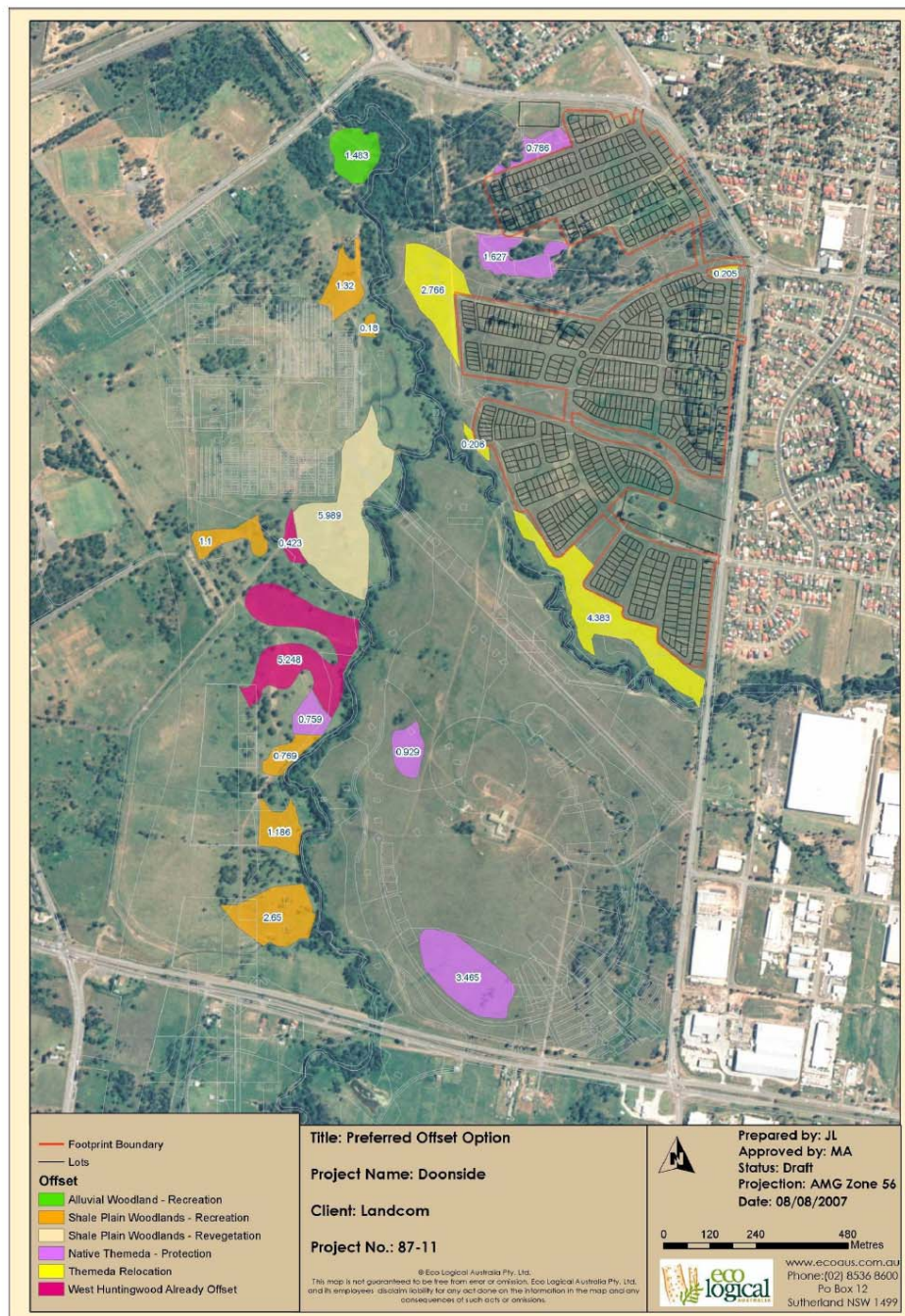


Figure 14: Preferred Offset Option

The Proponent has also committed to the implementation of a Site Clearance Management Plan prior to the lodgement of any application for works within the Doonside Residential Precinct to mitigate the impacts of vegetation clearance. This Plan will also detail further mitigation measures to be implemented through future development application stages.

Additionally, the Proponent has amended the Statement of Commitment to require the proposed translocation of native grassland be undertaken in accordance with the 'Guideline for Translocation of Threatened Plants in Australia'. This amendment is consistent with the DECC recommendation to ensure the appropriate methodology for the translocation (pre, during and post translocation) is employed on-site.

Planning Comment

The Proponent's Flora and Fauna Assessment Report concluded that the removal of vegetation across the site will be mitigated by the proposed Vegetation Offset Strategy and that the preparation of a Site Management Plan prior to the lodgement of any future application for works will detail further mitigation measures that would be implemented through future development stages. The Proponent has committed to the preparation of this Plan and Vegetation Management Plan prior to the commencement of physical works.

The impacts of the proposal on high conservation value vegetation was assessed by the Proponent in accordance with relevant legislation including the *NSW Threatened Species Conservation Act*, the *Environmental Planning and Assessment Act 1979*, *Catchment Management Act 1989*, SREP 31 and SEPP No. 19 Urban Bushland. Whilst DECC has advised that the proposed biodiversity offset is at the lower end of the scale of what they had previously allowed, DECC has endorsed this strategy which will improve vegetation linkages to the area, land to edge ratios and ecological integrity.

The Department considers that the commitments of the Proponent adequately address conservation and vegetation management.

5.3.2 Grevillia Juniperina

Grevillia Juniperina which is defined as a threatened species under the NSW *Threatened Species Conservation Act* is located just north of the development footprint for the Doonside Residential Precinct and within SREP 31. (Figure 15)

DECC requested further investigation into the potential for the transplanting of *Grevillia Juniperina* and that any proposed restoration program should aim to restore the population of this species to predevelopment levels. In response, the Proponent considers that relocation of this species is not necessary as the only stands of this species on the site are located outside the residential development footprint and that the controls within SREP 31-Regional Parkland provided sufficient protection to the species.

In relation to the restoration of the species to predevelopment levels, the Proponent has stated that the species thrives in areas of high disturbance and that as such its relocation and intensification is unlikely to be successful given that vegetation across the site will be rehabilitated.

Planning Comment

Grevillia Juniperina is a listed threatened species under the NSW *Threatened Species Conservation Act* and is located within an existing disturbed area to the north of the development footprint. SREP 31- Regional Parklands controls of this area and will ensure that this area is adequately protected into the future. The Department concurs with the Proponent's view and no further action is required.

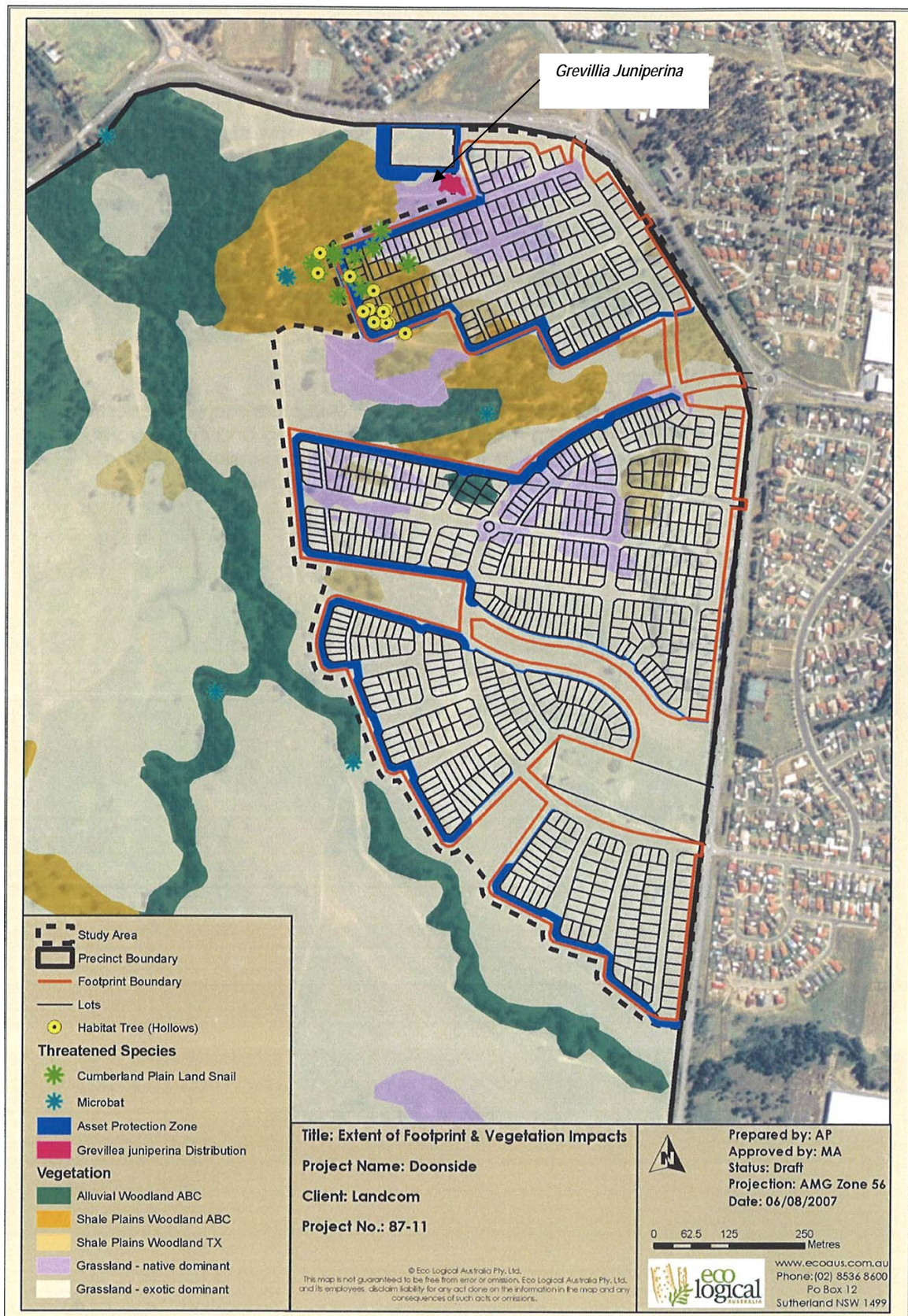


Figure 15: Extent and Footprint of vegetation impacts

5.3.3 Cumberland Plain Land Snail

Several public submissions raised the issue of the EA not including surveys of the Cumberland Plain Land Snail. Subsequently a targeted survey was undertaken for 7 days in August and September 2007 by the Proponent to determine the impact of the development within the Doonside Residential Precinct on this species and the Parklands Bungarribee Precinct. The survey resulted in the identification of 215 positive sites for the Cumberland Plain Land Snail including 244 shells and 35 live snails. The concentration of snails on the sites occurs on the Shale Plains Woodland to the north and west of the residential footprint. 19 sites or approximately 10% of the surveyed snails are located within the development footprint.

As a result of these findings, the Proponent identified that the snails impacted by the development footprint are part of a larger and viable population of snails within the Shale Plains Woodland and therefore, the loss of 1.79ha of Shale Plains Woodland would not significantly impact on the concentration of snails. To protect the population, the Proponent proposes to co-ordinate, manage and reduce the impacts to resident snail population and to improve the habitat in areas adjacent to the development through the preparation of a Cumberland Land Snail Plan of Management. This Plan will address:

- Weed management;
- Fire management and hazard reduction guidelines;
- Predation management;
- Interpretation and signage to prevent human interference;
- Ecological restoration to provide habitat linkages within the Bungarribee Precinct;
- Potential translocation of affected snails;
- A Plan of works to be carried out at all stages of development; and
- Monitoring.

Planning Comment

In response to submission, the Proponent has appropriately undertaken a comprehensive Cumberland Plain Land Snail survey. This survey concluded that the proposal would only impact on 10% of the total population of this species and that this population would require relocation. The Proponent has made several new commitments in this regard including to prepare a Cumberland Land Snail Plan of Management.

The Department concurs with the Proponent that the development will result in minor loss of habitat and that appropriate measures can be put in place to manage the long term viability of the population.

Accordingly, the Department considers that the appropriate surveys have now been undertaken and that appropriate measures have been proposed to ensure the protection of this species throughout all stages of the development process.

5.3.4 Impacts on Microchiropteran and Megachiropteran Bats (Microbats)

Several public submissions raised concerns regarding the initial Microbat surveys undertaken on the site in particular, the failure of these surveys to quantify impacts on the foraging habitat and resources of the Microbats. Subsequently, additional surveys of both the Doonside Residential Parcel and the Bungarribee Parkland Precinct were undertaken by Eco Logical Australia in February 2008. The aim of these surveys was essentially to establish whether the Microbats occur in the area of the proposed residential development footprint and whether there are roosting sites within the development residential footprint. The survey also aimed to determine the overall activity of the Microbats in the broader context of the Bungarribee Parklands.

As a result of the survey work, and despite a range of methodologies being used to detect the Microbats including active search of at dusk for roosting sites, harp trapping and spotlighting, the Proponent found no evidence of the Microbat within the development site. However, the Parkland Bungarribee Precinct and the Shale Plains Woodland was identified as the foraging habitat for bat species. No roosting sites were identified in the survey.

As a result of the proposed clearing of the potential habitat (ie. Shale Plain Woodlands) within the Doonside Residential Parcel, the Proponent proposes to revegetate the Bungarribee Parkland Precinct as part of the Vegetation Offset Package. This revegetation has been calculated to result in an increase in the foraging habitat of the Microbats by approximately 70%.

The Proponent has also included several measures in the revised Statement of Commitments to ensure the proposal does not adversely impact on any Microbat population. Such measures include:

- Staging of offsets prior to construction to prevent the sudden loss of foraging habitat for Microbats;
- The preparation of a tree clearance protocol for larger habitat trees serving as habitat for bats; and
- Use of down lighting for buildings and public access adjacent the Parkland Bungarribee Precinct.

Additionally, the Proponent has included controls within the Development Design Code to reflect these commitments.

Planning Comment

Appropriate Microbat surveys have been undertaken on the site and have concluded that there is no new evidence of threatened species on the site. Appropriate measures are proposed by the Proponent in the revised Statement of Commitments and the Design Development Code to ensure the protection of this species and its foraging habitat. It is considered that these measures are sufficient in ensuring protection of this species through all phases of the proposal.

The Department considers that the protection and increase in foraging habitat within the Bungarribee Parklands in accordance with the Vegetation Offset Package will be beneficial to the long term survival and retention of the species with the Parkland and is supported.

5.4 Loss of Parklands

A number of public submissions have raised concerns in relation to the appropriateness of selling publicly owned Parklands for residential development and the resulting loss of public open space.

Planning Comment

The Department notes that the Doonside Residential Parcel is not located within the land defined by SREP 31-Regional Parkland and furthermore, that the land has been identified by the government as 'interface land' adjacent to Western Sydney Parklands. Furthermore, the Department acknowledges that the application proposes to comprehensively address the local and regional recreational needs resulting from the development of the Doonside Residential Parcel. In this regard, some 22.73 hectares of open space within the Doonside Residential will be accessible to the public. These commitments are reflected in the Development Design Code (refer **Figure 16**).

This open space provision in conjunction with the planned embellishment and improvements to the Parkland Bungarribee Precinct (as part of the Vegetation Offset Strategy) is considered to be more than reasonable and will result in considerable benefits to the public in terms of increased recreational opportunities and long terms ecological outcomes to the Western Sydney Parklands, which would not have been possible but for the development of the Doonside Residential Parcel.



Figure 16: Landscape Framework

5.5 Flooding

Council raised concerns regarding the impact of flooding on and from the Sports Zone within the Parklands Bungarribee Precinct and has subsequently requested a freeboard of 500mm and a maximum flow depth of 200mm over parking areas.

In response to Council concerns, the Proponent's flooding consultant reviewed their initial findings and re-ran the 1 in 100 year flood model. These results indicated that in the 1 in 100 year flood:

- The flood level between Eastern Creek and the convergence with Bungarribee Creek increases by 130mm in places;
- The Eastern Creek flood level between the convergence with Bungarribee Creek and the Great Western Highway increases by 90mm at its peak;
- Upstream of the Great Western Highway, there is no change expected to the flood levels; and
- Flood levels are expected to increase between 100mm and 270mm along Bungarribee Creek and the confluence with Eastern Creek and Doonside Road.

The Proponent also predicted that the new Probable Maximum Flood levels (PMF levels) would increase between 10mm to 170mm between Eastern Road and the confluence with Bungarribee Creek and along Bungarribee Creek from the confluence to Doonside Road of 60mm-160mm. The revised modelling concluded that there is no major change likely in the local area flood regime between the 1 in 100 year flood event and the PMF event. However, it noted that there will be the potential for some minor inundation to the residential lots along the western boundary of the Doonside Residential Parcel, as illustrated in **Figure 17** below.

The Proponent has advised that a proposed 500mm freeboard and appropriate siting of dwellings on flood affected lots will satisfactorily address PMF levels.

Planning Comment

In response to submissions, the Proponent reviewed the initial information and concluded that there would be no major flood change likely in the local area between the 1 in 100 year flood event and the PMF event.

To ensure the impacts of flooding are considered in the assessment of future development on the site, the Proponent has committed to the submission of detail flood modelling and assessments with future development applications. The Department recommends that the future assessment requirements include flood modelling prepared to the satisfaction of Council. It is also recommended that *Section 5: Housing Built Form Controls* in the Development Design Code be amended to incorporate appropriate consideration to and design of dwellings on affected land to mitigate flood impacts.

5.5.1 Climate change

The Proponent's flood modelling has not directly focused on the impacts of an increase in rainfall, however the Proponent has advised that an increase in rainfall of 10% would result in an increase in rainfall of 200mm in a 1 in 100 year rainfall event adjacent the Doonside Residential Parcel which can still be accommodated in a 500mm freeboard requirement.

Planning Comment

Whilst PMF modelling indicates that some allotments within the Doonside Residential Parcel would be partially inundated, as stated in Section 5.5. above, there would be sufficient space to allow dwellings to be sited on land outside this area. Freeboard levels and ability to accommodate increases in rainfall can be determined during the detailed design stage of the proposal.

The flood impacts to the Doonside Residential Parcel arising from the development of the Parkland can be addressed during the detailed design stage of any future development proposal for the Parkland.

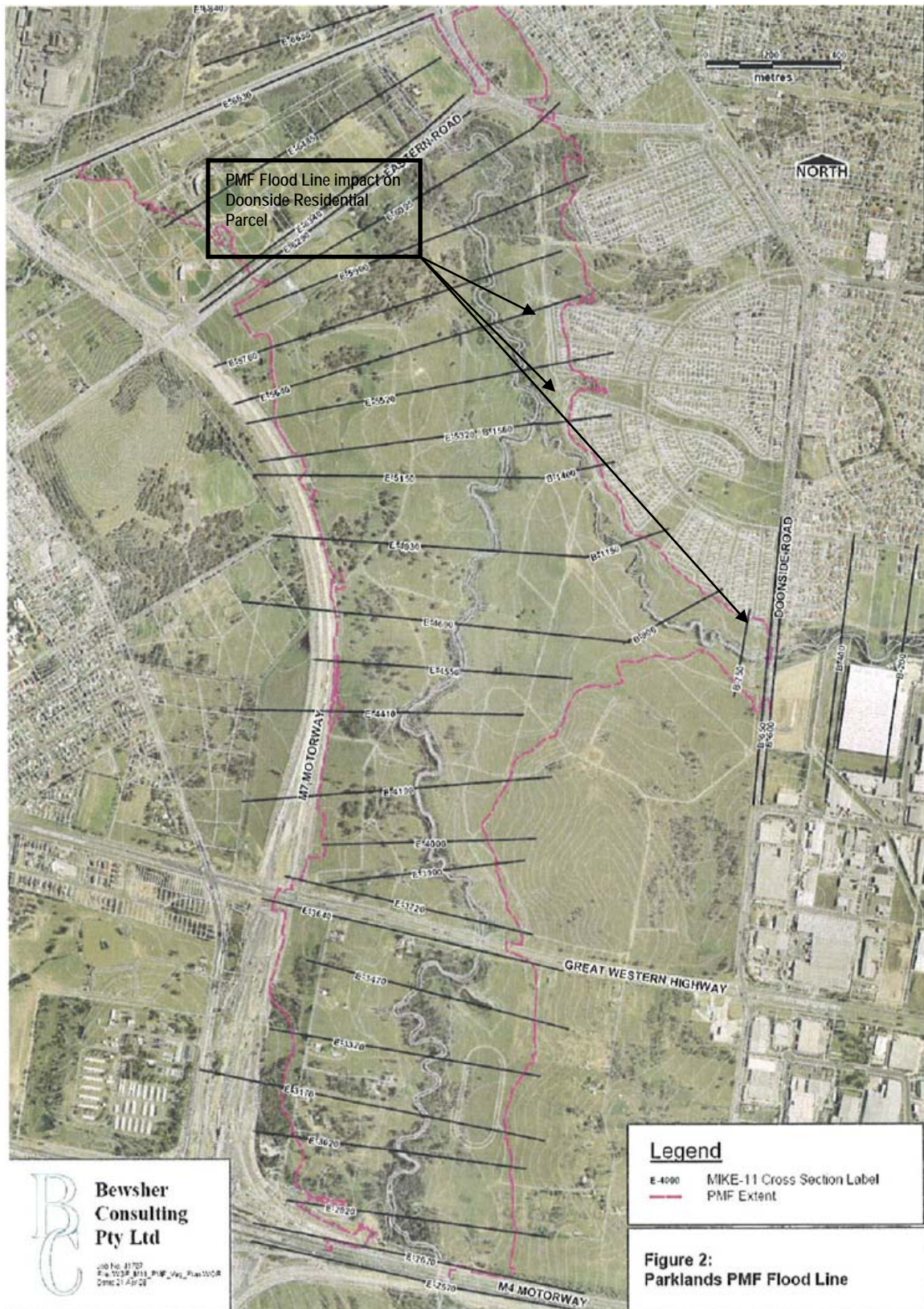


Figure 17: PMF Flood Line

5.6 Hydrology

5.6.1 Salinity

The EA identifies that the site consists of shale terrain which is characterised by saline groundwater and furthermore, that the accumulation of salt can result in damage to building foundations and infrastructure due to disturbance or changes in groundwater.

The Proponent's Land Capability Assessment has determined that parts of the site are subject to very saline conditions. As natural causes may result in a water level change of between 1-2m, it was concluded that future urban development on the site needs to be undertaken with a view to maintaining the natural water balance to ensure long term rises do not occur to the saline groundwater levels. **Figure 18** shows the extent of the Salinity.

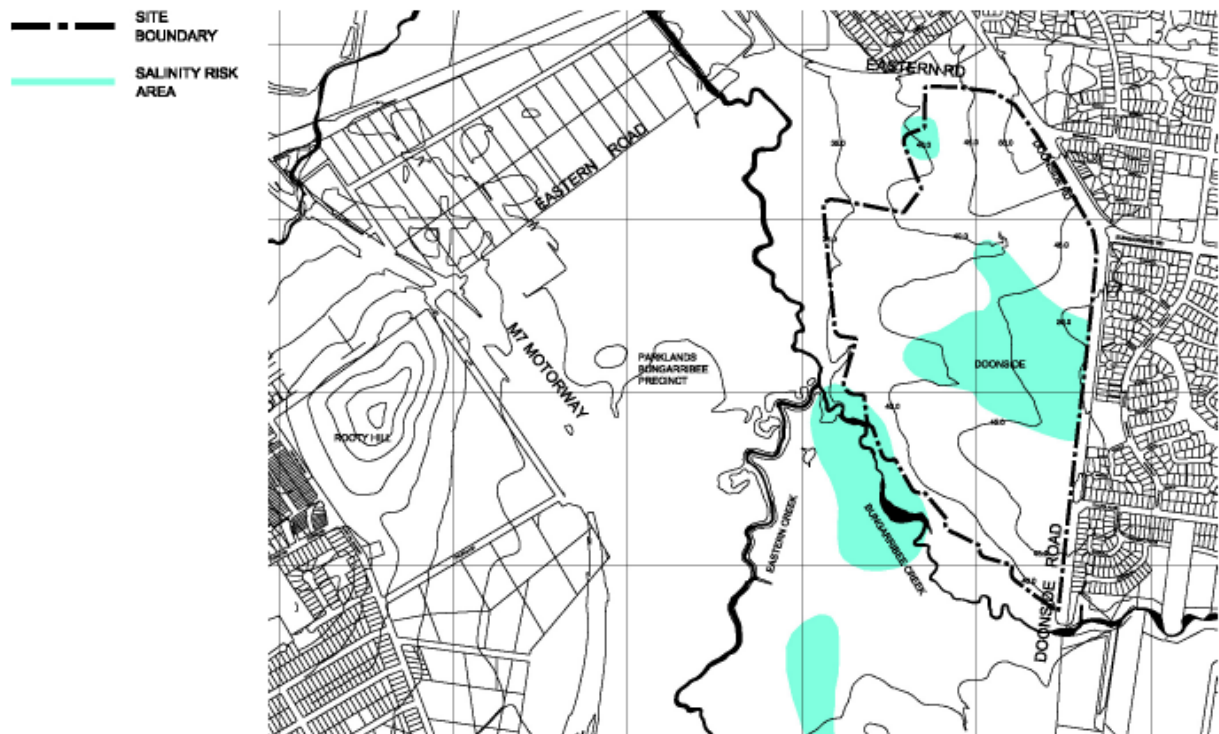


Figure 18: Salinity locations across the site.

The Department's '*Salinity Potential in Western Sydney*' mapping also identifies that the lower slopes and drainage areas of Eastern Creek are subject to '*high salinity potential*'. Whilst the Proponent did not undertake a detailed groundwater study, a desktop study undertaken identified '*salinity risk areas*' and these areas are included in the Doonside Development Design Code. The Design Code also includes the measures to manage salinity within the site including requesting future subdivision applications include a Salinity Management Plan and that the consultant who prepared this Plan sign off the Works as Executed Plans and Construction Certificate Drawings upon its completion.

Planning Comment

The site is subject to high salinity potential in areas. Appropriate provisions have been incorporated in the Development Design Code in respect of dwelling design and infrastructure provision in the Doonside Residential Parcel to address salinity impacts on construction. The Proponent's revised Statement of Commitments also commits to the preparation of an *Environmental Management Plan* to address environmental mitigation measures including on salinity and ground water. The Department is satisfied with this approach and no further measures are required.

5.6.2 Water Sensitive Urban Design

The proposal involves the provision of water sensitive urban design measures including the achievement of water quality targets based on Council's policies regarding the achievement of specific stormwater quality objectives for new developments in the area. However, Council raised concerns that there were no measures to ensure the achievement of these targets. The Water Quality targets are shown in **Table 4**.

Objective	Performance Measure and Target
1. WSUD Strategy	(a) 100% of projects to have project-specific WSUD strategies.
2. Water Conservation	(a) Combination of water efficiency and reuse options, 40% reduction on base case.
3. Pollution Control	(a) 45% reduction in the mean annual load of Total Nitrogen (TN).
	(b) 45% reduction in the mean annual load of Total Phosphorus (TP).
	(c) 80% reduction in the mean annual load of Total Suspended Solids (TSS).
4. Flow Management	(a) Post-development storm discharges = pre-development storm discharges for one and a half years ARI event. The purpose of this is to minimise the impact of frequent events on the natural waterways and to minimise bed and bank erosion.

Table 4– water quality targets

In response, the Proponent has committed to:

- The provision of stormwater management controls in both the Doonside Residential Parcel and the Parklands to ensure that development does not have any net impact on water quality or quantity of any creek system traversing the site; and
- Ensuring that stormwater management across the site is facilitated by best practice Water Sensitive Urban Design measures, which complies with Blacktown City Council's relevant requirements.

Planning comment

The proposal includes the achievement of specific water quality targets and whilst there are a number of measures suggested by the Proponent in achieving these targets, there are no specific measures proposed to ensure that the water quality targets are met. As such, the Department has recommended a condition requiring the Proponent to devise a monitoring system (to the satisfaction of Council) which will allow the performance measures and targets to be tested once the stormwater system is operational.

The Department is satisfied that the Proponent's commitment to liaise with and comply with Council's requirement in the design development of the stormwater management has adequately addressed all other concerns raised in submissions.

5.6.3 Stormwater Flows

The proposal includes water sensitive urban design techniques including bio-retention systems, gross pollutant traps, wetlands and swales. It is proposed that the development will introduce approximately 37.5ha of impervious surfaces to the site which will substantially increase the amount of stormwater runoff which requires the proposed WSUD techniques to aid in mimicking natural flows on the site.

Concerns were raised by Council that the WSUD strategy concentrates on peak flow minimisation in order to "mimic" the natural pre-developed hydrographs for frequent storm events, however no targets were set regarding imitating runoff volumes and the length/frequency of "bank full" flows. Council advised that this was a major omission, particularly given that the Growth Centres Commission (GCC) has set targets and standards in this area.

In response, the Proponent advised that detention of storm flows from both the urban development and external catchment up to the 1 in 1.5 ARI rainfall event is aimed at limiting the erosive effects of the increased runoff from the introduction of impervious surfaces. However, a detailed design will be provided with future applications.

Council also requested that best practice management techniques be adopted through a *treatment train approach* which starts at the lot level and incorporates stormwater harvesting and WSUD into the built form particularly in the Institutional zone. Council also requested that water balance modelling be undertaken at the development

stage and listed as a requirement with objectives at the precinct development stage to determine the effects of stormwater harvesting on irrigation etc on environmental flows.

In response, the Proponent advised that the intent of their strategy was to protect the downstream waterways from increased stormwater through detention structures and that the proposed structures and treatment measures do not operate as stormwater harvesting dams but are configured to mimic critical predevelopment peak flows. The interface bio-retention systems can be configured to discharge sufficient stormwater (both surface and subsurface) to mimic predevelopment hydrology.

The Proponent also advised that the future uses of the recreational and institutional hub were unknown and that limiting impervious uses was an opportunity in this area.

Planning Comment

The introduction of urban development will alter the site's hydrology through the introduction of impervious surfaces and has the potential to increase the levels of pollutants entering waterways. The Proponent has proposed WSUD techniques to protect the beds and banks of downstream waterways from increased flows and in doing so proposes to protect the geomorphology of the waterways. Notwithstanding this, the length and frequency of bank full flows is an important component of mimicking natural flows, as suggested by Council, and should appropriately be addressed at the detailed design stage with future applications.

The Department recommends that the future assessment requirement of the proposal be the provision of detailed design including length and frequency of bank full flows prepared that meets the targets set by the Council having regard to the targets/standards established by the GCC for the area.

In regards to the integration of WSUD and stormwater harvesting methods into the built form, it is considered that these measures can be addressed at the detailed design stage.

5.7 Landscaping

The proposal includes eco-medians as part of the WSUD techniques for the Doonside Residential Parcel. It is proposed that up to 1/3 of the Doonside Residential Precinct runoff will flow into the eco-medians and that this will allow for an improvement in water quality by passing stormwater through soil filtration beds.

Council has raised concerns that the proposed eco-medians would not provide an ongoing suitable landscape solution for Council and that the maintenance liability is in excess of Council's normal provision as its design has little regard for any maintenance practices employed by Council. Council also advised that species selection within the eco-median will need to be carefully considered to ensure stormwater runoff to the riparian and conservation areas does not contain contaminating sand or vegetative matter compromising the ecological integrity of communities downstream.

In response, the Proponent advised that details would be provided in the Landscape and Public Domain Strategy to be prepared prior to the application for subdivision on the site.

Planning Comment

The Department considers that the proposed eco-medians pose a potential maintenance issue for Council. However, it is considered that issues relating to the final design and ongoing maintenance can be considered at the detailed design stage of development. It is recommended that Landscape and Public Domain Strategy be prepared in consultation with Council. This will also ensure that issues raised by Council in relation to species selection and maintenance liability can also be resolved. The Department recommends that the Concept Plan be modified to address this requirement.

The future transfer and maintenance obligations in respect of such infrastructure can also be resolved in future VPA for each development stage.

5.8 Noise

The Environmental Assessment included an Acoustic Assessment of the impact of traffic noise on the future residents of the Doonside Residential Precinct undertaken in accordance with the NSW Government's *Environmental Criteria for Road Traffic Noise*. This Assessment recommended that noise barriers would be required to be constructed adjacent to Doonside Road and Eastern Road to achieve compliance with the NSW Guidelines. It was also identified that additional noise measures may need to be incorporated into the dwelling design to mitigate noise impacts where the heights of barriers were rationalised to achieve certain urban design outcomes.

The Acoustic Assessment recommended that the heights of these barriers vary along their length but typically be in the range of 3-5.5m above the existing terrain. The barriers would be located within the 35 metre landscape setback to Doonside Road and Eastern Road and extend into the residential area in the vicinity of the site entrances.

Council raised concerns regarding the proposed height and design of the noise barriers along Doonside Road and requested that any proposed noise barriers avoid blank walls and include a mix of earth mounds, vegetative screening and decorative fencing in order to preserve the streetscape.

The Proponent has advised that when the detailed design of the proposal is finalised, a final review of the acoustic issues may reveal that some subdivisions no longer comply with the noise target levels requiring further consideration of this issue to be undertaken at the detailed design stage.

Planning Comment

The Department concurs with the Proponent's advice that final design for the Doonside Residential Parcel may result in a change to the proposed design and location of noise attenuation barriers.

The Department also concurs with the comments from Council that these barriers could have the potential to reduce the visual amenity of the area due to their high visibility along the entire length of Doonside Road and Eastern Road, adjacent to the site and therefore, need to be sensitively designed.

The Proponent has committed to the preparation of an Environmental Management Plan to address environmental mitigation measures including noise attenuation. However, it is appropriate that more detailed consideration be given to acoustic mitigation measures with each future subdivision application and that appropriate provisions are incorporated in the Development Design Code. Accordingly, the Department recommends modifications to the Design Development Code to ensure future applications fully assess and make appropriate recommendation to mitigate noise impacts to future dwellings and that the acoustic buffers are appropriately integrated into the landscape.

5.9 Bushfire

Asset Protection Zones (APZ) at the interface of the residential parcel and the adjoining Parkland to the west, as shown in **Figure 19**, have been proposed to address potential bushfire risks.

The Rural Fire Service (RFS) has advised that as the APZs proposed have not been derived from consideration of the Special Fire Protection Purposes in *Planning for Bushfire Protection 2006* and that it is unclear whether compliance with AS3959 Level 3 Construction will be achieved. The RFS has advised that the APZ may need to be increased in the event that construction does not comply with AS3959 Level 3 Construction.

In response, the Proponent has committed to submitting a detailed Bushfire Assessment with future relevant applications within the Doonside Residential Parcel and furthermore, that the detailed assessment will meet the requirements of Rural Fire Services Act 1997 and the NSW Rural Fire Service's *Planning for Bushfire Protection Guidelines*.

The RFS has suggested that a Vegetation Management Plan be prepared to address the strategic management of vegetation across the site. In response, the Proponent has committed to preparation of a Plan of Management to address issues including fire management prescriptions and hazard reduction guidelines.

Planning Comment

The Proponent has committed to the implementation of bushfire mitigation measures including provision of all necessary asset protection zones and appropriate construction methods, as required by the *Planning for Bushfire Protection Guidelines* issued by the NSW Rural Fire Services.

In relation to the future management of vegetation across the site, it is considered that the Proponent's commitment to the provision of a Plan of Management addressing fire hazard reduction has adequately addressed this issue.

In order to ensure an integrated approach with the Plan of Management, the Departments recommends that the preparation of Landscape Strategy as required in Section 3.5.1: Landscape and Drainage Network in the Design Development Code be expanded to include the design and appropriate selection of landscape planting for the APZ having regard to the recommendations contained in the Environmental Assessment and the requirements of *Planning for Bushfire Protection Guidelines* issued by the NSW Rural Fire Service.

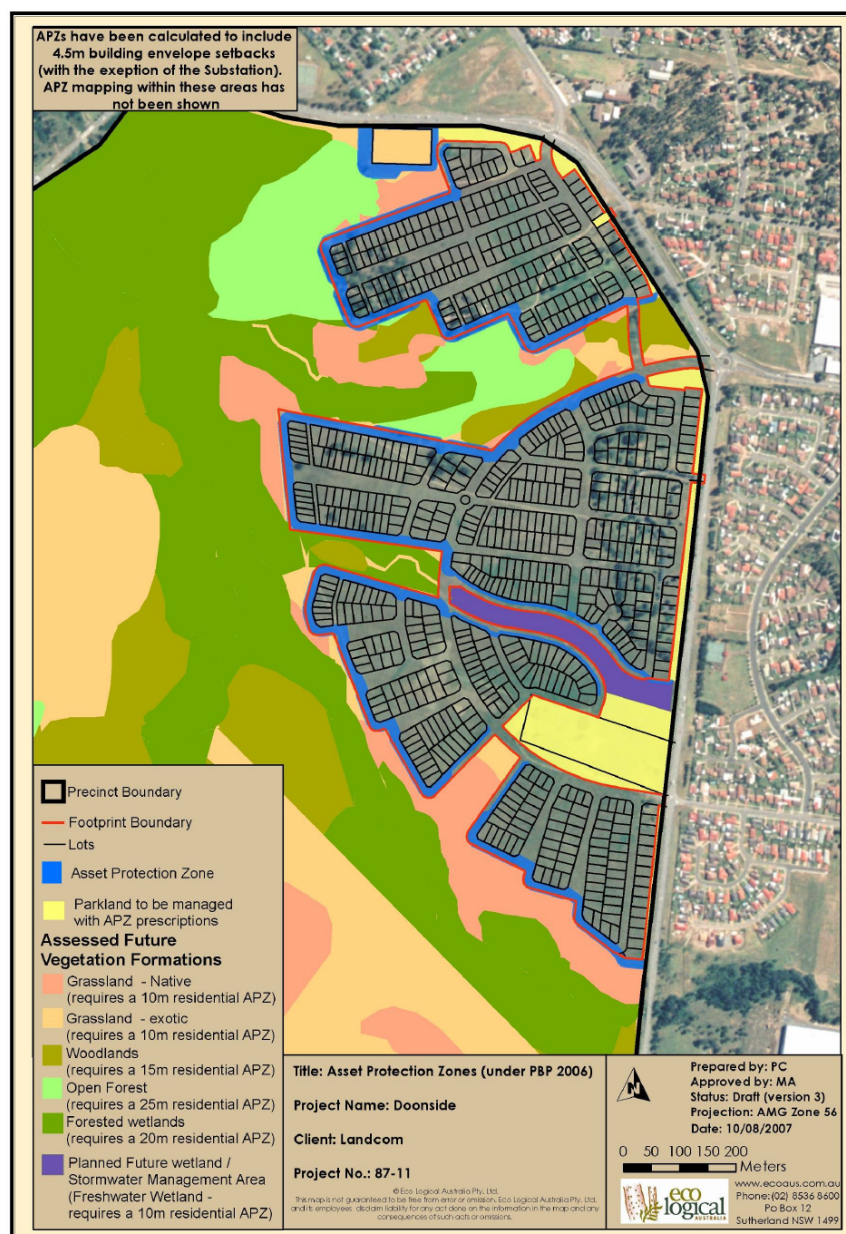


Figure 19 – Bushfire Asset Protection Zones

5.10 Impact on Local and Regional Infrastructure and the Voluntary Planning Agreement

5.10.1 Local and Regional Infrastructure

Several submissions raised concerns regarding the impact of the proposed increase in the residential population of the area on local and regional infrastructure. Council also requested assurance that Landcom would make provision for the infrastructure required to meet the demands of the proposed new residential population. Such infrastructure includes open space, recreational facilities, cycle facilities and social infrastructure.

The VPA exhibited provided for land dedication, physical works and monetary contribution at a total cost of approximately \$18.5 million. It is intended that the VPA act as an umbrella document between the Proponent and the Minister for Planning to provide the initial framework for the provision of local and regional infrastructure. Clause 4 of the VPA also allows for subsequent arrangements to be made with Council to deal with the implementation of the VPA through future development applications.

The VPA was subsequently revised by the Proponent following consideration of the Council's submission, and a revised Schedule of Works has been prepared. The revised VPA was re-exhibited from 3 September to 3 October, during this time no submissions were received. The revised VPA is attached at **Appendix F** of this Report.

In response to concerns raised in submissions on the concept, the Proponent has made significant amendments to the Schedule of Works in the VPA to incorporate increased infrastructure works and financial commitments. The Proponent's commitment to deliver the Schedule of Works is reflected in the Statement of Commitments including the provisions of an Infrastructure Delivery Plan with future development applications, as appropriate.

Planning Comment

The Proponent has provided sufficient assurance through an amended VPA and revised Statement of Commitments that adequate provision will be made to offset the impact of residential development on the local and regional infrastructure. Total contributions of \$29.2 million are now proposed comprising of:

- \$25.26 million of works-in-kind including:
 - \$8.5 million towards intersection works,
 - \$4.8 million on detention basins and implementation of water sensitive urban design; and
 - \$1.6 million on embellishment of local parks and open space.
- \$3.85 million in financial contributions and miscellaneous items including:
 - \$1 million to the Trust to fund the provision of a vegetation offset; and
 - \$800,000 towards the provision of support facilities at Keerela Reserve.

The Department is of the opinion that the Proponent has adequately addressed infrastructure needs arising from the residential development.

5.10.2 Implementation of the VPA to the Parklands Bungarribee Precinct

As detailed in **Section 1.4** of this Report, the Proponent has formally requested the deletion of the Parklands Bungarribee Precinct from the Concept Plan. Despite the removal of this Parkland from the Concept Plan, it is considered that the obligations of the Proponent as reflected in the VPA Schedule of Works (refer **Appendix F**) remain relevant to the future development of the Doonside Residential Parcel and, the timely and appropriate delivery of local and regional infrastructure commensurate with the staged development.

As an over-arching VPA, this VPA makes the commitment to the broad local and regional infrastructure requirements to be delivered as a consequence of the overall development. At each future stage of the development (6 stages), the Proponent will prepare a more detailed VPA specific to that stage which will reflect the nature, location and timing for delivery of the infrastructure.

The Department considers it appropriate that the Proponent continues to liaise with the Trust in preparing future VPA's and that the Trust be party to the VPA where works proposed interface with the Parkland and/or require works to be undertaken in the Parkland. In addition, it is imperative that the Proponent continue to liaise with the Trust during the design development of the project. This is particularly pertinent to ensure that the integration of the Doonside Residential Parcel with the Parklands Bungarribee Precinct remains generally consistent with the current concept and translates into the future Parkland SEPP and precinct planning.

Under the Concept Plan for the Doonside Residential Parcel, it is proposed that APZ, pedestrian links and bridges and bio retention areas interface with the Parkland- refer **Figure 20**. Pursuant to the SREP 31-Regional Parklands, these uses are permissible with consent in the Parkland. This being the case, in the intervening period until the Parkland SEPP is finalised, there is nothing in SREP 31 which would appear to prohibit neither the development nor the establishment of stage specific VPA's to follow through on the Proponents commitment to infrastructure.

The Proponents commitment in the VPA of \$1 million to the Trust under the Vegetation Offset Package remains unchanged as a result of the deletion of the Parkland Bungarribee Precinct.

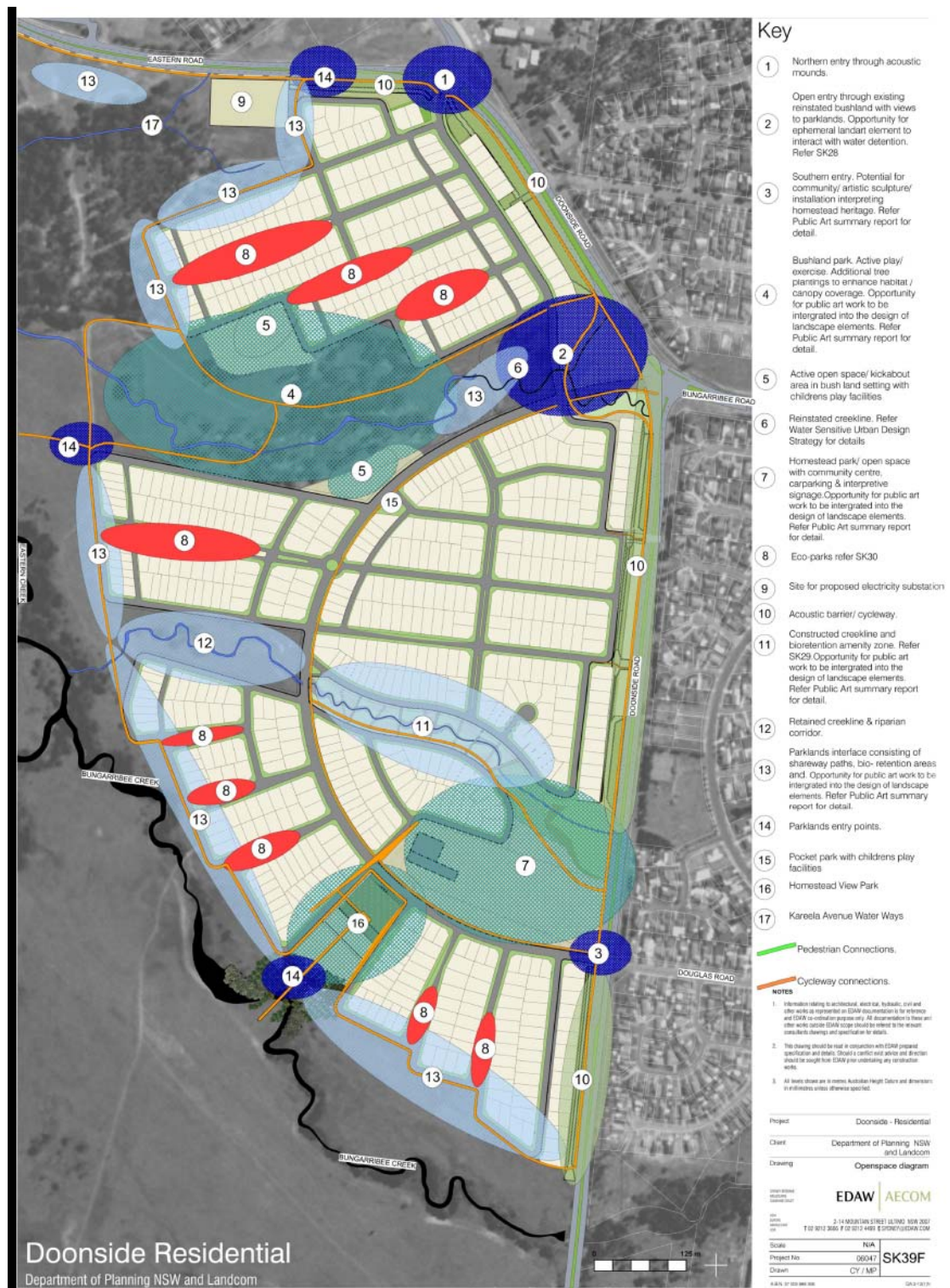


Figure 20: Landscape Concept Plan

5.11 Urban Design

5.11.1 Lot Size

Council raised concerns regarding the grouping of lots less than 450sqm with the minimum number of these lots being groupings of no more than 5 in accordance with Council's DCP. Furthermore, Council has suggested that lots less than 450sqm should not be developed individually and that zero lot line walls on common boundaries on lots less than 450sqm is not supported.

In response, the Proponent advised that the recommendations of Council are not supported on the basis that one of the developments key outcomes is the integration and permeability of the residential precinct with the Parklands.

Planning Comment

It is considered that the proposed lot sizes are appropriate to achieving the design vision for the site and would provide for a diversity of dwelling sizes to meet the varying community needs. However, the distribution of lot sizes, dwelling types and design should be resolved at the future detailed design stage of the proposal to ensure housing choice and affordability are addressed. The Design Development Code is considered to include appropriate objectives and controls to deliver high quality housing and housing choice. The indicative lot mix proposed by the Proponent in the Development Design Code, indicates that a minor component of the total lots will compromise integrated housing lots under 350sqm (refer lots coloured blue in **Figure 21**).

In order to provide certainty in relation to lot size and distribution, the Department recommends a modification to the Concept Plan to reflect the requirement for housing choice to be provided in each stage of the development and to commit to a maximum percentage of small lots in the overall development.

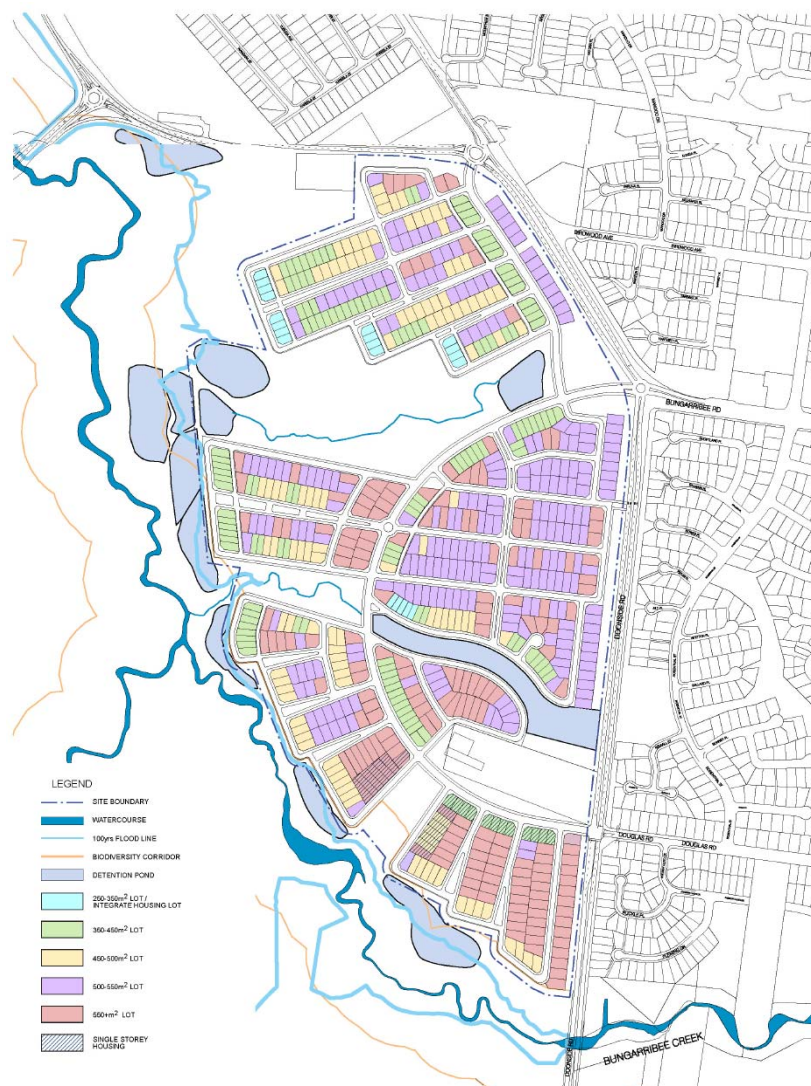


Figure 21: Indicative Lot Mix

5.11.2 Affordable Housing and Housing Choice

Submissions from Council and the community raised the need for the future development of the site to make provision for affordable housing and to ensure a range of housing choices.

In response, the Proponent advised that housing affordability will be provided through:

- Optimisation of the use of land by achieving a high overall density;
- Providing a diverse housing choice;
- Promoting a population mix that responds to demographic trends;
- Allowing a substantial proportion of the stock to be inherently affordable to moderate low income households.

This will be in accordance with Landcom's Affordable Housing Policy and State Government Policy.

Planning Comment

The proposal has the potential to appropriately respond to the affordable housing needs of the community. The range of dwelling houses proposed in the Development Design Code including dual occupancy, integrated and medium density housing forms and, the provision of small residential lots (i.e 350sqm) will enable a range of housing choice to be delivered to the market.

The Department recommends a modification to the Concept Plan to reflect the Proponent's commitment to delivering affordable housing and housing choice.

5.12 Contamination

The Proponent commissioned Douglas Partners to prepare a Land Capability Report in January 2006. The overall objective of the Report and associated investigations was to determine the suitability of the site for future development. This Report considered the findings of an early Phase 1 Contamination Assessment which was undertaken in accordance with the requirements of *State Environmental Planning Policy No. 55- Remediation of Land* (SEPP 55) and a Site Audit Report prepared by HLA Envirosiences. The Site Audit Report, in respect of the Doonside Residential Parcel, concluded that:

- The Site Audit Assessment complies with the EPA requirements for residential development.
- The Auditor is of the opinion that the site has been remediated and validated to a level suitable for residential use and less sensitive land uses including parks and recreational open space.
- The Auditor has recommended that a Management Plan be prepared for the site in the unlikely event that contamination is encountered. The Plan is to be implemented prior to the commencement of development works and is to be authorised by a NSW Accredited Auditor.

Having considered the above, Douglas Partners has recommended that further specific investigations should include:

- The removal of dumped material and validation from the Parcel;
- The preparation of a Contamination Management Plan;
- Detailed environmental site investigations within the development footprint to quantify the level of contamination (if any) and delineate areas in order to facilitate the preparation of remediation action plans (RAP's);
- Remediation and validation monitoring of areas subject to an RAP.

The Proponent has committed to the submission of a contamination assessment in accordance with SEPP 55 with every future application in addition to the preparation of an Environmental Management Plan that address mitigation measures including contamination.

Planning Comment

The Department is satisfied that the Proponents commitments have adequately addressed the requirement for ongoing investigation and management of contamination in accordance with SEPP 55.

5.13 Future Reports

The Proponent's *Statement of Commitments* includes commitments to the preparation of future plans and strategies either arising from the recommendations of the consultant reports undertaken as part of the Concept Plan preparation or in order to ensure the future stages of development occurs in a co-ordinated manner. Such plans include: the *Environmental Management Plan*, the *Cumberland Plain Land Snail Plan of Management* and the *Landscape and Public Domain Strategy*.

In a number of instances, the *Statement of Commitments* does not include a timing or trigger mechanism for the preparation of these documents or an approval authority linked to their future endorsement.

In order to ensure these documents are completed in a timely manner, the Department considers it pertinent to include conditions to require the preparation of such documentation prior to the lodgement of the first development application or subdivision application, whichever is the first or prior to the issue of a construction certificate (i.e. construction environmental management plans). And furthermore, to require such documents to be prepared in consultation with Council.

In respect of the preparation of the Interpretation Strategy and future archaeological investigations within the former kitchen gardens of the Bungarribee Homestead, it is considered appropriate that such documentation and investigations are completed prior to the lodgement of the first development application or subdivision application within these areas. The Department recommends that such documents be prepared in consultation with the Heritage Branch of the Department of Planning prior to the lodgement of any future applications on this land.

6. CONCLUSION

The Department has reviewed the Environmental Assessment and the Preferred Project Report for the Doonside Residential Parcel and has duly considered the advice and submissions from public authorities and the issues raised in submissions in accordance with Section 75I(2) of the Act.

The Department has fully considered all relevant environmental impacts and issues relevant to the proposal. Accordingly, the Department is satisfied that the proposal can proceed without adverse environmental impacts. In assessing the proposal, the Department has recommended a number of modifications to ensure the appropriate resolution of outstanding environmental impacts at future development stages.

Further, the Department considers the Statement of Commitments, the VPA and the Development Design Code for the Doonside Residential Parcel will collectively deliver an environmentally sensitive and high quality residential development. The Department, through modifications to the Concept Plan, further strengthens this outcome.

Considering the above, the Department considers the site to be suitable for the proposed development and that the concept plan is in the public interest. Development of the site in accordance with the Concept Plan will provide significant new housing within the Blacktown LGA near established urban and employment areas. Additionally, the development will fund the protection and enhancement of 27.88 hectares of habitat within the Parklands Bungarabee Precinct of the Western Sydney Parklands. Consequently, the Department recommends that the Concept Plan for the Doonside Residential Parcel be approved, subject to modifications provided in **Appendix A**. The reason for the imposition of these conditions is to encourage good urban design, maintain the amenity of the local area and adequately mitigate environmental impacts of the development.

Consequently, it is recommended that the Minister:

- (a) consider the finding and recommendations of this report;
- (b) approve the concept plan for the proposal under Section 75O of the *Environmental Planning and Assessment Act 1979* subject to recommended modifications;
- (c) determine the future environmental assessment requirements for subsequent project or development applications associated with the Concept Plan; and
- (d) determine that pursuant to Section 75P of the Act, that all future development be subject to Part 4 of the Act (Council the consent authority), unless development is exempt or complying development or subject to Part 5 of the *Environmental Planning and Assessment Act 1979*.

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APPENDIX A. INSTRUMENT OF APPROVAL

APPENDIX B. AMENDMENT NO. 34 TO STATE ENVIRONMENTAL
PLANNING POLICY (MAJOR PROJECTS) 2005

APPENDIX C. PROPONENT'S STATEMENT OF COMMITMENTS

APPENDIX D. PREFERRED PROJECT REPORT/RESPONSE TO SUBMISSIONS

APPENDIX E. DESIGN DEVELOPMENT CODE

APPENDIX F. VOLUNTARY PLANNING AGREEMENT

APPENDIX G. SUMMARY OF SUBMISSIONS

AGENCY SUBMISSIONS:

Ministry of Transport-

- Recommends that the draft VPA be reviewed against the Department's Infrastructure Contributions Planning Circular (PS07-018) to take into consideration increased bus services arising from the development.
- Requests an opportunity to review the bus transport infrastructure needs of the proposal and contributions.

Blacktown City Council (BCC)- BCC generally endorses the proposal. The key issues raised are summarised below:

- Objects to the inclusion of allotments less than 300sqm and requests that residential subdivisions be included only in accordance with Blacktown DCP 2006.
- Groupings of lots less than 450sqm should be restricted to 5 and should not be developed individually. Zero lot line walls on a common boundary between a lot of less than 450sqm and a lot greater than 450sqm is not supported.
- The proposed 3-5 metre noise barriers along Doonside Road should avoid blank walls and include a mix of earth mounds, vegetation screens and decorative fencing to preserve the amenity of Doonside Road.
- Affordable housing should be provided in the Doonside Residential Precinct in order to ensure a greater supply of housing choice.
- Objects to the inclusion of narrower road widths than provided for in Blacktown DCP 2006;
- Consideration be given to the inclusion of pedestrian overpasses across Eastern Road and Doonside Road.
- The VPA should be amended to include the provision of \$800,000 towards the provision of supporting facilities within Kareela Reserve and the provision of 2 signalised intersections in lieu of roundabouts on Doonside Road.
- All outstanding studies and reports should be made available for Council review.
- Objects to the residential development of land (approx. 30 lots) in the north-western corner of the Doonside Residential Precinct where the loss of vegetation of high conservation significance and 2 known threatened species would result.
- A Heritage Interpretation Plan be prepared and implemented for the Bugarabee Homestead ruins, including where possible the conservation of original features and fabric and providing interpretative signage and public art.
- The proposed residential development and the buffer trees will impact on the view corridor and the interpretation of the open rural landscape that was an essential part of the views from Bungarabee House.

Sydney Regional Development Advisory Committee (SRDAC)-

- SRDAC has granted its concurrence under Section 138(2) of the Roads Act to the application subject to conditions being imposed to ensure satisfactory local and regional traffic outcomes and subject to the submission of further detailed design.
- The RTA has requested that the following comments be taken into consideration in the determination of the application:

- Will not approve the provision of 3 signalised mid block pedestrian crossings at: Eastern Road, Doonside Road (adjacent to Birdwood Ave) and Doonside Road (adjacent to Bowes Place).
- The Doonside Road/Eastern Road intersection should be signalised, as would better serve pedestrian desire lines to and from Doonside Railway Station;
- A separate 50 metre long left turn only lane into Doonside Road should be provided to address additional traffic (increased delays and queue lengths caused by the Doonside Residential Parcel;
- Any future proposal for the commercial development of Zone 7 of the Parklands Bungarribee Precinct should be referred to the RTA for consideration.
- Fencing be provided within the median along key intersections of Doonside Road and Eastern Road fronting the development to improve residential amenity.

NSW Rural Fire Service-

- The land is identified as being bush fire prone and the Asset Protection Zones (APZ) must be assessed on projected vegetation rather than existing vegetation and based on compliance with AS3959 Level 3 Construction. Increases to the APZ may be required as a result of the reassessment.
- A Vegetation Management Plan be prepared to address the strategic management of vegetation across the site.

Department of Environment and Climate Change-The DECC has provided the following key comments in relation to the proposal:

Clearing of EECs and threatened fauna and flora habitats:

- Opportunities to further reduce the clearance of core habitat areas should be considered at the detailed design stage of the development;
- The feasibility of transplanting any suitable species of *Grevillea juniperina ssp juniperina* which would be lost to development should be investigated.
- Prior to clearance, any live specimens of the threatened Cumberland Plain Land Snail should be located and transplanted to the nearest suitable habitat. A Plan of Management should be developed to improve habitat adjacent to the development site.
- The relocation of any native grassland should be undertaken in accordance with the "Guidelines for Translocation of Threatened Plants in Australia".
- DECC acknowledge that the long term benefits for flora and fauna are considered to outweigh the short term impacts.
- Further survey work recommended in the Ecological Assessment should be completed.
- Appropriate protection should be provided to existing, enhanced or recreated habitats for threatened species and EECs.

Salinity

- DECC advise that stormwater systems and housing will need to be carefully designed to avoid salinity related problems and Water Sensitive Urban Design measures/practices will need to be appropriately designed to manage adverse salinity issues.

Flooding

- Development should be in accordance with the State Government's Flood Prone Land Policy.

PUBLIC SUBMISSIONS

Refer to summary provided in **Part A of Appendix D.**

APPENDIX H. ENVIRONMENTAL ASSESSMENT REPORT

APPENDIX I. ENVIRONMENTAL PLANNING INSTRUMENTS

The Table below provides the Department's assessment of compliance against Environmental Planning Instruments, including State Environmental Planning Policies that apply to the Site (being the Doonside Residential Parcel only) and therefore, govern the future development of the site.

<i>State Environmental Planning Policy (Major Projects) 2005</i>	
State Environmental Planning Policy (Major Projects) 2005 outlines the types of development declared a major project for the purposes of Part 3A of the EP&A Act. For the purposes of the SEPP certain forms of development may be considered a Major Project if the Minister (or his delegate) forms the opinion that the development meets criteria within the SEPP.	On 7 December 2006, the Minister for Planning formed the opinion pursuant to Clause 6 of State Environmental Planning Policy (Major Projects) 2005 that the proposal is a Major Project and subject to Part 3A of the Environmental Planning and Assessment Act, having satisfied himself that the proposal is of a kind of development described in Schedule 1 of the Major Projects SEPP
SEPP Major Projects Amendment No.34 rezones the land for general residential, public recreation, environmental conservation and infrastructure; identifies that a portion of the site archaeological and heritage significance and establishes the development controls that apply to future development of the land that will be subject to Part 4 of the Act.	SEPP Major Project Amendment No. 34 must be gazetted before the Concept Plan is approved. In this regard, the concept layout, land uses and development controls stipulated in the Policy are consistent with the proposal and the accompanying Development Design Code. <i>Note:</i> SEPP Major Projects Amendment No.34 removes the applicability of Sydney Regional Environmental Plan No.31- Regional Parklands and Blacktown Local Environmental Plan 1988 to the Site.
<i>State Environmental Planning Policy No. 55 – Remediation of Land</i>	
SEPP 55 promotes the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.	The Proponent has conducted a Site Audit and a Phase 1 Contamination Assessment that concluded that the Site is suitable for residential uses and less sensitive uses subject to a number of illegal stockpiles being removed from the site prior to the commencement of development. In accordance with the Auditor recommendations, the Proponent has committed to preparing a Management Plan for the Site in the event that contamination is encountered during site works. This Management Plan is required to be authorised by a NSW Accredited Auditor.
<i>Draft SEPP 66 – Integration of Land Use and Transport</i>	
This draft SEPP aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve the following planning objectives: <i>(a) improving accessibility to housing, employment and services by walking, cycling, and public transport,</i> <i>(b) improving the choice of transport and reducing dependence solely on cars for travel purposes,</i> <i>(c) moderating growth in the demand for travel and the distances travelled, especially by car,</i> <i>(d) supporting the efficient and viable operation of public transport services,</i>	It is considered that the proposal addresses the aims of the draft SEPP through its location and promotion of access to public transport. The Concept Plan has been derived to provide acceptable levels of access, circulation, safety and convenience to all modes of travel. The proximity of the development to Doonside and Rooty Hill Train Stations and the inclusion of a bus service along the new collector road are considered appropriate measures to encouraging public transport use and to reducing car dependency.

<i>(e) providing for the efficient movement of freight</i>	
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	
The main objectives of the SEPP for Infrastructure are to facilitate the effective delivery of infrastructure by improving regulatory certainty through consistent planning management for infrastructure and providing greater flexibility in the location of infrastructure and service facilities.	The Department of Environment and Climate Change has been consulted and their submission has been considered by the Department.
Schedule 3 of the SEPP lists traffic generating development that is required to be referred to the Roads and Traffic Authority (RTA).	The Roads and Traffic Authority (RTA) have been consulted. It's comments have been duly considered and their suggested conditions of approval have been incorporated into the modifications of the Concept Plan approval.
<i>Sydney Regional Environmental Plan No.20- Hawkesbury- Nepean River</i>	
The aim of the Plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.	The Department has considered the objectives of the Plan and the general planning considerations set out in clause 5, and the specific planning policies and related recommended strategies set out in clause 6 which are applicable to the proposed development. The Department is satisfied that the Concept Plan will not result in adverse environmental impacts to the Hawkesbury-Nepean River system. The Concept Plan incorporates water sensitive urban design solutions including detention basins, bio-filtration systems and planted swales to improve water quality and maintain pre-development discharge levels. The Proponent's commitments to stormwater and environmental management will ensure that the development in accordance with the Concept Plan will protect river systems through the site and upstream.