

# **Preliminary Environmental Assessment Riverwood North Residential Renewal Project**

Washington Avenue, Kentucky Road, and  
Vermont Crescent, Riverwood

1 October 2010

**urbis**

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## Statement of Validity

### Submission of Preliminary Environment Assessment:

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

### Preliminary Environmental Assessment prepared by:

Name/s:	Jennifer Cooper (Associate Director)
Address:	Urbis Pty Ltd. Level 21, 321 Kent Street Sydney NSW 2000
Contact details:	02 8233 9900
In respect of:	Riverwood North Residential Renewal Project

### Applicant and Land Details

Applicant:	Housing NSW
Applicant Address:	Level 10, 234 Sussex Street, Sydney NSW 2000
Land to be Redeveloped:	Riverwood North – Washington Avenue, Kentucky Road and Vermont Crescent, Riverwood
Lot and DP	Lots 445-446, 450, 459-460 and 464 and Part of Lots 449 and 458 in DP243672
Project Summary:	<p>The Riverwood North Residential Renewal Project seeks approval for a concurrent Concept Plan and Phase 1 Project Application to enable the physical redevelopment of properties owned by Housing NSW to accommodate a mixture of private and public dwellings.</p> <p>The Concept Plan seeks consent for the staged construction of approximately 650 dwellings, including 150 social housing units and approximately 500 dwellings to be made available for private purchase. The proposed dwellings will be in the form of residential flat buildings, which will be sited and designed to be compatible with the local context and landscape character. The proposed buildings will vary in height up to nine storeys, responding to the site topography, the surrounding built form and proximity to open space. Public infrastructure upgrades and site works are also proposed, including an upgrade of the existing public open space, improved pedestrian/cycle connections to Salt Pan Creek Reserve and other public domain improvements, such as street tree planting.</p> <p>The Project Application seeks a super lot subdivision, construction of three residential flat buildings proposed within the Concept Plan and strata subdivision of those dwellings. This first phase will include the construction of all 150 of the social housing dwellings, as well as ancillary site works, including the garden square along Kentucky Road and other public domain improvements.</p>

Declaration

I certify that the contents of the Preliminary Environmental Assessment to the best of my knowledge, has been prepared as follows:

- In accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000; and
- The information contained in this report is true in all material particulars and is not misleading.



-----  
Signature

Name: Jennifer Cooper

-----  
Date: 1 October 2010

## Executive Summary

This report has been prepared on behalf of Housing NSW and in association with the renewal of the existing social housing dwellings at Riverwood North through a Public Private Partnership between Housing NSW and Payce Communities Pty Limited.

The report has been prepared to request the Director-General issue the relevant Environmental Assessment Requirements to inform the preparation of an Environmental Assessment to accompany the Concept Plan Application and Project Application for Phase 1.

Separate correspondence has already been submitted to the Minister for Planning to:

- Form an opinion that the proposal is of a kind described in Clause 13, Group 5 of Schedule 1 of State Environmental Planning Policy – Major Development (2005) as a residential project with a Capital Investment Value of greater than \$100 million.
- Authorise the preparation of a Concept Plan in accordance with the requirements of Section 75M of the Environmental Planning and Assessment Act 1979.

The site comprises approximately 3.55 hectares of land in Washington Avenue, Kentucky Road and Vermont Crescent, Riverwood. The site is currently occupied by two and three storey residential flat buildings. It is surrounded by residential development of varying density and height to the east, south and west and public open space and community centre to the north.

The Concept Plan will seek approval for the renewal of the site for residential purposes. The proposal comprises the following key components:

- Staged construction of a mixture of social and privately owned dwellings in the form of residential flat buildings up to nine storeys in height.
- Ancillary on-site car parking and landscaping, site works and infrastructure upgrades, including:
  - Public domain works, including retention and upgrade of the existing central park, construction of a garden square, supplementary street tree planting, street furniture and the like.
  - Improvements to the existing road network, including additional north-south accessways to improve through-site connections and pedestrian permeability.
  - Stormwater management works, including water quantity and quality treatment, and site remediation works (if required, to be confirmed).

The Project Application will seek approval for the first phase of construction, including the 150 social housing dwelling units and associated site works. A separate Project Application (or Applications) will be lodged for the private dwellings and associated works.

The proposal is entirely consistent with State and subregional strategic planning policies, which seek to provide additional housing within 30 minutes of Strategic Centres by public transport. The development has been designed to be compatible with the surrounding development, including the social housing units to the west and south and the community and recreation uses to the north and east. The proposed development is permissible under the provisions of the Canterbury Planning Scheme Ordinance and Part 3A of the Environmental Planning and Assessment Act 1979.

It is anticipated that the scale of the project will require a comprehensive package of supporting documentation to accompany the Concept Plan application, addressing the potential benefits and impacts of the proposal, including management and mitigation measures to address the identified impacts.

# 1 Introduction

## 1.1 Purpose of Report

This report has been prepared on behalf of Housing NSW and in association with the proposed renewal of the existing residential area at Washington Avenue, Kentucky Road and Vermont Crescent, Riverwood. The report has been prepared to request the Director-General issue the relevant Environmental Assessment Requirements to inform the preparation of an Environmental Assessment to accompany the Concept Plan.

The Minister for Planning has been requested to declare that the proposal is of a kind described in Clause 13, Group 5 of Schedule 1 of State Environmental Planning Policy – Major Development (2005) as a residential project with a Capital Investment Value of greater than \$100 million (refer to Urbis correspondence dated 21 September 2010). The Minister has also been requested to authorise the preparation of a Concept Plan in accordance with the requirements of Section 75M of the Environmental Planning and Assessment Act 1979.

Housing NSW (in association with Payce Communities Pty Limited) intend to submit a Concept Plan application for the staged construction of a mixture of social housing and private dwelling units with ancillary car parking, facilities and works, including stormwater, landscaping and earthworks. A Project Application for the first phase of construction will also be submitted, comprising 150 social housing units suitable for seniors, ancillary car parking, landscaping, stormwater and site works and infrastructure.

## 1.2 Background to Proposal

The Riverwood North Renewal Project is a public-private partnership between Housing NSW and Payce Communities Pty Ltd to replace existing social housing stock with modern, architecturally designed dwellings in a vibrant community of social housing and privately owned dwellings. The proposed redevelopment is anticipated to be undertaken within nine years.

The site was chosen as it contains many older style social housing units which no longer meet tenant needs and/or Housing NSW requirements. The project objectives are to create a liveable integrated residential community, which delivers quality residential apartments, revitalised public open spaces and improved access to community facilities, creating a strong sense of place and belonging in a new, clean, safe and welcoming environment. Riverwood North is located close to public transport, providing access to Bankstown and Hurstville. The site is also located within close proximity of the M5 Motorway and is within 10 minutes walk of Riverwood Railway Station and local shopping facilities.

## 1.3 Project Objectives and Need

The aim of the project is to provide modern and safe accommodation which meets the needs of Housing NSW tenants and to introduce private housing at an affordable price point, as well as improved facilities and open space for residents. The Project objectives are to:

- Create a liveable integrated residential community
- Deliver quality residential apartments
- Create a strong sense of place and belonging
- Revitalise community open spaces and improve connectivity to community facilities
- Create new, clean, safe and welcoming environments

([www.riverwoodnorth.com.au](http://www.riverwoodnorth.com.au))

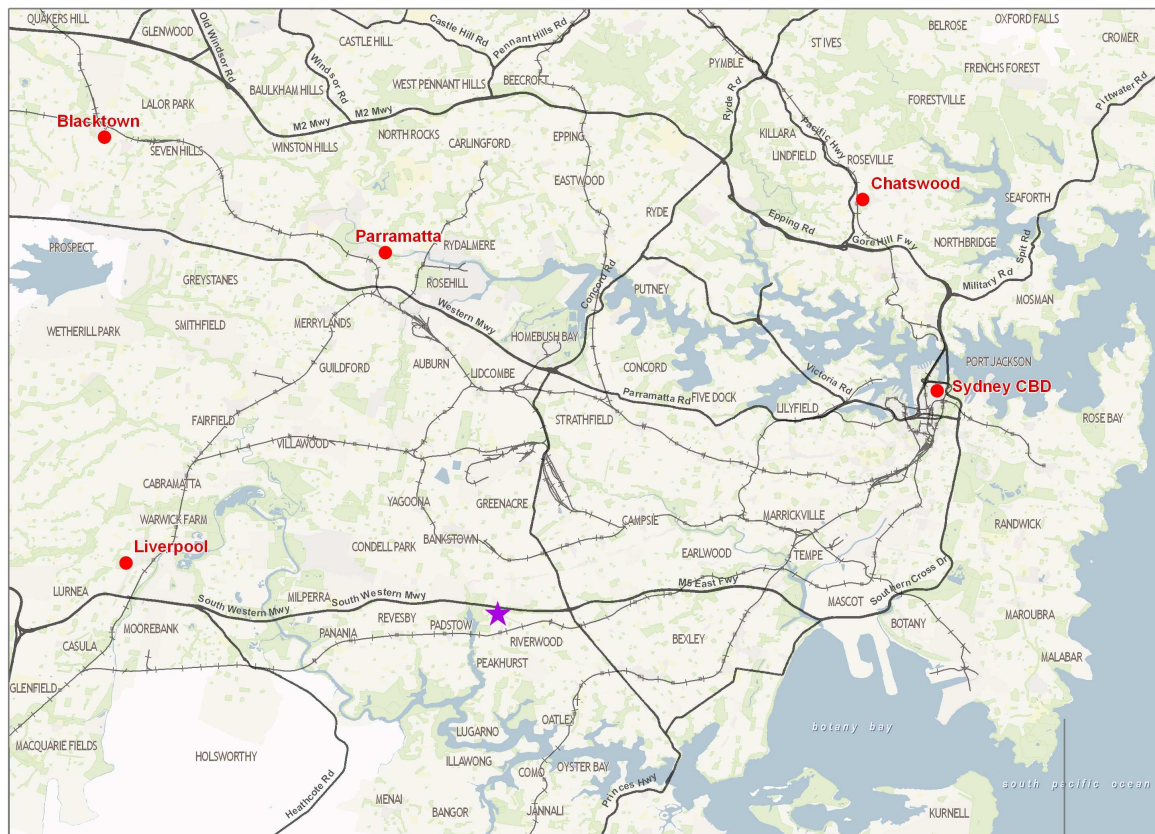


## 2 Site Context

### 2.1 Regional Context

Riverwood is located approximately 14 kilometres south west of the Sydney Central Business District and approximately four kilometres south east of Bankstown.

**Figure 1 – Regional Context Plan (Urbis)**



The key features of the regional context are described below:

- The site is located within the South subregion, which comprises the Canterbury, Hurstville, Kogarah, Marrickville, Rockdale and Sutherland local government areas. It is within close proximity to the Central West subregion, which includes the Bankstown local government area.
- The M5 Motorway is provided in close proximity of the development site, approximately 200 metres to the north. The existing on and off ramps are to the west, with provision for future on and off ramps to the east, if required. Belmore Road runs in a north-south direction and provides access to the M5 and the sub-arterial road network, including Canterbury Road to the north and Henry Lawson Drive to the south.
- Riverwood railway station is located approximately 600 metres to the south and provides access to the Sydney Central Business District, Sydney Airport and other stations along the Airport and East Hills railway line.
- The Major Centres in closest proximity of the site are Bankstown and Hurstville, each of which is easily accessible by local bus services and within 30 minutes travelling by public transport. The development site is also located in close proximity of the Specialised Centres of Sydney Airport, which is accessible by rail, and Bankstown Airport-Milperra, which is accessible by private vehicle.

## 2.2 Local Context

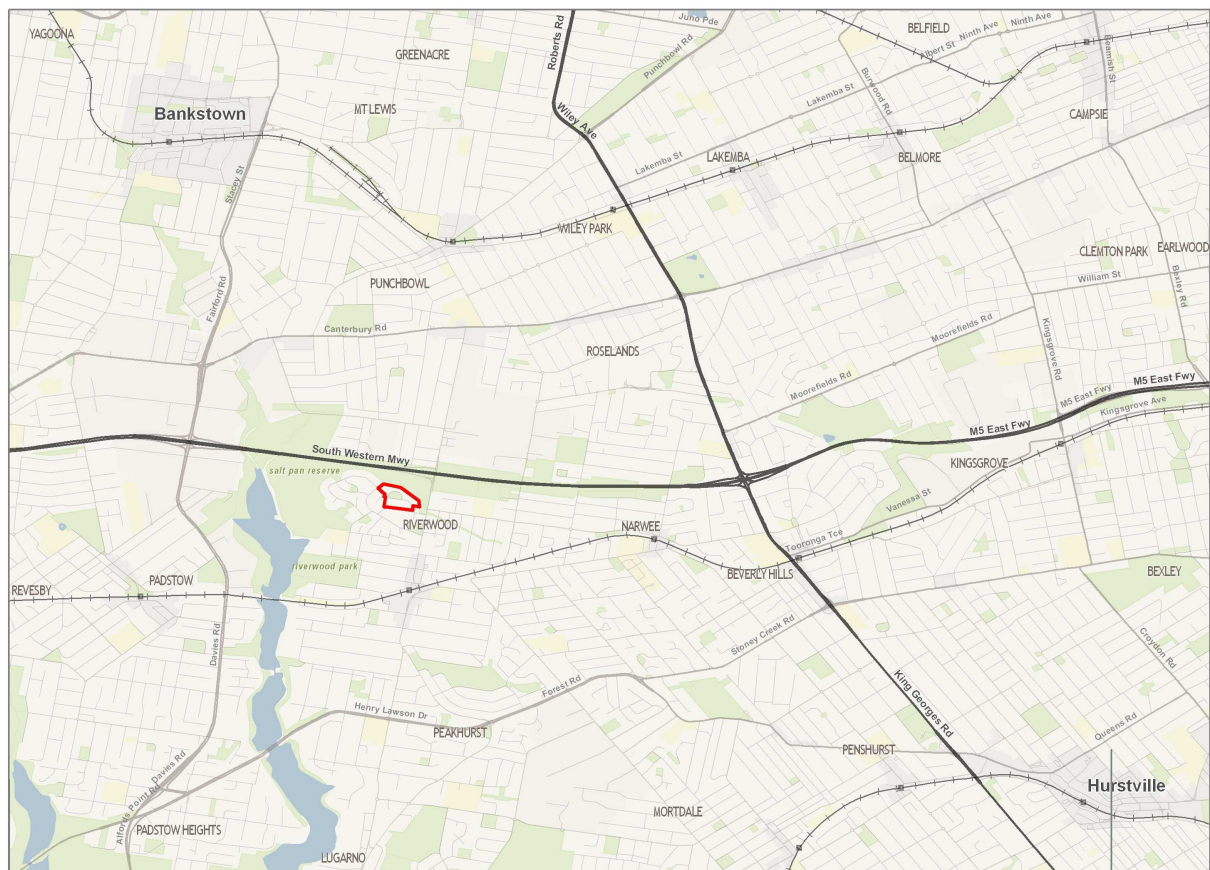
Riverwood is located within the south western part of the Canterbury local government area (LGA), near the border with the Hurstville and Bankstown LGAs. The development of Riverwood is described in the Community Profile link on Canterbury City Council's website as follows:

*Settlement of the area dates from 1810 when the first land grant was made. The US Army had a hospital in the area from 1942 to 1945, which was taken over by the Royal Australian Navy. After the Second World War the site passed to the NSW Housing Commission and the army's timber huts were used to ease the post-war housing shortage. Significant development occurred during the 1950s when the Housing Commission began to build medium and high density housing complexes. The population has been relatively stable since the early 1990s, a result of few dwellings being added to the area.*

(Reference: Canterbury City Council Community Profile – Riverwood, prepared by id consulting pty ltd, dated 4 July 2008)

The development site is centrally located within the suburb of Riverwood, approximately four kilometres south east of Bankstown and six kilometres north west of Hurstville.

**Figure 2 – Local Context Plan (Urbis)**



The key features of the local context are described below:

- The land immediately to the south and west is also owned by Housing NSW and accommodates social housing tenants. Two residential flat buildings with eight residential storeys and undercroft car parking (providing a total building height of nine storeys) are located immediately to the south on the opposite side of Washington Avenue. The development to the west generally comprises residential flat buildings, similar to the existing development on the subject site. The residential



areas to the east on the opposite side of Belmore Road comprise predominantly one and two storey detached dwellings.

- The Canterbury City Community Atlas indicates that Riverwood has the highest percentage of older lone person households. Overall, there were 39.2% of lone person households within Riverwood, compared with 23.1% for Canterbury City. Further, 26.4% of all residents within Riverwood were aged 60 years and over, compared with 17.7% for Canterbury City. (Reference: Canterbury City Council Community Profile – Riverwood, prepared by id consulting pty ltd, dated 4 July 2008).
- Riverwood shops are located approximately 300 metres to the south at its closest point on the northern side of the railway line. This traditional retail strip provides access to a range of local convenience based retail, personal and commercial services. Riverwood Plaza is located on the southern side of the railway line on the corner of Webb Street and includes Woolworths and Coles supermarkets, Go-Lo discount outlet, Australia Post and specialty shops.
- The site benefits from excellent access to public transport, with Riverwood railway station located approximately 600 metres to the south (refer to **Section 2.1**) and local bus services providing links to Major and Town Centres, as outlined below:
  - Route 940 – Hurstville to Bankstown via Penshurst, Narwee, Riverwood and Punchbowl (seven days per week).
  - Route 944 – Hurstville to Bankstown via Penshurst, Mortdale, Peakhurst Heights, Riverwood, Narwee, Roselands and Punchbowl (seven days per week).
  - Route 945 - Hurstville to Bankstown via Penshurst, Mortdale, Riverwood and South Bankstown (seven days per week).

Routes 940 and 945 travel along Belmore Road, within less than 200 metres walking distance, while Route 944 travels through the development site, with bus stops located along Kentucky Road.

**Figure 3 – Aerial Photograph – Local Context (Urbis)**



- The site benefits from excellent access to active and passive recreation opportunities, with Salt Pan Creek Reserve located immediately adjacent to the north and Riverwood Park and Lance Hutchinson Oval within close walking distance. The Salt Pan Creek Wetlands are described on Council's website as follows:

*Salt Pan Creek Wetlands have been transformed from a once under-used paddock into a vibrant, interactive parkland for our community to enjoy.*

*Since 2004, work on the Riverwood Wetlands has been steadily transforming what was once an old and under-used paddock into a site that is fast becoming a popular recreation site for people of all ages, from toddlers to seniors.*

*It is now an ideal place to picnic with your family or take a leisurely stroll around the pond. Our aim was to turn this under utilised open space into a vibrant, interactive parkland for local families to enjoy. The reserve features a wetland with fish, turtles, birdlife and other animals. Enjoy the wetlands and come and have a picnic while you enjoy watching your children playing, riding their bikes and feeding the ducks and other birdlife that is returning to the area.*

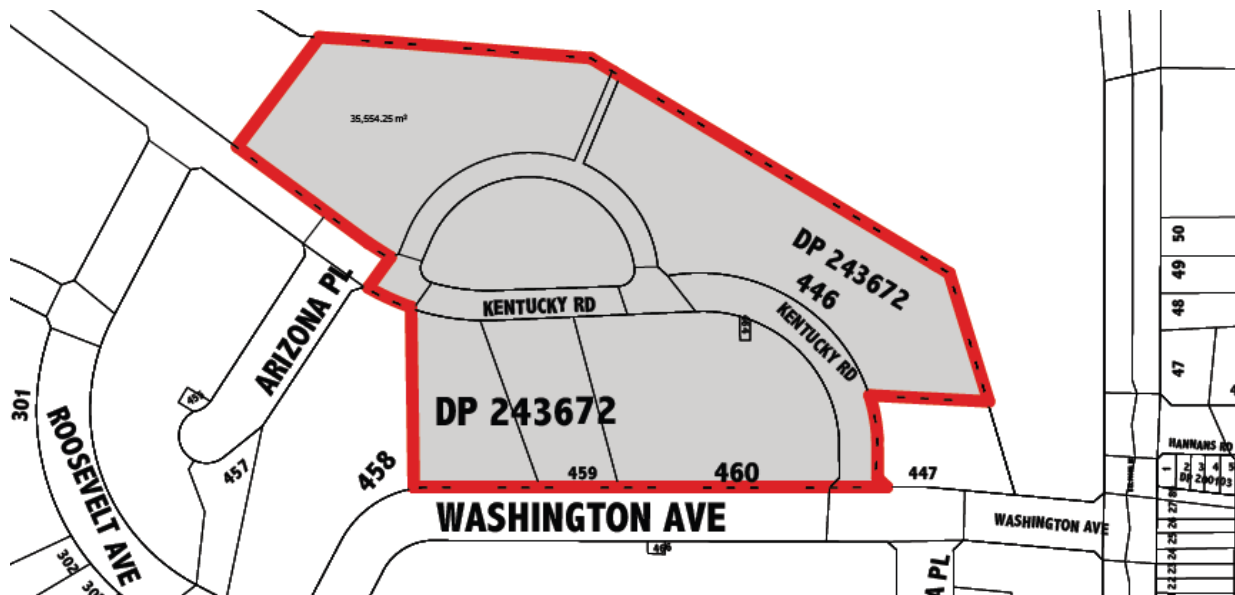
(Reference: <http://www.canterbury.nsw.gov.au/www/html/562-salt-pan-creek-wetlands.asp>)

- The site also benefits from close proximity to a number of existing and future community facilities. The Riverwood Senior Citizens Centre is located adjacent to the site on the corner of Washington Avenue and Kentucky Road. The Riverwood Community Centre is located immediately to the north at 151 Belmore Road, Riverwood. The Riverwood Indoor Sports and Recreation Centre, which is currently under construction, is located opposite the Community Centre on Belmore Road.

## 2.3 Site Description

The proposed residential renewal project is located within the area of land shown in **Figure 4** below. The subject site is generally bound by Salt Pan Creek Reserve to the north and east, Washington Avenue to the south and residential development to the west.

**Figure 4 – Site Plan (Turner + Associates)**



The land included within the Concept Plan Application comprises the following key features:

- Total site area of approximately 3.55 hectares.
- The legal description of the site is Lots 445-446, 450, 459-460 and 464 and Part of Lots 449 and 458 in Deposited Plan 243672.

- The site benefits from access and frontage to Washington Avenue, Kentucky Road and Vermont Crescent.
- The site has been developed for residential purposes, comprising predominantly two and three storey walk-up residential flat buildings. Some single storey garden-style apartments are located to the north, along Vermont Crescent and Kentucky Road.
- A large area of public open space (Lot 450) is located within the central part of Vermont Crescent. The public open space currently comprises turf with a few scattered trees – there is no street furniture, play equipment or other embellishments.
- The ownership of the land within the development site is described as follows:
  - Housing NSW – the majority of land within the development site area is owned by Housing NSW.
  - Canterbury City Council – Lots 450 and 459 are owned by Canterbury City Council with a caveat stating that they are public reserves. A land swap arrangement is currently being negotiated between the relevant parties to facilitate the proposed residential redevelopment of Lot 459. Canterbury City Council is also the local roads authority.
  - Energy Australia - Lot 464 comprises an electricity substation that is owned by Energy Australia.

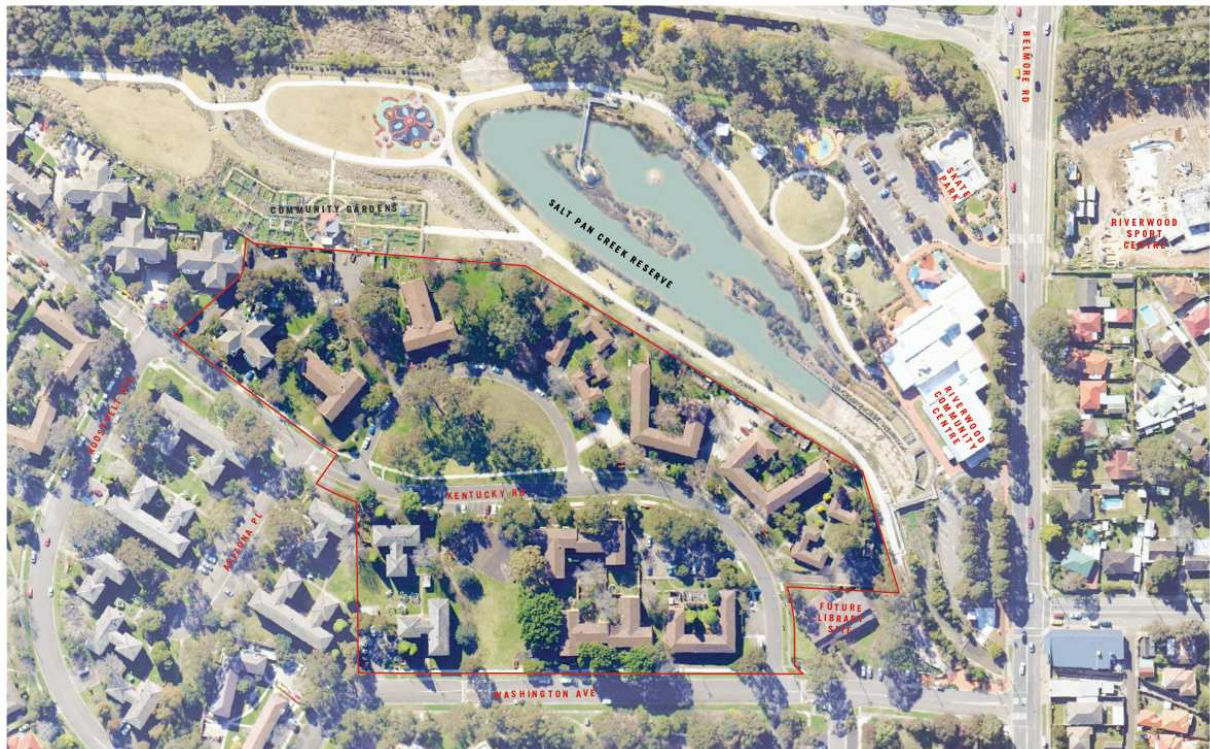
The land within the Phase 1 Project Application site is described as follows:

- The site is located on the western corner of Washington Avenue and Kentucky Road, Riverwood.
- The legal description of the site is Part of Lot 446 and Lot 460 of Deposited Plan 243672.
- Phase 1 has a developable area of 4,058m<sup>2</sup>, which excludes the proposed garden square and the existing and proposed road network.
- The land that is affected by the proposed Phase 1 development has previously been developed for residential purposes.
- The land within Phase 1 is owned by Housing NSW and Energy Australia (as described previously with regard to the Concept Plan application).

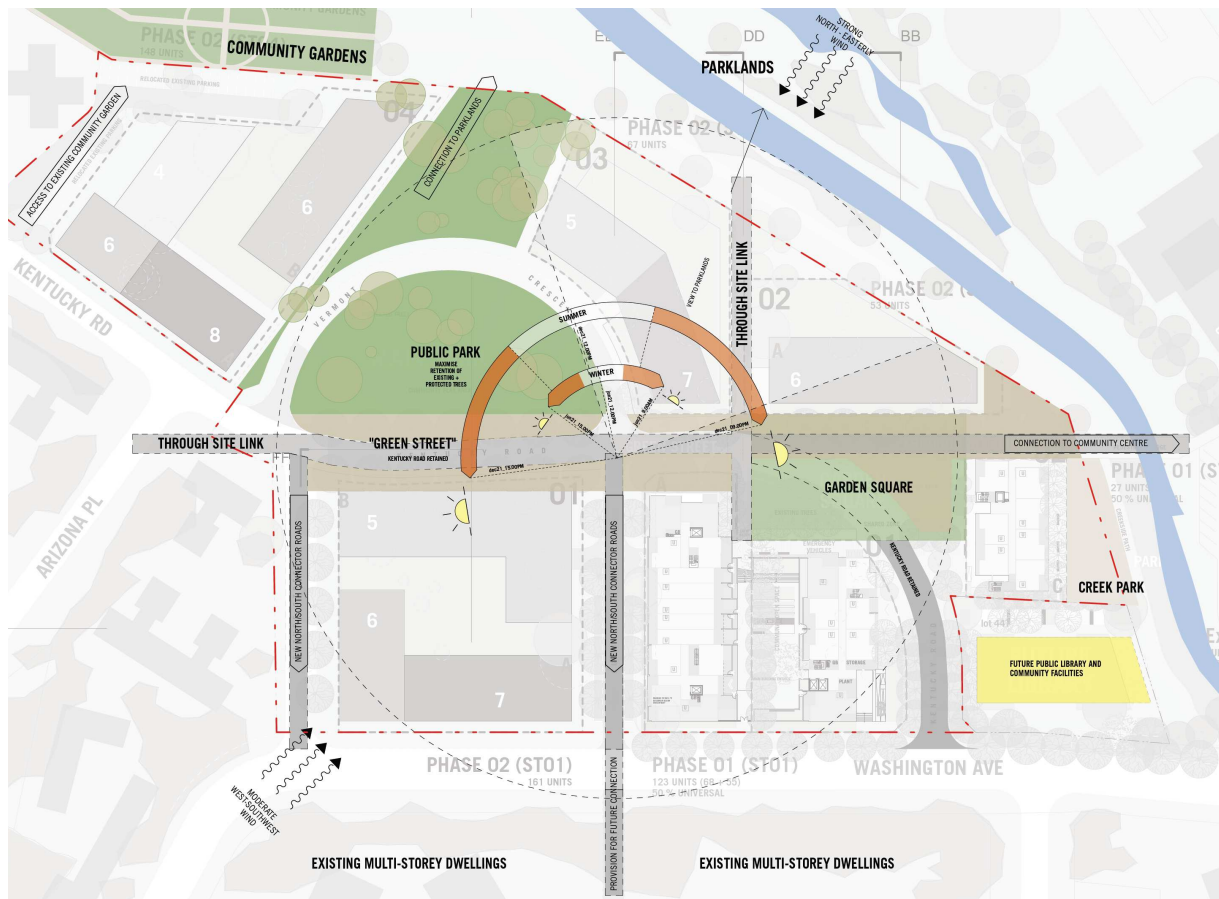
A Site Aerial Plan is provided as **Figure 5** and a Site Analysis Plan is shown as **Figure 6**.



**Figure 5 – Site Aerial Plan (Turner + Associates)**



**Figure 6 – Site Analysis Plan (Turner + Associates)**



## 3 Development Description

### 3.1 Concept Plan Application

The Concept Plan application will seek consent for the staged construction of approximately 650 dwelling units with ancillary car parking, landscaping, stormwater management, site works and services. A reduced sized copy of the Indicative Concept Plan is provided as **Figure 7** below. An A3 sized copy of this plan is held as **Appendix A**.

**Figure 7** – Indicative Concept Plan



The proposal comprises the following key components:

- Staged construction of a mixture of social and privately owned dwellings, comprising 150 social housing units for seniors and approximately 500 dwelling units available for private purchase. The proposed dwellings will be in the form of residential flat buildings, up to nine storeys, including a car parking level which may be partially above and partially below ground level.
- Ancillary on-site car parking and landscaping, site works and infrastructure upgrades, including:
  - Public domain works, including retention and upgrade of the existing central park, construction of a garden square, supplementary street tree planting, street furniture and the like.
  - Improvements to the existing road network, including additional north-south accessways to improve through-site connections and pedestrian permeability.
  - Stormwater management works, including water quantity and quality treatment.
  - Site remediation works (if required, to be confirmed).
- Staging of the dwelling construction and associated works, which is anticipated to be undertaken within nine years.



A land swap arrangement is currently being negotiated to facilitate the proposed residential redevelopment of Lot 459, which is currently owned by Canterbury City Council and vested as a public reserve. The proposed land swap will include creation of an additional public open space connection through to Salt Pan Creek Reserve on land that is currently owned by Housing NSW (Part of Lot 445 in DP 243672), providing a net public benefit for the local community.

### 3.2 Phase 1 Project Application

The Project Application will seek approval for a super lot subdivision, the first phase of construction (being the social housing dwelling units) and the associated site works. A reduced sized copy of the Indicative Phase 1 development plan is provided as **Figure 8** below. An A3 sized copy of this plan is held as **Appendix B**.

**Figure 8** – Indicative Phase 1 Development Plan



The key features of the Phase 1 development are described below:

- Super lot subdivision to create development lots.
- Three residential flat buildings (referred to as Buildings A, B and C on the Concept Plan drawings) will accommodate 150 dwellings and two communal rooms for residents. A mixture of dwelling types will be provided to meet the local demands for social housing, comprising approximately 80% one bedroom units and 20% two bedroom units.
- The proposed buildings will be up to nine storeys in height, including eight residential storeys and a car parking level within Buildings A and B and four residential storeys within Building C.
- A communal open space area will be provided between Buildings A and B. The open space to the rear of Building C may be used by residents within this building or in association with the future potential library on the adjacent lot (which is located outside of the boundaries of the Concept Plan and Project Application and does not form part of the current proposal).
- Communal car parking areas will be provided below Buildings A and B for a total of 15 vehicles, which is consistent with Housing NSW provisions for this type of housing. Vehicle access to the car



park below Building A will be via the new accessway to the west of the building. Vehicle access to the car park below Building B will be provided via Kentucky Road. Emergency vehicle access will be provided along the northern side of Buildings A and B, providing direct access to the lift lobby and ground floor apartments within Building A and the community room on the ground floor of Building B.

- The buildings are to be designed to be suitable for aged persons, however, the building will not be limited to Seniors Living. Lift access or level access will be provided to all units. Access to the main entry doors of each of the buildings will be via stairs and disabled access ramps.
- A garden square will be constructed on Kentucky Road between Buildings B and C. The garden square treatment will include a paved raised threshold on Kentucky Road to reduce speed limits. Seating, tree planting, gardens and irrigated lawns will be provided in the open space areas on either side of the road reserve.

## 4 Planning Context

### 4.1 Strategic Planning Policies

#### 4.1.1 NSW State Plan

The *NSW State Plan* includes eight key action areas, of which five are relevant to the proposed development. The compliance of the proposal with each of these matters is described below:

- **Better transport and liveable cities** – the site is well located in close proximity of Bankstown and Hurstville via regular bus services. The proposed increase in the density and diversity of housing within walking distance of local services, public transport and public open space is considered entirely appropriate and consistent with the State Plan objectives.
- **Green state** – the proposed development is anticipated to incorporate a variety of environmental initiatives to facilitate an efficient use of resources, as well as the minimisation and management of waste in the construction and occupation phases of the development.
- **Keeping people safe** – it is anticipated that the proposed development will incorporate a variety of Crime Prevention Through Environmental Design measures to minimise the opportunity for crime.

Overall, it is considered that the proposed development aligns with the policy objectives outlined in the NSW State Plan.

#### 4.1.2 Sydney Metropolitan Strategy – City of Cities

The proposed development will contribute to achieving a number of key aims outlined in the *Sydney Metropolitan Strategy*, including:

- **Containing Sydney's urban footprint** – the renewal of an existing residential area will provide for the additional dwellings required to house Sydney's growing population while avoiding impacts on non-urban land.
- **Providing fair access to housing, jobs, services and open space** – the proposal will increase the number of dwellings within close proximity of existing infrastructure and services, which is also a key component of the NSW State Plan.

The Metropolitan Strategy established a target of 35,000 additional homes within the South subregion by 2031. This equates to 7.8% of housing growth within Sydney and a significant decrease in the subregion's share of total housing within Sydney from 16% in 2004 to approximately 6% on 2031.

#### 4.1.3 Draft Subregional Strategy for South Subregion

The Canterbury local government area (LGA) is scheduled to accommodate 7,100 of the 35,000 additional homes to be located within the South subregion. All dwellings are to be located within existing urban areas, taking into account the absence of new release areas within the subregion.

The proposal is entirely consistent with the provisions of the *Draft Subregional Strategy for South Subregion* as summarised below:

- The site is located within walking distance of high frequency bus services along Belmore Road, including Routes 940 and 945 – Bankstown to Hurstville. An additional service travels through the development site along Kentucky Road (Route 944). The site is located within 30 minutes by public transport of two Strategic Centres (Bankstown and Hurstville) via these bus services.
- The proposal will provide for a mixture of dwellings, including social housing units for seniors, to meet the changing demands of the local population. The provision of affordable housing provision will benefit the local community and create the potential to meet the needs of a range of occupations and households.

- Redevelopment of Housing NSW properties is encouraged to better match tenant needs in terms of dwelling size, location and special requirements while implementing best practice urban design.

Riverwood is nominated as a 'Small Village' in terms of the Centres hierarchy within the Draft Subregional Strategy. A 'Small Village' is defined in the Draft Subregional Strategy as '*A small strip of shops and adjacent residential area within a 5 to 10 minute walk. Contain between 800 and 2,700 dwellings*'.

The South subregion has identified three Strategic Centres – the Major Centres at Hurstville and Kogarah and the Specialised Centre at Sydney Airport. The site is also located within close proximity of the Strategic Centres of the Central West subregion, including the Major Centre of Bankstown and the Specialised Centre of Bankstown Airport-Milperra.

#### 4.1.4 Canterbury City Strategic Plan 2008–2017

This ten year strategic plan is intended to set the long term direction for the Canterbury LGA through directions based around five main themes:

- Attractive City - good looking infrastructure, transport alternatives that work and prosperous local economy.
- Stronger community - Safety and health, Access to responsive services and Celebration of diversity.
- Healthy environment - Sustainable urban development, Responsible use of resources and Healthy natural environment.
- Strategic leadership - Healthy finances, Engaged community and Effective governance.
- Improving organisation - Efficient services, Responsible employer and Well maintained equipment.

The proposed development is considered consistent with the above themes and strategic directions, taking into account the following:

- The site is well located in close proximity to established public transport services that connect to the Major Centres, as previously discussed in **Section 4.1.3** above.
- The proposed renewal includes an range of upgrades within the public domain, with supplementary tree planting, public open space embellishments and a raised threshold treatment in Kentucky Road to improve pedestrian safety.
- Improved pedestrian permeability and connections to the public open space seek to encourage walking and a healthier lifestyle for existing and future residents.
- The proposed housing will increase the diversity of housing within the area and responding to the changing demographics such as an ageing population.
- The buildings have been sited and designed to address safety and security, including passive surveillance of the public domain and clearly defined property boundaries.

## 4.2 State, Regional and Local Planning Controls

### 4.2.1 Environmental Planning and Assessment Act 1979

This report has been prepared in accordance with the provisions of Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) .

The Director-General is requested to issue the relevant Environmental Assessment Requirements to inform the preparation of an Environmental Assessment to accompany the Concept Plan in accordance with Section 75F of the Act.

A declaration has already been sought from the Minister for Planning that the proposal is a Part 3A Project, taking into account the provisions of Clause 6 and Schedule 1 of *State Environmental Planning Policy (Major Development) 2005* and Section 75B of the Act. Further, authorisation has already been sought from the Minister for Planning for the preparation of an application for Concept Plan approval in accordance with Section 75M of the Act.

#### 4.2.2 State Environmental Planning Policy (Major Development) 2005

The Major Development SEPP lists the types and classes of development that may be considered as Part 3A projects. Group 5 of Schedule 1 includes:

*13 Residential, commercial or retail projects*

- (1) *Development for the purpose of residential, commercial or retail projects with a capital investment of more than \$100 million.*

The proposed development comprises a residential project with a capital investment value of approximately \$250 million. Accordingly, the proposed works exceed the minimum threshold prescribed within the Major Development SEPP and can be considered as a Major Project under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979.

#### 4.2.3 State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings

The proposed redevelopment includes over four dwellings within buildings that are three storeys or more. As such, the provisions of *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings* (SEPP 65) will apply to the proposal.

The conceptual development plans have been prepared to take into account the relevant provisions of SEPP 65, including open space, solar access, privacy and the like. The Project Application for Phase 1 and the future phase(s) will include detailed architectural drawings prepared by an appropriately qualified architect that satisfactorily address the provisions of the Residential Flat Design Code.

#### 4.2.4 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX)* will not apply to the Concept Plan application, however, it will need to be satisfied in order to obtain a Project approval for Phase 1.

The proposed siting and layout of the future buildings has been designed with BASIX provisions in mind, including solar access and natural ventilation, to enable BASIX certificates to be obtained for the future dwellings.

#### 4.2.5 State Environmental Planning Policy (Affordable Rental Housing) 2009

Demolition of the existing residential flat buildings and structures is to be undertaken in accordance with the Affordable Rental Housing SEPP.

Clause 40 enables demolition to be undertaken by Housing NSW without development consent, providing the relevant criteria listed in Clause 40 can be met. The demolition would ordinarily be permitted with consent so Clause 40 applies. Further, none of the exceptions listed in subclause 40(2) apply, noting that Division 5 is irrelevant to the proposal, the exempt/complying provisions only apply to demolition of single dwellings and the development is not subject to a current project approval issued under Part 3A. Subclauses (4) and (5) are irrelevant.

Based on the above, approval is not sought for the required demolition works within the Concept Plan or Stage 1 Project Applications.

#### 4.2.6 State Environmental Planning Policy (Infrastructure) 2007

Section 104 of the *State Environmental Planning Policy (Infrastructure) 2007* requires a consent authority to refer a 'traffic-generating development' to the NSW Roads and Traffic Authority and consider the following matters in determining the application:

- Any submission received from the RTA within 21 days after the referral was issued.
- Accessibility of the site, including efficiency of movement, opportunity for multi-purpose trips and measures to reduce car reliance.
- Potential traffic safety, road congestion or parking implications.

The proposed development includes over 300 dwellings and accordingly, it is anticipated that the Concept Plan application will be referred to the RTA for comment.

The application is also likely to be referred to the relevant electricity supply authority, having regard to the potential impacts (and possible relocation) of the proposed redevelopment on the electricity substation located on the lot owned by Energy Australia.

#### 4.2.7 State Environmental Planning Policy No 55 – Remediation of Land

*State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55) seeks to ensure remediation of contaminated land is undertaken to minimise the risk of harm to human health. Clause 7 of SEPP 55 requires that a consent authority must consider whether land is contaminated prior to issuing development consent.

The Environmental Assessment will include a Preliminary Environmental Investigation to identify if there is any soil contamination on the site. If contamination is found, the Preliminary Environmental Investigation report will outline further environmental investigations to be undertaken as part of the documentation to support future Project Applications to ensure the site is suitable for its proposed use.

#### 4.2.8 Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

*Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment* became a deemed State Environmental Planning Policy (SEPP) under Division 2, Part 3 of the *Environmental Planning and Assessment Act 1979* on 1 July 2009, and applies to the Concept Plan.

The Environmental Assessment will have regard to the Planning Principles contained within Part 2 of the deemed SEPP, including:

- Acid sulphate soils.
- Flooding.
- Land degradation.
- Urban/stormwater runoff.
- Urban development areas.
- Wetlands.

Consideration will also need to be given to the 'Housing Development' measures listed in the Planning Control Table, including:

- Compliance with the goals and key principles of the Metropolitan Strategy.
- Adequacy of existing services.
- Compliance with Council stormwater management plans and erosion and sediment controls during constructions.

- Treatment of urban runoff including preventing nutrients, oils and greases, animal wastes, detergents and other pollutants from car washing and general litter entering into the Georges River or its tributaries.
- Landscaping and minimisation of hard surface areas to reduce urban runoff, reuse of treated waste water and the utilisation of appropriate water conservation practices.
- Cumulative environmental impact of urban runoff on the Georges River or its tributaries.

#### 4.2.9 Canterbury Planning Scheme Ordinance

The site is zoned Residential 2(c4) under the provisions of the *Canterbury Planning Scheme Ordinance* (PSO). The proposed development is classified as 'multiple unit housing' which is defined as:

*"Multiple unit housing" means a group of 3 or more dwellings (whether or not attached), but does not include multiple dwellings comprising town houses or villa homes.*

Multiple unit housing is permitted in the Residential 2(c4) zone with the development consent of Council in accordance with the provisions of the PSO.

Other relevant provisions of the PSO are summarised as follows:

- *Clause 32(d) - Dual occupancy, multiple unit housing; town house, or villa home* – the consent authority must take into account a code for the erection of multiple unit housing buildings adopted by resolution of Council.
- *Clause 40 - Preservation of trees* – development consent will be sought for the removal of any trees, as required to accommodate the proposed development.
- *Clause 44 – Floor space ratios* – a maximum floor space ratio of 0.75:1 generally applies within the 2(c4) zone.
- *Clause 45 – Height of buildings* – development consent is required for any building that is over two storeys.
- *Clause 62L Subdivision of dual occupancy land within Zones Nos 2(a), 2(b), 2(c1), 2(c2), 2(c3), or 2(c4)* – a minimum 7.5 metre street frontage is required for any allotment on which a dwelling is to be located.

The Environmental Assessment will document any non-compliances with the above provisions, including the maximum floor space ratio control that generally applies to residential development within the 2(c4) zone.

#### 4.2.10 Development Control Plans

The site is affected by a number of Development Control Plans and local planning codes and policies that are relevant to the site and the proposed development. These include:

- *Development Control Plan No 13 - Multiple Unit Housing*
- *Development Control Plan No 37 - Energy Smart Homes Policy*
- *Development Control Plan No 51 – Access and Mobility and Disability Access Checklist*
- *Development Control Plan No 20 - Car Parking*
- *Development Control Plan No 29 - Crime Prevention through Environmental Design*
- *Development Control Plan No 45 – Landscaping and Front Fences Code, Stormwater Management Manual and Stormwater Management Manual - Specification 9 A Guide for Stormwater Drainage Design*
- *Development Control Plan No 30 - Subdivision of Land*

- *Development Control Plan No 48 - Waste Management*
- *Contaminated Lands Policy*

Each of the relevant matters will be considered in the preparation of the Environmental Assessment for the Concept Plan and Phase 1 Project Application. It is anticipated that particular consideration will need to be given to the compliance of the proposed residential flat buildings with DCP 13 and the car parking provisions contained in DCP 20.

### 4.3 Draft Local Planning Controls

There are no draft local planning controls that are relevant to the site and/or the current proposal. It is understood that the general studies undertaken by Council over the last five years have been used to inform the preparation of a Draft Local Environmental Plan (LEP) in the standard template format.

However, the preparation of the Comprehensive LEP has been placed on hold as the Canterbury LGA is not included within the priority list of Councils for gazettal of a Comprehensive Local Environmental Plan for the by 2011.

### 4.4 Canterbury City Section 94 Contributions Plan 2005

*Canterbury City Section 94 Contributions Plan 2005* (Section 94 Plan) levies a range of contributions for residential development within the LGA. The required levies depend on the size of the dwelling – small (less than 60m<sup>2</sup> and no more than one bedroom), medium (60-90m<sup>2</sup> and no more than two bedrooms) and large (greater than 90m<sup>2</sup> and over two bedrooms).

It is anticipated that a range of dwellings will be proposed within the Concept Plan application, including predominantly small dwellings within Phase 1 and a mixture of small and medium dwellings within the future phases.

**Table 1 – Section 94 Contributions – Residential Development**

	Small Dwelling		Medium Dwelling		Large Dwelling	
	Base Levy	CPI Adjusted	Base Levy	CPI Adjusted	Base Levy	CPI Adjusted
Open Space Acquisition	\$3,099.84	\$3,464.57	\$4,456.02	\$4,980.32	\$6,780.90	\$7,578.77
Recreation Facilities	\$520.23	\$581.44	\$747.83	\$835.82	\$1,138.00	\$1,271.77
Community Facilities and Services	\$1649.50	\$1,843.58	\$2,371.16	\$2,650.16	\$3,608.29	\$4,032.85
Environmental Amenity Improvements	\$642.43	\$718.03	\$923.50	\$1,032.16	\$1,405.32	\$1,570.67
Traffic Control and Management	\$109.43	\$122.30	\$157.31	\$175.83	\$239.38	\$267.55
<b>Contribution (per dwelling)</b>	<b>\$6,021.43</b>	<b>\$6,729.92</b>	<b>\$8,655.81</b>	<b>\$9,674.29</b>	<b>\$13,171.89</b>	<b>\$14,721.75</b>

It is anticipated that a Draft Statement of Commitment will be included for payment of Section 94 contributions in accordance with the above plan or the negotiation of a voluntary planning agreement for an amount equivalent to or greater than the relevant Section 94 contribution.

## 5 Key Issues

### 5.1 Built Form and Urban Design

Turner + Associates Pty Ltd has been engaged to prepare the development plans that will accompany the Concept Plan application and the architectural drawings for the Phase 1 Project Application.

A number of key design principles are proposed to improve the relationship and definition between the public and private spaces and provide new clarity in the site planning. These include:

- Enhanced north-south connections to improve pedestrian permeability and link the public open space to the north with the site and the residential areas to the south.
- A strong sense of public realm with formalised public spaces, well defined by community facilities.
- A clearly defined east-west link to connect the existing public open space, the proposed garden square and the community centre.
- Redefinition of the existing street edges to create structured development parcels that can deliver well-structured street edge buildings, better definition of the streets, improved passive surveillance and increased site permeability.
- Creation of internal communal open spaces that serve the existing and future residents, providing a strong sense of ownership and identity.
- Provision of a stronger connection to Salt Pan Creek Reserve through delivery of a generous new park.
- Creation of a garden square and through site link to achieve a pedestrian prioritised zone and a sense of place within the heart of the development.
- A hierarchy of buildings that enable view sharing, good solar access and engagement with public space.

### 5.2 Open Space and Landscaping

Turf Landscape Architecture & Urban Design has been engaged to prepare the landscape concept for the renewal site and the landscape design for the Phase 1 development.

The preliminary work undertaken in association with the project bid has identified a number of key design initiatives that seek to work as an integrated set of strategies to deliver a high quality landscape and public domain – one that connects strongly with the local community and builds upon the existing open space amenity. These initiatives include:

- Central park - activate the existing public open space through recreational opportunities, such as; play equipment, seating, shade structure, irrigated lawns, mass planted garden beds, basketball hoops etc.
- Green streets - incorporate current green street principles throughout existing streets via supplementary street tree and front garden planting to:
  - Reduce the urban heat island effect.
  - Increase carbon sequestration.
  - Extend the rich and diverse vegetation of the area.
  - Create shaded corridors for vehicles and pedestrians.



- Garden square – provide a formalised ‘garden square’ with seating, tree planting, gardens and irrigated lawns to strengthen open space relationships and installation of a paved raised threshold in Kentucky Road to reduce speed limits and blend with the formal square aesthetic.
- Through site connections - provide open space connections to maximise neighbourhood permeability and community facility usage, including shaded seating and picnicking opportunities.
- Bridge link - enhance the bridge access to adjacent community centre by creating a small formal square connecting to the garden square, including paths, pavements, raised gardens, seating and lawn area.
- Wetland edge - provide additional tree planting along parkland edge to accentuate high visual quality of wetland views beneath tree canopies, and enhance recreational opportunities.
- Communal courtyards - develop high quality private residential courtyards with a focus on views to public open space and wetlands.

### 5.3 Environmentally Sustainable Development (ESD)

The proposed development will be designed to incorporate a range of ESD measures to minimise energy and water use and reduce potential greenhouse gas emissions, including:

- Innovative passive design creating good solar access and natural cross flow ventilation.
- Solar shading devices and wall and ceiling insulation.
- Solar hot water, energy efficient appliances, clothes drying areas, water efficient appliances (min. 3 Star WELS rating) and dual flush toilets.
- Rainwater harvesting for toilets and irrigation.
- Water-efficient landscaping, including planting of drought-tolerant species.
- Light motion sensors through all common areas.
- Feature elements made from recycled materials, including quality finishes in the main lobbies made from recycled timbers.
- Composting and worm farming facilities, enabling residents to enhance the experience of nearby community gardens.
- Bicycle racks for each building.

BASIX certificates will be provided for each of the buildings proposed in the Phase 1 Project Application.

### 5.4 Biodiversity

The development site has been fully developed for residential purposes and does not include any areas of remnant vegetation that would require assessment under the Threatened Species Conservation Act 1995 or Environment Protection and Biodiversity Conservation Act 1999.

It is anticipated that a tree survey will be required to document the existing trees that are likely to be retained or removed, taking into account the health of individual trees, whether they are native or exotic varieties and opportunities for additional planting to off-set any potential biodiversity impact.

No further assessment of the flora and fauna impacts is proposed in association with the Environmental Assessment for the Concept Plan and Phase 1 Project Application. However, consideration will be given to the opportunities to provide supplementary planting in the public open space, along the road reserves and within the communal open space areas. It may also be appropriate to include Water Sensitive Urban Design measures that treat the quality and quantity of stormwater flows before it is discharged off-site, potentially towards the wetlands.

## 5.5 Heritage and Archaeology

Biosis Research was previously engaged by Housing NSW to undertake a preliminary heritage and archaeological assessment of the development site. This assessment included heritage register searches to identify any previously recorded cultural heritage sites within the survey area and a site visit to assess the archaeological potential of the site. The key findings are provided below:

*The study area has been impacted in the past through the construction of the military hospital in the 1940s and later upgrades to housing. Construction of roads and installation of other services would also have contributed to the disturbance of land in this area.*

*The area was assessed to have low potential for archaeological deposit, although there is still the possibility that artefacts are present in this area. No surface artefacts were present at the site.*

*During the site visit, Ian Edwards, from the GLALC, identified several mature gum trees as being of cultural significance to Aboriginal people. He expressed concern that these trees might be affected by the proposed development. He did not identify any other archaeological or cultural values within the study area.*

*The proposed development site at Riverwood North is located within the boundaries of the 1943 US Army 118 General Hospital. The site visit did not reveal any evidence of historic archaeological potential, although there is the possibility that subsurface historic relics may be present.*

*No heritage landscape and streetscape values were identified in the study area.*

The report recommends that should Aboriginal objects and/or historic relics be encountered during works, all works are to cease in the vicinity of the find and an Aboriginal and/or historic archaeologist be contacted to assess the find. The Gandangara Local Aboriginal Land Council has also requested that the native gum trees at this site are not disturbed during works.

It is not proposed to undertake any additional assessment (or consultation) as part of the Environmental Assessment, having regard to the findings and recommendations of this report. A Draft Statement of Commitment (or Commitments) will be included to incorporate each of the recommendations provided within the Biosis report.

## 5.6 Sustainable Transport, Traffic, Access and Car Parking

Varga Traffic Planning Pty Ltd has been engaged to assess the potential transport, traffic and parking implications of the proposed hospital additions, including:

- Transport Management and Accessibility - travel mode goals will be established to encourage the use of nearby rail and bus services and identify opportunities to improve the pedestrian permeability of the site and pedestrian/bicycle linkages to the retail and commercial services to the south.
- Traffic Generation and Road/Intersection Capacity - the projected future traffic generated by the additional residential dwellings will be assessed in the context of the travel mode goals, including the staging of the development.
- Parking and Servicing - the projected future demands for car parking will be assessed having regard to established Housing NSW criteria, Council's DCP and the travel mode goals.

Each of the above matters will be addressed within the Environmental Assessment, with appropriate consultation between the proponent and the Roads and Traffic Authority to ensure that their issues are satisfactorily addressed.

## 5.7 Stormwater and Flooding

Warren Smith & Partners has been engaged to review the existing stormwater arrangements (including identification of the relevant stormwater catchment, pre-development flows and discharge points) and undertake post-development stormwater modelling, with recommendations to mitigate any potential water quality and quantity impacts.

It is anticipated that this work would include consultation with relevant officers from Canterbury City Council to establish the general local requirements and Housing NSW to confirm their standard requirements.

## 5.8 Site Contamination

JBS Environmental has been engaged to undertake a Phase 1 environmental site investigation for the entire site in association with the Concept Plan application. This study will identify whether there are any potential issues that may require further investigation during the preparation of the Project Application(s) for future phases.

A Phase 2 environmental site investigation, including soil testing, will be undertaken for the Project Application for Phase 1. This study will confirm whether the site is suitable for ongoing residential use and identify any potential issues that may require remediation.

## 5.9 Waste Management

A waste management statement will be prepared outlining the waste management systems which will be in place and applied throughout the development process. This statement will address the construction of each phase of the proposal.

Details of the operational waste management will be provided with each subsequent Project Application for the phase of development.

## 5.10 Utility Servicing

It is proposed to consult with each of the relevant utility/service providers and relevant emergency services to ensure that any potential requirements arising from the development can be met, as outlined below:

- Water: consultation will be undertaken with Sydney Water to determine whether the likely water demands can be met by the current infrastructure. This assessment will factor in any initiatives to reduce water demand (eg on-site stormwater retention and re-use, water efficient fixtures, etc).
- Sewer and Trade Waste: consultation will also be undertaken with Sydney Water to determine whether the current sewer and waste water systems are adequate.
- Power and Telecommunications: consultation will be undertaken with the relevant authorities to ensure that adequate services are available through the existing services and/or proposed upgrades.
- Gas: calculations will be carried out to confirm the existing gas supply will be adequate and/or if any upgrades will be required to enable the staged development of the proposed facility.

## 5.11 Social Impacts

An appropriately qualified social planning consultant will be engaged to consider the potential social impacts and infrastructure requirements associated with the proposed renewal, including:

- Social Impact Review - issues that may be considered as part of the Social Impact Review could include dislocation of residents during the construction phase, future social mix, safety and crime,

accessibility and social infrastructure, services and facilities. The final report would document the findings including identification of any mitigation measures and monitoring mechanisms to minimise any negative impacts or enhancement of positive impacts.

- Social Infrastructure Audit – this would include a review of the current facilities, services, recreation and open space in and around the estate, demographic data and any previous consultation. The analysis would take particular note of the culturally and linguistically diverse as well as the current and future resident and household types. The final report would provide specific recommendations for provision that can be used as the basis for Section 94 negotiations and will be subject to rigorous economic analysis.

It is anticipated that the above work will ensure that the specific facilities and spaces proposed within the Concept Plan application will be used and ultimately viable in the long term, providing a high quality and enjoyable living environment for all future residents.

## 5.12 Stakeholder Consultation

Ongoing discussions and briefings have been held with Housing NSW, the Minister for Housing, the Member for Lakemba and Canterbury Council regarding the proposed renewal of Riverwood North. Preliminary discussions have also been held with the Department of Planning regarding the request for a Clause 6 declaration and the likely assessment process for Concept Plan and Stage 1 Project Application.

Further to the above consultation with government, briefing sessions have been held with key community stakeholders and existing social housing tenants to provide information regarding the proposed renewal. A website ([www.riverwoodnorth.com.au](http://www.riverwoodnorth.com.au)) has also been established to provide information and seek input from the community regarding the proposed development plans.

It is anticipated that further consultation will be undertaken once the Clause 6 declaration has been made by the Minister and the Environmental Assessment documentation has been advanced. This process is anticipated to include:

- An information display at the Riverwood Community Centre and consultation workshops with social housing tenants, both from within the renewal area and surrounding areas.
- Liaison with State and local government authorities, including:
  - Department of Planning.
  - Roads and Traffic Authority.
  - Canterbury City Council.
- Discussions with servicing authorities, including Sydney Water, Integral Energy and the like.

## 6 Summary

This Preliminary Environmental Assessment has been prepared on behalf of Housing NSW and is submitted to the Minister of Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Major Development) 2005.

The Minister for Planning has previously been requested to declare, under the provisions of Clause 6, that the proposed development is a type of development to which the provisions of Part 3A applies. The Minister for Planning has also been requested to authorise the preparation of a Concept Plan in accordance with the requirements of Section 75M of the Environmental Planning and Assessment Act 1979.

This report has described the proposal in greater detail and Housing NSW formally request that the Director-General of the Department of Planning issue the relevant Environmental Assessment Requirements for the Concept Plan in accordance with Section 75F of the Environmental Planning and Assessment Act 1979.

# Appendix A      Indicative Concept Plan

## Appendix B      Indicative Phase 1 Development Plan

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