



Planning

10 December 2010

Contact: Megan Fu
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Our ref.: MP 10_0186

Mr David Hoy
Director
Urbis
GPO Box 5278
SYDNEY NSW 2001

Dear Mr Hoy

Subject: Director-General's Requirements for Airds Bradbury Urban Renewal Project (MP 10_0186)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide two hard copies and two electronic copies¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

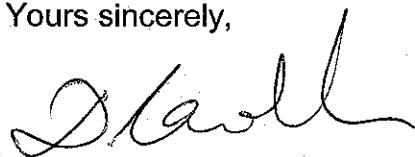
If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Megan Fu, can be contacted on 9228 6531 or via email at megan.fu@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Cavallo', with a stylized, flowing script.

Daniel Cavallo

A/Director

Government Land and Social Projects

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 10_0186
Project	Airds Bradbury Urban Renewal Concept Plan
Location	Airds-Bradbury, Campbelltown
Proponent	Housing NSW
Date issued	10 December 2010
Expiry Date	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the Proponent must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No 65—Design Quality of Residential Flat Development; • State Environmental Planning Policy No 44 – Koala Habitat Protection; • NSW State Plan; • Sydney Metropolitan Strategy 'City of Cities'; • Draft South-west Subregional Strategy; • Campbelltown (Urban Area) Local Environmental Plan 2002; • Relevant Development Control Plans; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Built Form and Urban Design <ul style="list-style-type: none"> • Height, bulk and scale of the proposed development within the context of the locality and adjoining residential and retail development; and • Details of the proposed open space and landscaped areas with specific consideration of Crime Prevention through Environmental Design. 3. Environmental and Residential Amenity <ul style="list-style-type: none"> • Impacts of the proposal on solar access, acoustic privacy, visual privacy, view loss and wind impacts (within the site and on surrounding development); and • Details of the measures to be implemented to achieve a high level of environmental and residential amenity.

4. Staging

Details regarding the staging of the proposed development, including information regarding the current and future Project Applications and the extent of works proposed for each application.

5. Transport and Accessibility Impacts

Provide a Transport & Accessibility Study prepared with reference to the Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan, Healthy Urban Development Checklist, Service Planning Guidelines – Sydney Contract regions, and the RTA's Guide to Traffic Generating Development, considering the following:

- Provide an analysis of public transport provisions, walking and cycling connections within the vicinity of the proposed site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access including the potential for improving accessibility to and from the site and connections to the wider region via sustainable transport modes and the need / associated funding for increased bus services (if required);
- Identify a hierarchy of internal road and footpath connections to support bus services and increased walking and cycling;
- Daily and peak traffic movements likely to be generated by the proposed development, including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). The traffic impact assessment should consider base models with future traffic generated by the proposal;
- Details of the proposed access, parking provisions and service vehicle movements associated with the proposed development; and
- Demonstrate a minimal provision of on site car parking for the proposed development having regard to the site's accessibility to public transport, opportunities for car sharing, local planning controls and RTA guidelines (note: The Department supports reduced parking provisions, if adequate public transport is available for access to the site).

6. Social Impact Statement

Social considerations with respect to both the existing surrounding residents and the potential new residents which may be more vulnerable members of the community. The Social and Health Impact Statement should include but not be limited, to a consideration of:

- Population characteristics - existing and expected changes;
- Cultural diversity and any specific measures / services required;
- Distribution of Housing NSW tenants and private residents and how this will be managed;
- Adequacy of existing services, social infrastructure, employment opportunities and open space – and what new services etc will be required as a result of the incoming residents; and
- How the existing community has been consulted regarding these future changes, what their perceptions are regarding any impacts on existing social, health and safety issues and how this will be managed.

7. Ecologically Sustainable Development (ESD)

Detail how the development will incorporate ESD principles in the design, construction and

ongoing operation phases of the development.

8. Contributions

Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

9. Heritage

A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual, if required.

10. Aboriginal Heritage

The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.

11. Bushfire

Demonstrate compliance with the relevant provisions of Planning for Bushfire Protection (PBP) 2006.

12. Biodiversity

Assess the biodiversity impacts of the project including:

- conducting a field survey and documenting the findings in accordance with DECCW guidelines;
- identifying the likely impacts on threatened species, populations, endangered ecological communities and their habitats, including the Cumberland Plain Woodland, Shale - Sandstone Transitional Forest, Cumberland Plain Land Snail, Koala, Little Lorikeet and Green and Golden Bell Frog;
- identifying the extent, condition, any previous disturbance, and recovery capacity of any endangered ecological communities that will be impacted by the project and the extent of any proposed disturbance or removal;
- identifying the habitat of any threatened species including foraging, roosting, feeding and nesting trees and any proposed disturbance or removal; and
- actions taken to avoid and minimise or mitigate any identified impacts to protect the biodiversity of the area.

13. Drainage

Drainage issues associated with the proposal including stormwater and drainage infrastructure.

14. Flooding

An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

15. Utilities

In consultation with relevant agencies, the EA shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works.

	<p>16. Noise and Vibration Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project.</p> <p>17. Waste</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation; and • Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. <p>18. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.</p>
Deemed refusal period	60 days

ATTACHMENT 2

Plans and Documents to Accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • Location and height of adjacent buildings and private open space. • All levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • Traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;

	<ul style="list-style-type: none"> • location of proposed buildings envelopes; • indicative elevation plans; • the height (AHD) of the proposed development in relation to the land; • indicative changes to the level of the land by excavation, filling or otherwise. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; and • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 8 hard copies of the EA (once the EA has been determined adequate); • 8 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

ATTACHMENT 3
Government Authority Responses to Request for Key Issues
For Information Only