

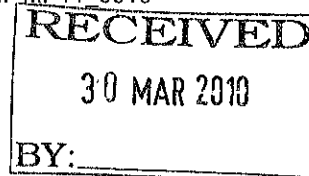


## Planning

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Mr Dan Brindle  
Director  
BBC Consulting Planners  
PO Box 438  
BROADWAY NSW 2007

Our ref.: MP11\_0010



Dear Mr Brindle

**Subject: Director-General's Requirements for Claymore Urban Renewal Project Concept Plan (MP11\_0010)**

The Director-General's Requirements (DGRs) for the above project were issued on 10 March 2011. Since then, the Department has received correspondence from the NSW Office of Water and the DGRs have been amended.

I have attached a copy of the amended 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 comments provided by the NSW Officer of Water 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 1 hard copy and 1 electronic copy<sup>1</sup> 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.

Your contact officer for this proposal, Peter McManus, can be contacted on (02) 9228 6316 or via email at [peter.mcmanus@planning.nsw.gov.au](mailto:peter.mcmanus@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Heather Warton  
Director  
Metropolitan and Regional Projects North

24/3/11

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

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

## Director-General's Requirements

### Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>	MP 11_0010
<b>Project</b>	Claymore Urban Renewal Project Concept Plan
<b>Location</b>	Cr Hume Highway and Badgally Road, Campbelltown
<b>Proponent</b>	BBC Consulting Planners
<b>Date issued</b>	24 March 2011
<b>Expiry Date</b>	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.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"><li><b>1. Relevant EPI's, policies and guidelines to be addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:<ul style="list-style-type: none"><li>• Objects of the EP&amp;A Act;</li><li>• Water Management Act 2000;</li><li>• Water Act 1912;</li><li>• State Environmental Planning Policy (Major Development) 2005;</li><li>• State Environmental Planning Policy (Infrastructure) 2007;</li><li>• State Environmental Planning Policy No.55 – Remediation of Land</li><li>• State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;</li><li>• NSW State Plan;</li><li>• Metropolitan Plan for Sydney 2036;</li><li>• South West Subregion Draft Subregional Strategy;</li><li>• Campbelltown (Urban Area) Local Environmental Plan 2002;</li><li>• Relevant Development Control Plans; and</li><li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li></ul></li><li><b>2. Built Form and Urban Design</b><ul style="list-style-type: none"><li>• Height, bulk and scale of the proposed development within the context of the locality, existing development proposed to be retained and adjoining development. Detailed envelope/height, FSR and contextual studies should be undertaken to ensure the proposal integrates with the local environment, and that the form, street layout, subdivision pattern and siting of the buildings achieve optimal design and amenity outcomes;</li><li>• Details of proposed urban design, building mass and streetscape controls for future development;</li><li>• Details of proposed open space, public domain and landscaped areas; and</li><li>• The Concept Plan shall be designed and assessed against the principles of Crime</li></ul></li></ol>

Prevention through Environmental Design (CPTED).

**3. Environmental and Residential Amenity**

- 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 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 (Construction and Operational)**

- 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, NSW Bike Plan, NSW Health's Healthy Urban Development Checklist, the Integrated Land Use and Transport policy package and the RTA's Guide to Traffic Generating Development, considering the following:
  - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
  - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access;
  - Identify potential traffic impacts during the construction stage of the project, and measures to mitigate these impacts;
  - Provide an analysis of public transport provision, expected transport mode shares based on planned future demographics, and car parking and address potential for improving accessibility to and from the town centre within the site and connections to the wider region via sustainable transport modes;
  - Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
  - 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 onsite 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 to access 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. The assessment should be given consideration to the existing adjacent local heritage listed items, 'Glenroy' and 'Hillcrest'.
- 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. This should include relevant consultation with the local Aboriginal Local Council and Native Title Claimants. The relevant contact bodies include:
    - Robyn Struab  
Chief Executive Officer  
Tharawal LALC  
PO Box 168  
PICTON NSW 2571
    - Glenda Chalker  
Cubbitch Barta Native Title Claimants Aboriginal Corporation  
55 Nightingale Road  
PHEASNATS NEST NSW 2574
- 11. Drainage**
- The EA shall address drainage issues associated with the proposal including stormwater and drainage infrastructure.

## **12. 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.

## **13. 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.

## **14. Riparian Land**

- The EA shall assess and provide details on:
  - All watercourses and riparian land on the site (including watercourses and riparian lands located offsite that could be potentially affected by the proposal) including:
    - (a) scaled plans;
    - (b) the location of all watercourses;
    - (c) top of bank;
    - (d) minimum riparian corridor widths (measured from top of bank) to be protected and enhanced;
    - (e) the boundary of the site; and
    - (f) the footprint of the proposal in relation to the watercourses and riparian areas.
  - Potential impacts of the proposal on any watercourses and riparian areas, including areas of disturbance; and
  - Safeguard measures to mitigate impacts, contingency plans for the remediation and rehabilitation of riparian areas in the event of potential adverse impacts and the long term management of the riparian lands.

## **15. Biodiversity**

- Assess biodiversity impacts of the project in accordance with Department of Environment, Climate Change and Water's (DECCW) guidelines, including:
  - A field survey of the site should be conducted and documented;
  - Assessment, evaluation and report on the likely impacts on threatened species, populations, endangered ecological communities (EEC) and their habitats, including, but not limited to, Cumberland Plain Woodland (CPW), Cumberland Plain Land Snail, Sydney Plains Greenhood and Spiked Rice-flower;
  - Identify any remnant EEC on site, including a description of their condition, disturbance history and recovery capacity and extent of any proposed EEC to be disturbed and/or removed;
  - Identify the area of any hollow-bearing, foraging, roosting, feed and nesting trees proposed to be removed and/or modified;
  - A description of the measures that will be taken to avoid or minimise impacts or compensate for unavoidable impacts of the project on any threatened species, population or ecological communities.
- The assessment should clearly identify any relevant Matters of National Environmental Significance and whether the proposal has been referred to the Commonwealth or

already determined to be a controlled action under the Commonwealth EPBC Act.

#### **16. Groundwater**

- The EA shall identify whether there will be below ground works and deep excavations associated with the urban renewal and if the proposal is likely to intercept groundwater. Any part of the development that intercepts or uses groundwater may require a water license under Part 5 of the *Water Act 1912*. the NSW Office of Water will assess the need for a licence when more detailed groundwater assessment information is provided at project application stage.
- All proposed groundwater works, including bores for the purposes of investigation, extraction, dewatering, testing or monitoring must be identified in the proposal and an approval under the relevant water legislation be obtained from the NSW Office of Water prior to their installation.
- The EA should provide details on the presence and distribution of Groundwater Dependant Ecosystems (GDEs) in the vicinity of the site and:
  - Demonstrate that the proposed development would maintain natural patterns of groundwater flow and not disrupt groundwater levels that are critical to GDEs;
  - Identify any potential impacts on GDEs as a result of the proposal including:
    - the effect of the proposal on the recharge to groundwater systems;
    - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
    - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
  - Provide safeguard measures for any GDEs.

#### **17. Noise and Vibration**

- Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise and vibration impacts of the project, in accordance with the *NSW Interim Construction Noise Guidelines* and *NSW Industrial Noise Policy* and relevant guidelines. The assessment shall have regard to the impact from both the Hume Highway and Badgally Road on the Concept Plan and include details of any required acoustic attenuation methods.

#### **18. Waste**

- Identify, quantify and classify the likely waste streams to be generated during construction and operation, in accordance with the DECCW's *Waste Classification Guidelines (2008)*, including:
  - Preparation of a stage one contamination report that identifies potential contamination sources and potential hotspots and details the methods and processes to be adopted to address hazardous building materials during civil and other works;
  - How wastes identified will be handled and managed onsite, during removal and during off site transportation to a lawful facility;
  - Provision of statements demonstrating compliance with relevant DECCW waste handling and disposal requirements; and
  - Outline of contingency plans for any event that affects operations at the site that may result in environmental harm.

	<ul style="list-style-type: none"> <li>Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> </ul> <p><b>19. Consultation</b></p> <ul style="list-style-type: none"> <li>Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.</li> </ul>
<b>Deemed refusal period</b>	60 days

## Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>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;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>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 Projects SEPP; and</li> <li>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.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• Location and height of adjacent buildings and private open space.</li> <li>• All levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> 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).</li> <li>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>relation to the boundaries of the land and any development on adjoining land;</li> <li>location of proposed building envelopes and indicative elevation plans;</li> <li>the height (AHD) of the proposed development in relation to the land;</li> <li>indicative subdivision layout and proposed lot sizes and configurations;</li> <li>location and details of new roads and pedestrian routes; and</li> <li>indicative changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>Other plans:</b></p> <ul style="list-style-type: none"> <li><b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</li> <li><b>Geotechnical Report</b> – 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;</li> <li><b>View Analysis</b> - 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;</li> <li><b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site;</li> <li><b>Shadow diagrams</b> 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; and</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>6 hard copies of the EA (once the EA has been determined adequate);</li> <li>6 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>