



town planners



Scoping Report for Project Plan Application

Sandon Point

Prepared for: Stockland
Project No: 5565H
Date: February 2007



Scoping Report for Project Plan Application Sandon Point

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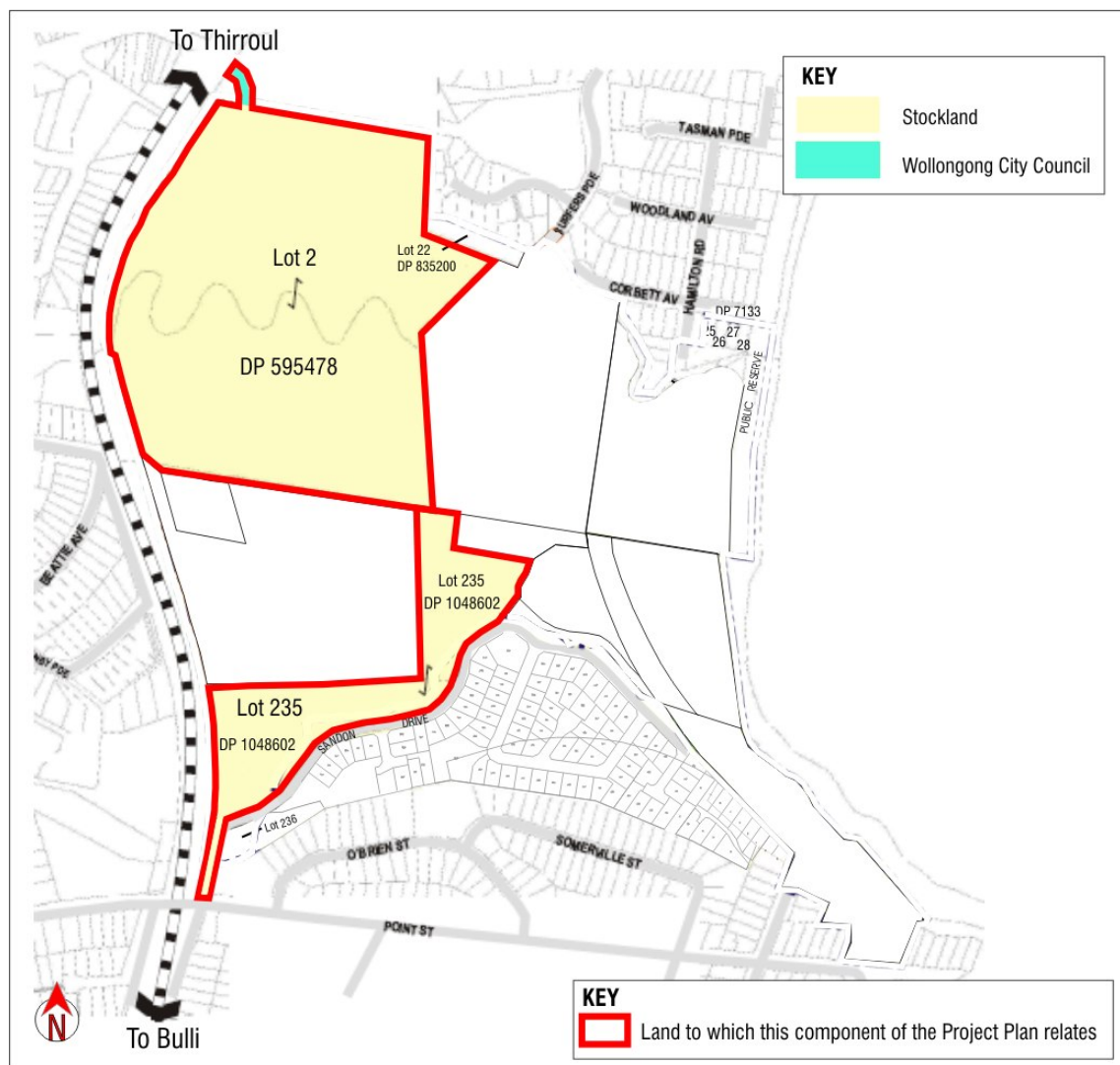
1 Introduction

1.1 Background and Project Context

On 21st December 2006, the Minister for Planning granted approval under Section 750 of the EPA Act to a Concept Plan, subject to modifications, involving:

- A subdivision to create a combination for up to 180 residential detached dwelling allotments and 3 super lots for up to 105 multi-unit housing dwellings (townhouses and apartments) comprising a total of 285 potential dwellings; and
- A retirement development including a Residential Aged Care Facility, independent living units, communal facilities and services to support the village, access and car parking.

Stockland proposes to submit a Project Plan for the subdivision of their land holdings including land owned by Wollongong City Council to create the Wrexham Road link. Project Plan approval is not sought for the approved apartments at this stage. The land relating to the Project Plan is indicated in **Figure 1**.



Note: Residual land to the west of the Wrexham Road link will be landscaped by Stockland as directed by Council

Figure 1 – Subject Site for Project Plan

The Minister also determined *that approval to carry out the remainder of the projects or stages of the projects with a capital investment value:-*

- (i) *of \$5 million or more is, pursuant to section 75P(1)(a), to be subject to Part 3A of the Act;*
- (ii) *less than \$5 million is, pursuant to Section 75P(1)(b), to be subject to Part 4 or Part 5 of the Act.*

The application will have a capital investment value in excess of \$5 million and is therefore subject to Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act).

1.2 Purpose of this Report

The purpose of this Scoping Report is to outline the nature of the project and identify the environmental issues that will be relevant to the Project. The Scoping Report has regard for the level of environmental investigation previously undertaken, particularly during the Commission of Inquiry process and during the preparation and assessment of the Concept Plan.

The Scoping Report is submitted to the DoP under Part 3A of the EP&A Act to assist Director-General in establishing the environmental assessment requirements for the preparation of the Project Plan application.

This report follows the broad format of the Scoping Report prepared by HLA Enviro-Sciences dated 1 March 2006 which was submitted to obtain the Director-General's Environmental Assessment requirements for the Concept Plan application.

1.3 The Proponent

Stockland Developments Pty Limited ("Stockland") is the proponent and the Project Plan application and this Scoping Report relate principally to their land holdings.

The Project Plan also incorporates land owned by Wollongong Council within Thomas Gibson Reserve to provide the proposed extension of Wrexham Road to connect Lawrence Hargrave Drive to the northern boundary of the site. The consent of Wollongong City Council as owners of the land will need to be obtained.

2 The Site

2.1 Location

Sandon Point is located approximately 69 km south of Sydney, between Bulli Point and Thirroul. It is located on the coast within the Wollongong LGA, approximately 14 kilometres north of Wollongong City.

The Sandon Point locality (originally known as Bulli) is generally that area between the Pacific Ocean and the Illawarra Railway Line, extending from the established residential areas of Bulli in the south to the established residential areas of Thirroul in the north as depicted on **Figure 2**.

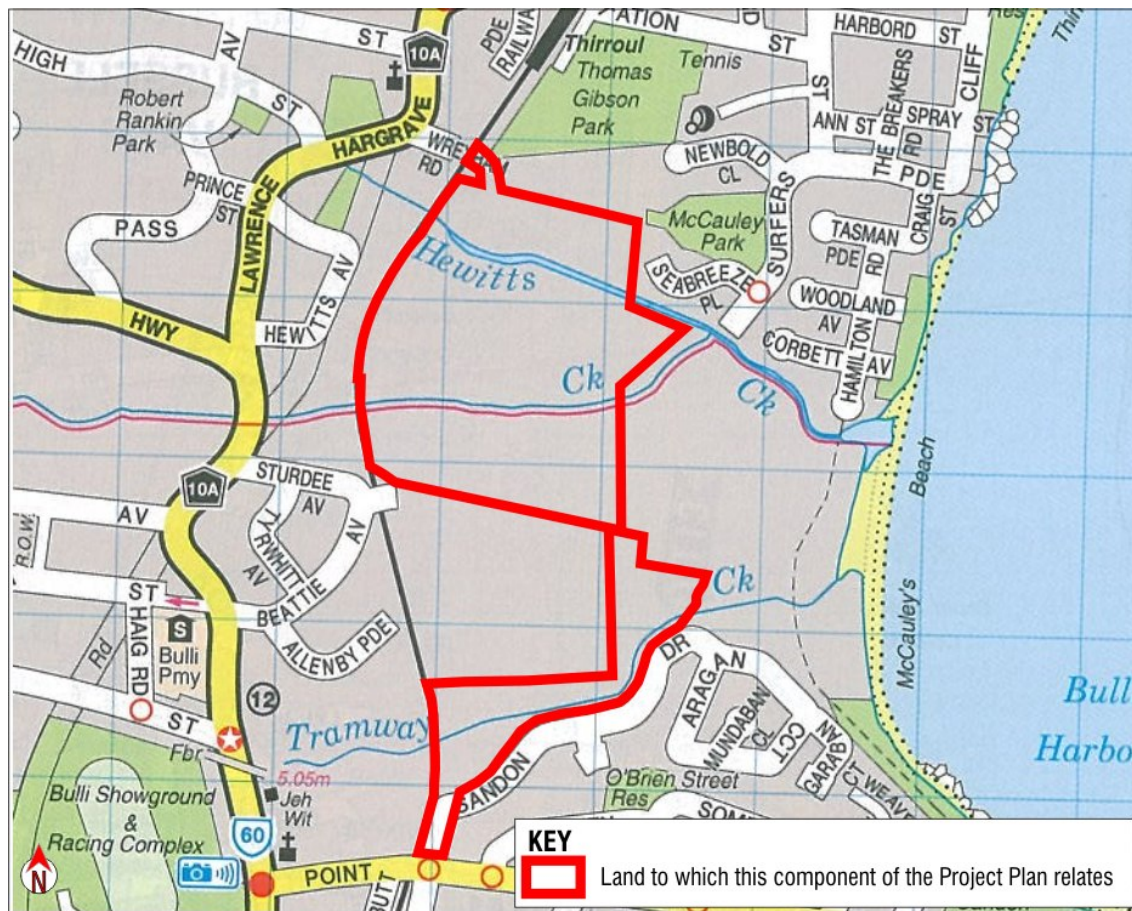


Figure 2 – Sandon Point locality

2.2 Site Description

The total area of land the subject of the Project Plan is approximately 23.45ha.

The site has been subject to various past uses, including extensive pastoral activity in the 19th century and an extractive industry, brick manufacturing and associated heavy industrial use. Land disturbance and modifications to the landform have occurred on the subject lands including:

- clearing of original native vegetation cover and understorey over the majority of the lands associated with past development;
- straightening and diversion of Woodlands Creek including the placement of a portion of the creek within an underground culvert;
- recent destruction of a section of the original creek banks of Hewitts Creek – the creek has been straightened and gabion baskets placed along the creek bank and bed;
- possible widening of Tramway Creek; and
- past dumping/stockpiling of spoil and placement of underground services and pipelines, particularly a sewerage pumping station located to the north of the subject site and associated sewer line traversing north and south across the overall Sandon Point locality including Tramway Creek.

2.3 Land Ownership and Legal Description

The land the subject of the Project Plan comprises four allotments with a total area of approximately 23.45ha. The individual allotments comprising the site, ownership and site area are detailed below:

LEGAL DESCRIPTION	OWNERSHIP	AREA
Lot 2 DP 595478	Stockland	187,000m ²
Lot 235 DP 1048602	Stockland	46,250m ²
Lot 1 DP 1024490	Stockland	290m ²
Part Lot 1 DP 204631	Wollongong City Council	1021m ²
		234,561m ²

The subject site includes land owned by Wollongong City Council which relates to a parcel of land within Thomas Gibson Reserve to the north of the site.

At the time of preparing the Concept Plan, this land was classified as community land under the Local Government (LG) Act 1993. Community land cannot be used for public roads, unless consistent with a Plan of Management, which it presently is not. Part of Thomas Gibson Reserve is currently in the process of being reclassified under the LG Act from community land to operational land, to enable its use for public roads.

The Concept Plan identified an intention to construct the extension of Wrexham Road, although Wrexham Road did not form part of the Concept Plan site area. The subject portion of Thomas Gibson Park will form part of the site area to enable the provision of the Wrexham Road connection if reclassified. If not reclassified, alternative access will be relied upon, in particular the Point Street route.

The individual allotments comprising the site, ownership and area are detailed below:

LEGAL DESCRIPTION	OWNERSHIP	AREA
Lot 2 DP 595478	Stockland	187,000m ²
Lot 235 DP 1048602	Stockland	46,250m ²
Lot 1 DP 1024490	Stockland	290m ²
Part Lot 1 DP 204631	Wollongong City Council	1021m ²
		234,561m ²

2.4 Surrounding Development

Figure 3 provides a site analysis plan indicating the existing physical and environmental attributes of the area and the site.

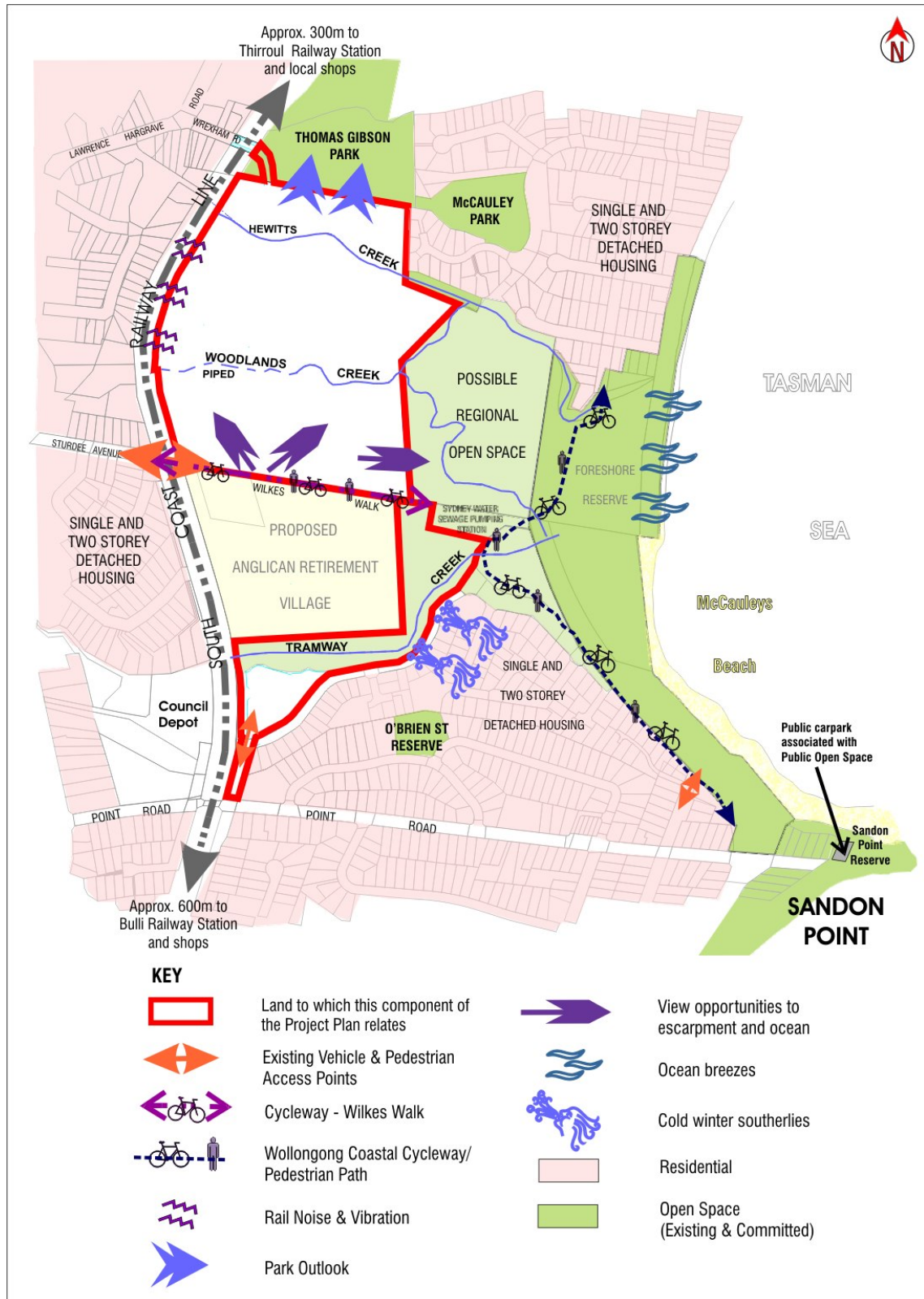


Figure 3 – Site Analysis Plan

The land to the south and north of the locality is generally developed with modest, single storey detached dwellings, although in recent years some of these properties have been redeveloped with large, two storey dwellings. In addition to this, several allotments have been amalgamated and redeveloped with medium density housing.

A small neighbourhood shopping centre is located at the intersection of Point Street and Somerville Street to the south, which provides a limited service to the surrounding locality.

The Bulli Railway Station and shops are located approximately 600 metres to the south of the site. The Thirroul Railway Station and shops are located approximately 300 metres to the north of the site.

Substantial open space and recreation facilities (including the regional cycleway) are in close proximity, inclusive of Bulli Showground and Slacky Flat Park (located to the west of the Princes Highway), O'Brien Street Reserve adjoining the site to the south of Stages 2 to 6, Sandon Point Reserve together with McCauley's Beach adjoining to the east, Thomas Gibson Park and McCauley Park to the north and various parklands connecting to the Sandon Point Reserve extending to the south along the coastline.

The Cookson Plibrico site adjoins the subject land. Currently this land is used for industrial purposes. However, this land also forms part of the Concept Plan approval issued by the Minister dated 21 December 2006 under Part 3A of the EPA Act. The Concept approval is for a residential development including a Residential Aged Care Facility, independent living units, communal facilities and services to support the village, access and car parking. The proposed residential redevelopment of the Stockland site will be consistent with the approved residential use of the Cookson Plibrico site.

The Illawarra Railway Line along the western edge of the site forms a division between the site and the urban areas to the west of the railway line.

3 Project Description

3.1 Proposed Project

The proposed project is conceptually illustrated by the plan attached at **Appendix A** and comprises the following key elements:

- Subdivision of land to accommodate approximately 182 dwellings comprising
 - Approximately 166 lots > 400m²; and
 - 2 parcels of townhouse/terrace style housing lots;
- Townhouse/terrace parcels to be provided with building footprints, building envelopes, design guidelines subject to a maximum 0.7:1 FSR consistent with the Concept Approval;
- The townhouse/terrace housing to be deemed 'complying development' if they comply with the building footprints, building envelopes, design guidelines and FSR.
- Future dwellings within the remainder of the residential subdivision to also be deemed 'complying development' provided they comply with the FSR controls and design guidelines.
- Superlot for the future apartment building development (to be subject to a future Project Plan application).
- Construction of roads and bridges;
- Potential pedestrian access route from the north-eastern end of the site through adjoining private land to Corbett Avenue.
- Construction of utility services;
- Flood mitigation works;
- Vegetation clearing;

- Recreation of riparian corridors over Hewitt's and Woodlands Creeks including the restoration and replanting of vegetation (in accordance with the legal agreement between the DLWC and Stockland);
- Construction of water sensitive urban design, including water quality ponds and associated structures;
- Measures to address potential bushfire hazards;
- Earthworks to regrade the site to suit the proposed subdivision including building platforms, roads, and regrading to create separate stormwater sub-catchments;
- Landscaping and recreation areas;
- Amendment of the Vegetation Management Plan (VMP) for Tramway Creek;
- Acoustic walls along parts of the railway line;
- Railway bridge upgrade (Wrexham Road) and associated works including landscaping and construction of pathways within adjacent lands;
- Possible tail out works into Council's reserve associated with Hewitts Creek mitigation works; and
- Possible tail out works into Ray Hannah's land associated with Woodlands Creek mitigation works.
- Infrastructure provision for water, sewerage, drainage and stormwater management, electricity, gas and telecommunications.

In addition, it is anticipated that the Project Plan may incorporate modifications to the Concept Approval including:

- Revised subdivision layout, although it is recognised that the Concept Approval contemplates a redesign as a consequence of the reduced Development Footprint.
- Amendments to Schedule 2 Part A – Modifications including:
 - Modification A2 1(a) - replace the word "*detached dwelling lots*" with "*single dwelling houses*" to allow for flexibility in housing designs (e.g. attached houses, terrace style housing) to create better efficiency in land use as a consequence of the reduced development footprint
 - Modification A3 to allow APZ within the riparian corridor due to the reduced Development Footprint and the fact that the bushfire risk is introduced by creating the riparian corridors.
 - Modification A4 (2)(b)(ii) – reference to Modification B3 should read B4.
- Amendment to Schedule 2 Part B – Modifications to Statement of Commitments-
 - Modification B3(2)(b) - requiring 25% of the principal open space to be located towards the rear of the property. This condition does not take account of circumstances where the rear of the property might be south facing. Flexibility needs to be incorporated to ensure that principal open space areas are located to maximise solar access.
 - Modification B5(3) – should be reworded such that the construction of the North-South link is shared by Stockland and ARV, consistent with the draft Planning Agreement.
 - Modification B5(7) – should read for the life of the construction project. Unreasonable to require Proponent to continue responsibility in perpetuity.

- Modification B5(8) – to undertake a Potential Acid Sulfate Soil (PASS) assessment and PASS management plan if necessary to be amended to require this work to be undertaken prior to issue of construction certificate.

Some modifications to the Statement of Commitments might be necessary including

- Timing of contamination assessment
- Timing of potential acid sulfate soil assessment
- Preparation of Plans of Management for public open space and future regional park to be prepared by Council and timing to be subject to Council.

4 Statutory Matters

The legislation and planning instruments relevant to the site are itemised below. Many of these Acts and planning instruments have been addressed in previous studies and in the Environmental Assessment Report, and supporting documentation, approved as part of the Concept Plan approval under Part 3A of the EP&A Act.

4.1 Commonwealth Matters

4.1.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act has been addressed in the Flora and Fauna Assessment carried out by Connell Wagner, February 2003 with further assessment undertaken by Cumberland Ecology specifically regarding the Green and Golden Bell Frog.

The extent of development or impacts in comparison to the Concept Plan approval has not increased. The reduction in the development footprint increases the width of the riparian corridor for Woodlands Creek. No further assessment is considered warranted for the Project Plan.

4.2 State Matters

Under Part 3A of the EP&A Act, the Minister is not directly required to take into consideration any environmental planning instruments, development control plans or Section 94 Contributions Plans. However, these were referenced in the previous Scoping Report prepared by HLA and addressed in the Environmental Assessment report for the Concept Plan and for consistency are discussed below.

4.2.1 State Environmental Planning Policy 2005 (Major Projects)

The Minister for Planning advised the proponents on 24 April 2006 that he agreed to consider the subject site as a potential State Significant Site under the provisions of Major Projects SEPP. In considering whether to include the site in the SEPP, the Minister has requested the Director-General of the Department of Planning (DoP) to make arrangements for a study to be undertaken by the proponents that assesses the following:-

- the State or regional planning significance of the site;
- the suitability of the site for the proposed land use, taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable state or regional planning strategy;
- the implications of any proposed land use for local and regional land use, infrastructure service delivery and natural resource planning; and
- any other matters required by the Director-General.

A State Significant Site study was jointly prepared by Don Fox Planning Pty Ltd and JBA Urban Planning Consultants. This Study was submitted to the Minister in May 2006 and

included a rezoning of the site. At the time of preparing this Scoping Report, the submission and the rezoning has not been determined by the Minister.

We understand that the rezoning proposed in the State Significant Site submission will be amended to reflect the development footprint as identified in the Concept Plan approval. The Project Plan will be consistent with the zones as amended. Consistency with the rezoning will be demonstrated in the Project Plan Environmental Assessment report.

4.2.2 State Environmental Planning Policy 11 – Traffic Generating Development

The Concept Plan application was referred to the Roads and Traffic Authority (RTA) as part of the consultations with State Agencies. The Project Plan would be referred to the RTA.

4.2.3 State Environmental Planning Policy 55 – Remediation of Land

Extensive testing has been previously undertaken by Earth Air Water Consulting as part of the Commission of Inquiry process and documented in the Environmental Assessment Report for Stockland's landholdings and approved as part of the Concept Plan application.

Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to consider EPIs. Nevertheless, further investigations of existing data will be undertaken to clarify the need for further assessment.

The Statement of Commitments approved as part of the Concept Plan states that Stockland will carry out further geotechnical investigations for contaminants where excavation is proposed to exceed 2m in depth and that if required, these will be provided at the Project Plan stage.

It is proposed that an analysis of the bulk excavation proposed for the site will be compared with the previous site audit statements to establish whether existing clearances are sufficient for the depth of excavation required for the subdivision.

Any gaps in the analysis will be remediated and the process for such will be outlined in the Project Plan application. If further soil testing is required it is proposed to amend the Statement of Commitments to defer this work to be undertaken prior to issue of construction certificate. The Project Plan application will document the necessary processes and further commitments to ensure that the land will be suitable for its proposed residential purpose.

4.2.4 Draft State Environmental Planning Policy 66 – Integrated Land Use and Transport

This draft SEPP was considered in the Concept Plan Environmental Assessment Report for Stockland's landholdings because the Concept Plan involved the creation of a super lot for apartments.

The Project Plan will be consistent with the Concept Plan approval in relation to the location of the residential allotments and super allotments (for future townhouses and apartments). Attainment of the objectives and matters for consideration in clause 8 of the draft SEPP will be unaffected by the proposed subdivision. Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to consider EPIs and no further assessment is required.

4.2.5 State Environmental Planning Policy 71 – Coastal Protection and NSW Coastal Design Guidelines

Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to consider EPIs. Given the previous assessment of the Concept Plan against SEPP 71 and the Coastal Design Guidelines, no further assessment is required.

However, Design Guidelines for future housing on the residential subdivision will be submitted with the Project Plan, consistent with Stockland's Statement of Commitments.

4.2.6 National Parks and Wildlife Act 1974 (NPW Act)

Considerable investigations and studies relating to cultural heritage have been undertaken for Sandon Point, with all assessment concluding that the area has low potential for discovery of potential Aboriginal artefacts.

Since the preparation of the Environmental Assessment Report prepared by Don Fox Planning dated 1 June 2006, the *Sandon Point Aboriginal Cultural Heritage Assessment* prepared by AASC on behalf of Wollongong City Council has been released.

This report makes recommendations for specific areas of the Commission of Inquiry site. The report will be reviewed as part of the Project Plan application consistent with the Statement of Commitments.

Similarly, a Voluntary Conservation Agreement (VCA) will be provided with the Project Plan consistent with the Statement of Commitments. Actions arising from the review of the Stuart Huy's report will be incorporated into the VCA.

4.2.7 Threatened Species Conservation Act 1995

The TSCA has been addressed by Cumberland Ecology as part Environmental Assessment Report prepared by Don Fox Planning for Stockland's landholdings.

The extent of development or potential impacts in comparison to the Concept Plan approval has not increased. The reduction in the development footprint increases the width of the riparian corridor for Woodlands Creek. No further assessment is considered warranted for the Project Plan.

4.2.8 Native Vegetation Act 2003

Section 5(1)(c) of the Native Vegetation Act 2003 (NV Act) states that the Act does not apply to "(c) the land described or referred to in Part 3 of Schedule 1 (Urban areas)."

Item 14 in Part 3 of Schedule 1 defines urban areas to include:

"Land within a zone designated "residential" (but not "rural-residential"), "village", "township", "industrial" or "business" under an environmental planning instrument or, having regard to the purpose of the zone, having the substantial character of a zone so designated, not being land to which a property vegetation plan applies."

The land relating to this Project Plan is currently zoned part Residential 2(b) and part Public Recreation Zone 6(a) under Wollongong LEP 1990. Upon gazettal of the rezoning under the Major Projects SEPP, the land will be zoned part Residential 2(b) and part Environmental Protection (Special) 7(a). There is no property vegetation plan in place on the site. The NV Act is therefore considered to only apply to those parts of the site currently zoned 6(a) or proposed to be zoned Environmental Protection (Special) 7(a). These areas relate to Hewitts Creek, Woodlands Creek and Tramway Creek which are both proposed to be retained and rehabilitated into riparian corridors.

Notwithstanding, the provisions of Section 75U of the EP&A Act provides that an authorisation under Section 12 of the NV Act to clear native vegetation is not required for an approved project under Part 3A of the EP&A Act.

The extent of development or potential impacts in comparison to the Concept Plan approval has not increased. The reduction in the development footprint increases the width of the riparian corridor for Woodlands Creek. No further assessment is considered warranted for the Project Plan.

4.2.9 NSW Heritage Act

European heritage issues have been addressed as part of the Concept Plan. A Heritage Interpretation Plan will be prepared for submission with the Project Plan consistent with the Concept Plan approval.

4.2.10 Illawarra Regional Environmental Plan No. 1

The provisions of Illawarra REP No. 1 were assessed with the Concept Plan and under Part 3A, no further assessment is required.

4.3 Local Matters

4.3.1 Wollongong LEP 1990

The proposed subdivision is consistent with the current zonings under Wollongong LEP 1990.

Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to take into consideration EPIs and further assessment of Wollongong LEP is not required.

The Project Plan will maintain consistency with the Development Footprint established in the Concept Plan approval. The rezoning of the Wollongong LEP 1990 under the Major Projects SEPP we understand will reflect the Development Footprint. Therefore, if the land is rezoned before the finalisation of the Project Plan approval process, the project will be consistent with the future zoning of the land. No further assessment is required.

4.3.2 DCP No. 94/17 for land between Sandon Point and East Thirroul which became effective on 26 February, 1997

The Environmental Assessment report prepared by Don Fox Planning dated June 2006 contains an assessment of the Concept Plan against the provisions of DCP 94/17. This assessment demonstrated a high level of compliance.

Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to take into consideration DCPs and further assessment is not required and the DCP will not require re-assessment in the Project Plan.

4.3.3 Wollongong DCP No. 49 –Residential Development

The Environmental Assessment report prepared by Don Fox Planning dated June 2006 contains an assessment of the Concept Plan against the provisions of DCP 49. Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to take into consideration DCPs and further assessment is not required.

4.3.4 Heritage DCP

The Heritage DCP covers all aspects of heritage within the City of Wollongong LGA excluding Aboriginal heritage.

An assessment of European heritage has been carried as part of the COI submission by Graham Brooks & Associates. There are no heritage items listed in the Wollongong LEP 1990, nor is the site within the vicinity of a listed heritage item other than the Turpentine Forest within the ARV component of the land. The Stockland development will not impact directly or indirectly on the Turpentine Forest.

The site is not located in a heritage conservation area or within the vicinity of a heritage conservation area identified in the DCP.

The DCP therefore has no applicability to the Project and is not required to be address in the Environmental Assessment report, nor is it directly required to be considered by the Minister under Part 3A of the Environmental Planning and Assessment Act.

4.3.5 DCP No. 54 - Managing our Flood Risks.

This DCP and flooding issues were addressed as part of the Concept Plan application. The Concept Approval modified the Concept Plan by requiring specific criteria to be addressed in relation to creek design and flooding.

No further assessment of flooding issues is necessary given the extensive studies previously undertaken and assessment for the Project Plan will focus on compliance with the conditions and modifications contained in the Concept Approval.

Under Part 3A of the Environmental Planning and Assessment Act, the Minister is not directly required to take into consideration DCPs and further assessment is not required.

5 Environmental Impacts

5.1 Water Cycle Management

Flooding impacts have been thoroughly investigated as part of the assessment of the Concept Plan application. The Concept Approval modified the Concept Plan by requiring specific criteria to be addressed in relation to creek design and flooding.

The Concept Approval has reduced the development footprint of the Concept Plan. The residential development will therefore occupy a smaller footprint than that factored into the original flood studies. The Project Plan will be supported with documentation to satisfy Condition A2 of the Concept Approval and no further assessment of the flooding impacts is necessary in relation to the proposed subdivision.

5.2 Water Quality

Potential impacts upon water quality have been addressed in the Stormwater Concept Plan prepared by Brown Consulting submitted with the Concept Plan.

In order to comply with the Concept Approval, further details will be lodged in relation to the stormwater infrastructure including water sensitive urban design systems. The system will be designed to achieve consistency with the criteria established in the Stormwater Concept Plan, and aside from incorporating the additional requirements of the Concept Approval, no further assessment of this issue is necessary.

5.3 Soil and Stability

The Project Plan will require cut and fill to suit the proposed road layout and suitable building platforms. Network Geotechnics Pty Limited prepared a Geotechnical Investigation report dated February 2003 for the Commission of Inquiry. This investigation addressed geotechnical considerations, groundwater, acid sulfate soils and contamination.

Geotechnical Considerations and Earthworks

Generally, Network Geotechnics investigations recommended further sampling and indicator Potential Acid Sulfate Soil (PASS) testing be undertaken on the alluvial and residual soils from low lying portions of the site which lie outside of the subject site. Nevertheless, the Concept Approval has required that a PASS assessment be undertaken. The necessity for PASS testing in relation to the Project Plan will be reassessed.

In relation to earthworks necessary to make the site suitable for residential development, Networks Geotechnics noted that several constraints exist relating to the extensive fill on the site. They concluded in their report that existing fills at the Brickworks and Cookson

sites can be reworked to a controlled fill condition, subject to contamination clearances. Further assessment of the exact earthwork methods for the site they recommend be carried out prior to the commencement of works. This more detailed assessment can be undertaken as part of the Construction Certificate process as it does not affect the suitability of the site for residential development.

Contamination

The process for investigation of contaminants will be outlined in the Project Plan application to put into place suitable processes and commitments to ensure that the land will be suitable for its proposed residential purpose.

5.4 Noise and Vibration

Potential noise and vibration impacts identified in the Concept Plan process were:

- Construction activity.
- Traffic impacts
- Railway noise and vibration

The Statement of Commitments approved as part of the Concept Approval requires further acoustical and vibration assessment to address these potential impacts. Impacts to the proposed residential development will be addressed in further acoustical and vibration impact assessment. Construction and traffic impacts will be addressed as part of a Construction and Traffic Management Plan to be prepared and submitted with the Project Plan.

5.5 Air Quality

Issues of air quality were addressed in the Concept Plan. The modifications to the subdivision layout do not alter the impacts to air quality as a result of carrying out the Project. Air quality impacts will be managed through the preparation of the Construction and Traffic Management Plan as indicated in the approved Statement of Commitments.

No further assessment is necessary.

5.6 Flora and Fauna

Assessment of flora and fauna impacts has been addressed by Connell Wagner in June 2001 as part of the Commission of Inquiry process. This assessment was supplemented by a further assessment by Cumberland Ecology in their Updated Flora and Fauna Assessment 2006, submitted with the Concept Plan.

The development footprint for the Project Plan will be contained within a smaller footprint than the subdivision footprint upon which these reports were based. Impacts upon flora and fauna will therefore be no greater than that previously identified, and therefore no further assessment of flora and fauna issues is warranted for the Project Plan.

A Vegetation Management Plan (VMP) for Woodlands and Hewitts Creeks and an amended VMP for Tramway Creek will be prepared and submitted with the Project Plan consistent with the Statement of Commitments.

5.7 Bushfire

Amendments to the Concept Plan including a reduced development footprint and conditions in relation to the location of Asset Protection Zones (APZs) will require a re-examination of the bushfire impacts of the proposal.

A further bushfire assessment report will be required.

5.8 Utilities and Infrastructure

The general principles outlined in the Concept Plan application were

- All utility services other than sewerage and inter-allotment drainage will be accommodated in the road reserves. Lead in utilities from the north will enter the site within the Wrexham Road corridor and where required will be within conduits incorporated into the bridge structures.
- Inter-allotment drainage will be provided for any lot not draining to roads, typically within easements of less than 1.5 metre widths, being the minimum Council standard.
- In regard to sewerage, it is proposed that:
 - there will be no further crossing of Tramway Creek; and
 - sewer mains will cross Hewitts Creek at two locations downstream of the Hewitts Creek bridge.

These principles will be applied to the Project Plan application to locate utility services within road reserves and bridge structures to ensure that there are no impacts to the environmental lands in servicing the proposed residential areas.

A utility services plan will be prepared and submitted with the Project Plan.

5.9 Transportation

Transportation issues have been addressed during the Concept Plan application process. The proposed residential subdivision is consistent with the approved 180 lots and no further impacts will arise that require further assessment.

Additional transport infrastructure is proposed to be provided through a Planning Agreement under Section 93 of the EP&A Act. A further traffic impact report will be required only if the Wrexham Road extension does not proceed.

5.10 Social

These issues in terms of infrastructure provision for the future population, access to transport, the north-south road link, pedestrian connectivity and opportunities to provide housing diversity have been addressed in the Concept Plan. These general principles will be applied to the development of the Project Plan.

Further community consultation will be undertaken as part of the Part 3A approval process. The Project Plan will maintain consistency with the approved Concept Plan in relation to social impacts and will not require any further assessment.

5.11 Economic

The scale of the proposal is similar to that proposed in the Concept Plan with the only differences being that the development of the super lots (townhouses and apartments) is not proposed as part of the Project Plan. The economic impacts as addressed in the Concept Plan would remain largely unchanged and no further assessment is necessary.

5.12 Aboriginal Heritage

Numerous investigations and studies relating to aboriginal heritage have been undertaken for Sandon Point. As stated earlier in this Scoping Report, the *Sandon Point Aboriginal Cultural Heritage Assessment* prepared by AASC on behalf of Wollongong City Council has been released. This report makes recommendations for specific areas of the Commission of Inquiry site. The report will be reviewed as part of the Project Plan application consistent with the Statement of Commitments.

A Voluntary Conservation Agreement (VCA) will be provided with the Project Plan consistent with the Statement of Commitments. Actions arising from the review of the Stuart Huy's report will be incorporated into the VCA.

5.13 European Heritage

European heritage issues have been addressed as part of the Concept Plan and no further assessment of this issue is required.

A Heritage Interpretation Plan will be prepared for submission with the Project Plan consistent with the Concept Plan approval.

5.14 Visual Impacts and Landscaping

The Environmental Assessment report contained a visual analysis of the site including vantage points from which the site is most visible. The riparian corridors form an important element to the future character and visual quality of the subdivision. Amendments to the Concept Plan contained in the Concept Approval, namely the reduction in the Development Footprint results in the width of the Woodlands Creek riparian corridor being widened. The opportunity for an increased canopy cover will improve the visual outcome under the modified Concept Plan.

One area of modification is the interface to the eastern boundary. Due to the reduced Development Footprint, road layouts must be designed to maximise land efficiency resulting in a small number of allotments backing onto the eastern boundary. However, land abutting immediately to the east (owned by Ray Hannah Motors) is proposed to be rezoned residential under the rezoning. Stockland's land will therefore not have an interface with the proposed environmental lands to the east in this particular location. Where there is an interface with proposed environmental land, the land use on Stockland's site relates to the riparian corridor.

Accordingly no further assessment of visual impacts of the redevelopment of the site is necessary.

A visual assessment of the subdivision and landscape design will be assessed in the Environmental Assessment report. The two storey plus attic housing scale will be consistent with the Concept Plan and further details regarding design controls will be provided in accordance with the Statement of Commitments.

5.15 Traffic and Transportation

Presently there are no public roads within North Sandon Point, including Stockland's landholdings. The Concept Plan identified the opportunities for future access including: -

- Point Road in the south;
- Sturdee Avenue midway along the western boundary; and
- Wrexham Road in the north.

The preliminary road layout which is dependant upon these access points was approved as part of the Concept Plan. The proposed subdivision will utilise Point Road in the south and Wrexham Road in the north.

The potential for the use of Wrexham Road is dependant upon the gazettal of the draft Wollongong LEP to reclassify the land from Community Land to Operation Land under the Local Government Act 1993. This draft LEP has been prepared and exhibited by Wollongong City Council and due to be considered by Council at its meeting on 5th February 2007. The draft LEP is recommended to be endorsed and referred to DoP for their review and ultimately gazettal by the Minister.

The use of the Wrexham Road link is dependent upon the outcome of the draft LEP process. This will be further documented as part of the Project Plan environmental assessment. The use of the Wrexham Road link is the preferred outcome, however, should this not proceed then Point Street will be relied upon to service the proposed subdivision.

Extensive traffic studies have been undertaken for both scenarios during the Commission of Inquiry process. There is no requirement to further address traffic impacts as part of the Project Plan as it is intended to proceed with the provision of a north-south road link and the intensity of the development (176 lots) is consistent with the Concept Plan. Should the Wrexham Road extension not proceed then Point Street will become the access route legally available to the subject site and a supplementary traffic impact report will be required.

6 Conclusion

The level of assessment undertaken during the Commission of Inquiry and the Concept Plan application has considerably reduced the need for further assessment of the subdivision Project Plan application.

6.1 Statutory Assessments

The following environmental planning instruments are to be undertaken to maintain consistency with the previous assessment process:

- SEPP 55 – Remediation of Land
- SEPP Major Projects.

6.2 Key Environmental Issues

The key environmental issues to be addressed in the Environmental Assessment for the subdivision that have been identified are:

- Bushfire assessment report to address changes in the subdivision layout arising as a consequence of the modifications to the Concept Approval
- Visual assessment of subdivision including landscape design and design controls for residential development, inclusive of amendments contained in the Concept Approval
- Acoustical and vibration assessment
- Review of Stuart Huy's Aboriginal Cultural Heritage Assessment
- Updated utility services plan
- Staging
- Traffic (only in the scenario that the Wrexham Road extension does not proceed).

6.3 Statement of Commitments

In addition to the above, there will be further documentation submitted to comply with conditions of the Concept Approval or Statement of Commitments and modified Statement of Commitments as set out in the Concept Approval covering the following issues: -

- Wrexham Road access and current load rating
- Electrolysis analysis
- Further consultation with state agencies, where necessary, including RailCorp as required in the Concept Approval

- Flooding mitigation measures, which are also to incorporate creek design requirements of the Concept Approval and modified Statement of Commitments as detailed in the Concept Approval.
- Water quality measures and details
- Construction and Traffic Management Plan to address (construction noise, vibration from fill compaction, dust suppression, construction traffic, construction hours including vehicles)
- Voluntary Conservation Agreement
- Vegetation Management Plan which will encompass further vegetation mapping
- Planning Agreement under Section 93 of the EP&A Act.
- Water saving measures
- Heritage Interpretation Plan.

The above statutory assessments, further assessment of key issues and documentation to be supplied as part of the Statement of Commitments, will provide an appropriate level of environmental assessment for the Project Plan.



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APPENDIX A

