

**STATE SIGNIFICANT SITE & CONCEPT PLAN – WESTERN SYDNEY PARKLANDS  
(BUNGARRIBEE PRECINCT) & DOONSIDE INTERFACE PARCEL - MP 06\_0204  
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project Description</b>	Development of the Bungarrabee Precinct of the Western Sydney Parklands for recreation and conservation purposes and development of part of the Doonside Interface Parcel for residential use.
<b>Capital Investment Value</b>	\$100 million
<b>Site</b>	<b>Bungarrabee Precinct</b> – 493ha site along Eastern & Bungarrabee Creeks, bounded to the north by Eastern Rd, to the east by Doonside Rd, to the south by the M4 Motorway and to the west by the M7 Motorway. <b>Doonside Interface Parcel</b> – 88ha site located along Doonside Rd, adjoining the eastern boundary of the Bungarrabee Precinct of the WSP.
<b>Proponent</b>	Landcom
<b>Date of Issue</b>	8 December 2006
<b>Date of Expiration</b>	8 December 2008 (2 years from date of issue)
<b>Special Provision</b>	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 7 December 2006.
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <p><b>State Significant Site listing</b></p> <ul style="list-style-type: none"> <li>• The State or regional planning significance of the site;</li> <li>• Proposed land uses and suitability of the site for the proposed land uses taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy; and</li> <li>• The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning.</li> </ul> <p>The above will be used by the Director-General to make recommendations to the Minister with regard to appropriate zoning and development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>, local development or exempt and complying development.</p> <p><b>Concept Plan</b></p> <ul style="list-style-type: none"> <li>• An executive summary;</li> <li>• A description of the overall concept, its likely components and any staging of the development including: <ul style="list-style-type: none"> <li>◦ description of the site, including cadastre and title details;</li> <li>◦ design, subdivision layout; and</li> <li>◦ project objectives and need (if relevant);</li> </ul> </li> <li>• An assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and</li> <li>• A statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p><b>Part A – Heads of Consideration</b></p> <ul style="list-style-type: none"> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• Justification for undertaking the project; and</li> <li>• The public interest.</li> </ul> <p><b>Part B – Relevant EPIs and Guidelines to be addressed</b></p> <ul style="list-style-type: none"> <li>• Relevant current EPIs applying to the site (including permissibility) and proposed</li> </ul>

	<p>planning provisions; and</p> <ul style="list-style-type: none"> <li>• Nature and extent of non-compliance with specified EPIs.</li> </ul> <p><b>Part C – Key Issues to be addressed</b></p> <ul style="list-style-type: none"> <li>• Requirements of the Department and other agencies are as follows:</li> </ul> <p><b>Subdivision</b></p> <ul style="list-style-type: none"> <li>• Demonstrate that the subdivision layout is appropriate by achieving high degrees of access for all forms of transport (including walking) and detail the subdivision layout, lot size and mix, the location of open space and road network.</li> <li>• Provide a detailed contour plan to identify the finished contour levels of the site, with details provided on the earthworks required to achieve the finished contours.</li> </ul> <p><b>Traffic</b></p> <p>The environmental assessment needs to satisfactorily address:</p> <ul style="list-style-type: none"> <li>• Strategic transport policy matters;</li> <li>• Opportunities to minimise traffic on sensitive road frontages;</li> <li>• Proposed access and circulation, car parking and drop off arrangements;</li> <li>• Efficiency of emergency vehicle access/egress;</li> <li>• Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points;</li> <li>• Measures to promote public transport usage and mode share; and</li> <li>• Pedestrian and bicycle linkages.</li> </ul> <p>An appropriate traffic impact assessment in conjunction with the principles and methodology of a traffic management plan (TMAP) should be prepared in accordance with RTA Guidelines.</p> <p><b>Natural Resources</b></p> <ul style="list-style-type: none"> <li>• Potential impact on surrounding waterways - Eastern Creek and Bungarribee Creek – in terms of water quality and aquatic ecosystems.</li> <li>• Impact on existing native flora and fauna, including identified threatened species.</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>• A heritage impact statement should be prepared in accordance with the requirements of DEC and the NSW Heritage Office. The statement should assess the impacts of the application on indigenous and non-indigenous heritage (former Bungarribee House and estate, OTC Housing complex).</li> </ul> <p><b>Contamination</b></p> <ul style="list-style-type: none"> <li>• Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.</li> </ul> <p><b>Drainage and Stormwater Management</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure.</li> </ul> <p><b>Utilities Infrastructure</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the development.</li> </ul> <p><b>Community Consultation</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</li> </ul> <p><b>Development Staging</b></p> <ul style="list-style-type: none"> <li>• The issue of development staging should be clearly addressed in detail.</li> </ul> <p><b>Planning Agreements and/or Developer Contributions</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should address and provide the likely scope of a planning agreement (should one be proposed) and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or the LGA.</li> </ul> <p><b>Part D – Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>• Proposed mitigation and management of residual impacts; and</li> </ul>
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	<ul style="list-style-type: none"> <li>A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.</li> </ul> <p><b>Test of adequacy</b> If the Director-General considers that the Environmental Assessment does not adequately address the environmental assessment requirements, the Director-General may require the proponent to submit a revised environmental assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.</p> <p><b>General Environmental Risk Analysis (in relation to all components of the concept)</b> Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project, proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.</p>
<b>Consultation Requirements</b>	<p>During the preparation of the EA, you should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies include:</p> <ul style="list-style-type: none"> <li><u>Agencies</u> <ul style="list-style-type: none"> <li>(a) Blacktown Council</li> <li>(b) Department of Planning (Sydney West Region office)</li> <li>(c) Roads and Traffic Authority</li> <li>(d) Ministry of Transport</li> <li>(e) NSW Heritage Office</li> <li>(f) Department of Environment and Conservation</li> <li>(g) Department of Natural Resources</li> <li>(h) Utilities and Emergency Services, including: NSW Police Service; NSW Fire Brigades; Sydney Water; Energy Australia; and Telstra Corporation Limited</li> <li>(i) The Local Aboriginal Land Council</li> </ul> </li> <li><u>Public</u> <ul style="list-style-type: none"> <li>Any relevant community meetings already established and timetabled; and</li> <li>Any additional meetings proposed by the local member or other relevant group.</li> </ul> </li> <li><u>Peer Review Requirements</u> <ul style="list-style-type: none"> <li>List any components of the Environmental Assessment to be independently peer reviewed prior to submission.</li> </ul> </li> <li>If the Director-General considers that significant changes are proposed to the nature of the project, the Director-General may require the proponent to make the preferred project available to the public.</li> </ul>
<b>Exhibition requirements</b>	Until such time as the Director-General accepts the Director-General's Environmental Assessment Requirements, the proponent is required to set up a website such that the Environmental Assessment report and all other material identified as being required for submission is available from this website.
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
<b>Application Fee Information</b>	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department about the Concept Plan fee.
<b>Landowners Information</b>	The consent of the landowner is to be provided in accordance with s8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>Ten (10) copies of the environmental assessment report;</li> <li>Ten (10) copies of the environmental assessment report and plans on CD-ROM (PDF format); and</li> <li>Plans, models &amp; drawings/montages.</li> </ul>