

30 November 2007  
Our Ref: DGR Index

**Director General Requirements**  
**Cross Reference Schedule for MP07\_07\_140 (Concept Plan)**

Requirement	Cross Reference to EA report
<b>General requirements</b>	
The Environmental Assessment for the <b>Project Application</b> must include:	
1. an executive summary;	Pages ix - xv
2. detailed description of the project (a) strategic justification (b) alternatives considered (c) various components & stages of the project detail (and should include infrastructure staging)	(a) Section 12 (b) Section 3.2.5 (c) Section 3.2.3
3. A consideration of the following with any variations to be justified (a) all relevant SEPPs (b) applicable EPIs, including SREP 20 (c) relevant legislation & policies including <i>draft North West Subregional Strategy</i>	(a) Section 5.2 (b) Section 5.2.14 (c) Section 5.2.10
4. A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with clear identification of who is responsible for these measures	Section 9
5. a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;	Section 13
6. identify development contributions applicable to the site and, if relevant, any public benefits to be provided within the development consistent with any development contributions plans prepared to date.	Section 4
7. a signed statement from the author of the EA certifying that the information contained in the report is not false or misleading; and	Page viii
8. a report from a quantity surveyor's identifying the correct capital investment value for the concept plan	Refer to letter from WT Partnership dated 19 November 2007, submitted under separate cover.
<b>Key Issues</b>	
The Environmental Assessment (EA) must address the following key issues:	
1. <b>Urban Design &amp; Built Form</b>	





Requirement	Cross Reference to EA report
<p>4.1 Prepare a Traffic Study in accordance with RTA's <i>Guide Traffic Generating Developments</i> that satisfactorily address:</p> <ul style="list-style-type: none"> <li>(a) Impacts on regional road networks;</li> <li>(b) Opportunities to minimise traffic on sensitive road frontages;</li> <li>(c) Proposed access and circulation;</li> <li>(d) Efficiency of emergency vehicle access/egress;</li> <li>(e) Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points; and</li> <li>(f) Proposed pedestrian and cycle access within and to the site that connects to all relevant transport services and key off-site locations and measures to promote the use of these.</li> </ul>	Section 8.2
<p>4.2 Identify package of public transport measures to support the proposed development and suggest appropriate funding mechanisms.</p>	Section 8.2.3
<p><b>5. Heritage</b></p>	
<p>5.1 Provide a heritage impact statement in accordance with the NSW Heritage Office publication "Statement of Heritage Impacts". This statement is to address the impacts of the development on the heritage significance of the whole of the Pitt Town Cultural Landscape, including the Bligh's farm area, Bona Vista, Fernadell, the village of Pitt Town and the Pitt Town Bottoms. It must identify and explain:</p> <ul style="list-style-type: none"> <li>• why the landscape and its components are of heritage significance;</li> <li>• what impact the proposed works will have on that significance;</li> <li>• what measures are proposed to mitigate negative impacts; and</li> <li>• viability or otherwise of alternative schemes.</li> </ul> <p>The statement is to address all aspects of heritage significance including historic, cultural, landscape, built, land use, archaeological and any other identified values.</p>	Section 8.3 & 3.2.5
<p>5.2 The EA is to address the requirements set out in the draft "<i>Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>".</p>	Section 6.12
<p><b>6. Utilities and Infrastructure</b></p>	



Requirement	Cross Reference to EA report
6.1 Prepare a utility and infrastructure servicing report and plan for the site that includes (but is not limited to): (a) Identification and assessment of the capacity of existing utility and infrastructure servicing the site, (b) Identification and assessment of all necessary augmentation works to service the site and whether these works can sustain this and other development foreshadowed for the area.	Section 3.2.4
6.2 Provide appropriate detailed information on the drainage and stormwater management measures to be incorporated on site, including (but not limited to) on site stormwater detention, water sensitive urban design measures, the impact on the quality of surface water, groundwater and the Hawkesbury River.	Section 8.6  Section 8.7.6 (groundwater)
<b>7. Ecologically Sustainable Development</b>	
7.1 Demonstrate how the development will commit to ESD principles in the design, construction and ongoing operation phases.	Section 11
<b>8. Bushfire</b>	
8.1 Demonstrate compliance with the current version of <i>Planning for Bushfire Protection</i> and <i>Australian Standard 3959 (Building in Bushfire Prone Areas)</i> . The EA is to identify the ongoing management arrangements of any proposed APZs.	Section 8.4
<b>9. Flooding</b>	
9.1 Assessment of the flood risk for the site should be conducted in accordance with the NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual, 2005.	Section 8.5



Requirement	Cross Reference to EA report
<p>9.2 Through the floodplain risk management process, an outcome is to be sought in which:</p> <ul style="list-style-type: none"> <li>• There is no intolerable increase in risk to life and property on the site for existing development, and the remainder of the floodplain as a result of the proposal;</li> <li>• Consideration has been given to the emergency management implications of the full range of flood events;</li> <li>• The development does not unreasonably increase the demand on SES and other emergency service resources;</li> <li>• The evacuation of the proposed development and the existing community is achievable in terms of SES evacuation time line modelling and adequate shelter outside the flood affected area is available for all evacuees;</li> <li>• The evacuation strategy for the development is consistent with that adopted by the SES in this area and does not conflict with strategies for existing developments; and</li> <li>• Land uses and development types are compatible with the flood risk.</li> </ul>	Section 8.5
<p><b>10. Planning Agreements and/or Developer Contributions</b></p>	
<p>10.1 The environmental assessment should identify and address the additional demand created by the development on existing public facilities. The likely scope of any planning agreement and/or developer contributions between the proponent, Council and other agencies are to be detailed.</p>	Section 4
<p><b>11. Site Preparation Works</b></p>	
<p>11.1 Provide a report that includes (but is not limited to):</p> <ul style="list-style-type: none"> <li>(a) a detailed survey showing existing and proposed levels and quantities of fill necessary for site preparation works, and</li> <li>(b) details on the source of fill including types of materials and their source.</li> </ul>	As agreed between DoP and JPG this DG requirement would be addressed as part of a future Project Application
<p><b>12. Subdivision</b></p>	
<p>12.1 Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, if relevant, how the subdivision is to be staged.</p>	As agreed between DoP and JPG this DG requirement would be addressed as part of a future Project Application



Requirement	Cross Reference to EA report
12.2 Provide detail on the management arrangements for all land to be subdivided, including (but not limited to) titling arrangements; land ownership (particularly future public land); and all proposed covenants and restrictions, including those relating to access.	As agreed between DoP and JPG this DG requirement would be addressed as part of a future Project Application
12.3 Outline the long-term management and maintenance of any areas of open space or conservation, including the ownership and control, management and maintenance of funding public access revegetation and rehabilitation works and bushfire management.	Section 3.2.2
<b>15. Agriculture</b>	
15.1 Consider potential impacts on existing agriculture in the area, taking into account the Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean.	Section 5.2.14
15.2 Monitoring of the quality and volumes of any discharged water to ensure no reduction in quality and quantity to downstream agricultural users of the water.	Section 8.6
<b>Consultation</b>	



Requirement	Cross Reference to EA report
<p>Undertake an appropriate and justified level of consultation with the following agencies during the preparation of the EA:</p> <p>(a) <u>Agencies or other authorities:</u></p> <ul style="list-style-type: none"> <li>• Hawkesbury City Council;</li> <li>• Hawkesbury Nepean Catchment Management Authority</li> <li>• NSW Department of Natural Resources</li> <li>• NSW Department of Primary Industries</li> <li>• NSW Department of Environment and Climate Change;</li> <li>• Heritage Office, DoP</li> <li>• NSW Roads &amp; Traffic Authority;</li> <li>• RailCorp;</li> <li>• NSW Emergency service agencies namely NSW Police, Ambulance Service, SES, RFS, Fire Brigades.</li> </ul> <p>(b) <u>Adjoining Landowners</u></p> <p>Consultation with adjoining landowners is to be undertaken to discuss &amp; address, where appropriate, the cumulative impact of new development upon the existing township including potential impacts upon existing and proposed regional and local infrastructure.</p> <p>(c) <u>Public:</u></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communication strategy.</p> <p>The consultation process and the issues raised should be described in the EA.</p>	<p>Section 6</p>
<b>Landowners Consent</b>	Submitted separately