

Director General's Requirements for State Significant Site Study and Part 3A Concept Plan Environmental Assessment

Director General's requirements	Comment / Location in Application
State Significant Site Study	
The State or regional planning significance of the site (having regard to the Department of Planning's <i>Guideline for State Significant Sites under SEPP Major Development</i>)	No change as part of Modification, see original EAR.
Any proposed changes to the existing zoning regime, and where changes are proposed the suitability of the site for the proposed land use taking into consideration environmental, social or economic factors, the principles of ecologically sustainable development and any State or regional planning strategy	No change as part of Modification, see original EAR.
The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning	No change as part of Modification, see original EAR.
The recommended land use and development controls for the site that should be included in Schedule 3 of SEPP Major Development	S75W Report Section 5 SEPP Amendment.
Those parts of the site which should be subject to Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> with the relevant Council as consent authority	Future DAs across the entire site will be subject to Part 4.
Appropriate arrangements (if relevant) for the compulsory acquisition of land by relevant councils for open space purposes, including through consultation with the relevant council.	No change as part of Modification, see original EAR.
The Environmental Assessment (EA) must include:	
1) An executive summary	S75W Report Executive summary.
2) A description of the project including the: <ul style="list-style-type: none"> a) need for the project; b) various components and stages of the project (including relevant maps); 	S75W Report Section 2.
3) A thorough site analysis and description of the existing environment	S75W Report Section 2. Also see original EAR Section 3 Site Analysis and all technical supporting studies appended.
4) Justification of 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	S75W Report Section 6.
5) A consideration of all relevant statutory and non statutory provisions and identification of any non compliance with such provisions (especially the SEPP (Major Development) 2005, SEPP 44, SEPP 55, SEPP (Infrastructure) 2007, SEPP (Sydney Region Growth Centres) 2006, Liverpool Local Environmental Plan 2008, Campbelltown (Urban Area) Local Environmental Plan 2002, Metropolitan Strategy and draft South West Subregional Strategy	S75W Report Section 6.1.
6) A draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures to be established on site and clear identification of the timing and responsibility for these measures;	See Appendix O .
7) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading	S75W Report Statement of Validity p.1

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8) A report from a quantity surveyor identifying the correct capital investment value for the concept plan and the stage 1 project application.		Not relevant to a Section 75W Modification.
Key Assessment Requirements		
Urban Design, Development Controls and Land uses		
1) Assess the consistency of the proposal with relevant planning documents including local environmental plans and existing and draft development control plans. Provide justification for any new or amended development controls and land uses, including in consultation with the relevant council.		S75W Report Section 6.1.
2) Identify estimated floor space yield for commercial and retail uses for land within the Edmondson Park town centre, and justify in the context of the expected yields for the town centre as outlined in the draft South West Subregional Strategy.		No change as part of Modification, see original EAR.
3) Identify how the aspects of the proposal relating to the town centre will be integrated with areas of the town centre that do not form part of the proposal.		No change as part of Modification, see original EAR.
4) Identify how the proposal integrates with the proposed station and rail corridor on the South West Rail Link. The proposal should be developed with regard to the proposed development footprint for the station, through consultation with Transport Construction Authority.		See Master Plan and Town Centre Core Concept Design Report at Appendix A and B.
5) Assess the visual impact of the proposed development, when viewed from the surrounding areas.		S75W Report Section 6.6.
6) Identify school sites, both new and existing, and justify their appropriateness in accordance with the department of Education and Training's requirements for new school sites.		No change as part of Modification, see original EAR.
Biodiversity		
1) Assess the consistency of the proposal with Biodiversity Certification Order (dated 11 December 2007) conferred on the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Any clearing of existing native vegetation within the non-certified areas should be offset in accordance with the relevant biodiversity measures of the Biodiversity Certification.		No change as part of Modification, see original EAR.
2) Provide an assessment of biodiversity impacts of the proposed development in accordance with draft Guidelines for Threatened Species Assessment (DEC July 2005). For certified areas under the Biodiversity Certification, the assessment undertaken in the draft Growth Centres Conservation Plan (GCC February 2007) and the offsets established in the Biodiversity Certification can be referenced for the proposal.		No change as part of Modification, see original EAR.
3) Assess the consistency of the proposal with the Edmondson Park Conservation Agreement (dated 20 August 2009), in particular with the requirements of the Biodiversity Conservation Plan (Schedule 4). Any proposed variation to the Conservation Agreement would need to be justified (including consideration of alternative options) on ecological grounds.		No change as part of Modification, see original EAR.
Regional Park		
1) Identify measures to mitigate interface impacts (both construction and operational) on the ecological values of the Regional Park from adjoining urban areas.		No change as part of Modification, see original EAR.
2) Assess the consistency of the proposal with the Statement of Interim Management Intent for the Regional Park. Outline and justify any variations and provide an appropriate assessment of any potential impacts.		No change as part of Modification, see original EAR.
Traffic/Transport		
1) Identify a road layout and design which is responsive to existing and proposed land uses including providing linkages to key destination		Traffic Assessment at Appendix M.

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points such as centres, employment lands, and recreation areas, within and surrounding the site. In particular identify the future design of Campbelltown Road having regard to potential heritage and ecological impacts, location of utility infrastructure, urban design considerations, and impact on school sites and open space areas.	
2) Prepare a Traffic Management and Accessibility Plan (TMAP) in accordance with the Draft Interim Guidelines for Transport Management and Accessibility Plans (NSW Transport) to identify: <ul style="list-style-type: none"> a) the cumulative regional traffic impact associated with the development, b) a package of traffic and transport infrastructure measures to support future development and contribute to the achievement of the NSW State Plan mode share targets c) regional and local intersection and road improvements together with priority works to support efficient bus access; d) vehicular access options for adjoining sites; e) infrastructure for walking and cycling, having regard for the NSW Bike Plan (RTA, May 2010) and Planning Guidelines for Walking and Cycling (Department of Planning, December 2004); f) the implications of the proposed development for non-car travel modes (including public transport, walking and cycling); g) the potential for implementation of a location specific sustainable travel plan (eg "Travelsmart" or other travel behaviour change initiative) and the provision of facilities to increase the non-car mode share for travel to, from and within the site; h) the implications and opportunities for managing car parking within the development; and 3) the timing and cost of infrastructure works and funding responsibilities.	Traffic Assessment at Appendix M .
Staging of Development	
1) Provide details of the staging of development including a Staging Plan. 2) Identify the staging process for infrastructure provision commensurate with proposed staging of development, through consultation with relevant agencies.	No change as part of Modification, see original EAR.
Heritage	
1) Identify and assess the impacts of the proposal on the heritage significance of the area in accordance with Assessing Heritage Significance (NSW Heritage Office 2001), including on the Ingleburn Army Camp, prefabricated cottages, and Mont St Quentin Oval and entry gates. Identify opportunities for adaptive re-use of heritage items.	No change as part of Modification, see original EAR. Note: the application seeks to remove the heritage listing for the Riley Newsum Prefabricated Cottages which have been demolished by UrbanGrowth NSW.
2) Identify and assess the impacts of the proposal on Aboriginal heritage significance in accordance with the draft Guidelines for Aboriginal Cultural Consultation requirements are to be informed by the Interim Aboriginal Community Consultation Guidelines.	No change as part of Modification, see original EAR.
3) Assess the proposal against the Aboriginal Heritage Management Plan prepared for the Edmondson Park Precinct.	No change as part of Modification, see original EAR.
Surface water, groundwater quality and riparian corridors	
1) Assess any potential impacts of proposed development on hydrology and hydrogeology of the site and adjacent areas in terms of impact on water quality having regard to environmental targets for new urban development set out in Managing urban stormwater: environmental targets – Consultant draft (DECC in association with the Sydney Metropolitan CMA, October 2007). In particular, identify how any potential water quality impacts on wetlands both within and adjoining the site, and the ecological values of the Regional Park,	Water Cycle Management Strategy at Appendix I .

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will be avoided, mitigated or managed		
2)	Identify any potential impacts on groundwater and groundwater dependant ecosystems, and how impacts will be avoided mitigated or managed.	No change as part of Modification, see original EAR.
3)	Identify drainage and stormwater management infrastructure, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure. Identify the future management and ownership arrangements for stormwater infrastructure, and identify how any requirements for the future owner will be met.	Water Cycle Management Strategy at Appendix I .
4)	Assess any proposed changes to riparian corridors and associated buffers in accordance with Riparian Corridor Management Study approach applied to the Growth Centres, and provide justification for any changes. Details of any rehabilitation works for corridors should be provided.	No change as part of Modification, see original EAR.
Flooding		
1)	Identify any flood risk associated with the site and demonstrate that the proposed development is suitable in terms of flooding and is consistent with the NSW Floodplain Development Manual; the management of flood liable land (2005).	No change as part of Modification, see original EAR.
Bushfire Risk Assessment		
1)	Provide an assessment against the current version of Planning for Bush Fire Protection 2006, including the proposed location of, and ongoing management arrangements for Asset Protection Zones.	Bushfire Assessment Report at Appendix N .
Noise		
1)	Demonstrate that the proposal will be designed constructed, operated and maintained so that there are no unacceptable impacts from noise. In particular assess the noise impact from the proposed rail line and existing and proposed roads having regard for increased traffic generated by the proposal. This should be assessed in accordance with the Environmental Criteria for Road Traffic Noise (EPA 1999), and Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning).	No change as part of Modification, see original EAR.
Geotechnical and contamination		
1)	Demonstrate the suitability of the land for the proposed development including with respect to erosion potential, salinity and the presence of potential and actual acid sulphate soils if any. Outline measures to avoid or reduce adverse impacts. This should be carried out in accordance with relevant guidelines, such as NSW Local Government Salinity Initiatives booklets and the Western Sydney Code of Practice 2003.	No change as part of Modification, see original EAR.
2)	Outline actions, management and mitigation measures required, including protocols to address unexpected finds, and assess contamination issues associated with the proposal (if any) in accordance with the SEPP 55 and other relevant legislation and guidelines.	No change as part of Modification, see original EAR.
Topography and site preparation		
1)	Identify expected extent of cut and fill required to achieve the proposed development, and outline strategies to minimise excavation works, both for site preparation works and individual dwellings.	No change as part of Modification, see original EAR.
Ownership/Maintenance of Public Domain		
1)	Provide details of the proposed ownership and management arrangements for publicly accessible land including roads, parks, and riparian areas. In particular, detail management arrangement for open space areas that are identified under the Edmondson Park Conservation Agreement.	S75W Report Section 4.
Utilities		

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1) Prepare a utility and infrastructure servicing report and plan for the site in consultation with relevant utilities providers to: <ul style="list-style-type: none"> a) identify existing utilities and infrastructure such as the supply of water, sewerage, stormwater, gas, electricity and telephone services. b) assess the capacity of utility infrastructure to service the proposed development in conjunction with existing uses, proposed uses and potential future uses (including fire suppression). c) demonstrate compliance with the requirements of any public authorities in regard to the connection to, relocation and/or adjustment of services affected by the development proposal. d) detail technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services (such as water sensitive urban design measures and sediment control measures). e) Justify any staging of proposed infrastructure works. 	No change as part of Modification, see original EAR.
2) Clearly identify the proposed location of any new utilities and infrastructure and justify any changes to Sydney Water's existing trunk servicing scheme.	No change as part of Modification, see original EAR.
3) Prepare an Integrated Water Management Plan to identify an alternative water supply, water sensitive urban design, and any other water conservation measures.	Water Cycle Management Strategy at Appendix I .
Social infrastructure/contributions	
1) Outline the likely scope of developer contributions between the Proponent and Liverpool and Campbelltown Councils, to deliver an adequate level of local infrastructure to meet the needs of the future population arising from the proposed development. This should be informed by consultation with the relevant councils. Note: development within the site will also be subject to the Growth Centres Special Infrastructure Contribution.	S75W Report Section 6.7
Ecologically Sustainable Development (ESD)	
1) The EA should demonstrate that all aspects of the concept plan satisfy the principles of ESD including compliance with BASIX.	No change as part of Modification, see original EAR.
2) The EA should outline commitments to sustainability including water reuse, waste minimisation, the minimisation of energy use and car dependency.	Waste Management Plan at Appendix I .
Consultation Requirements	
During the preparation of the EA, the proponent must undertake an appropriate and justified level of consultation with relevant parties. The Strategy should include timing for the carrying out of the proposed consultation processes. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies must include, but not be limited to: <ul style="list-style-type: none"> • Campbelltown Council • Liverpool Council • Department of Environment, Climate Change and Water • NSW Office of Water • NSW Transport • Roads and Traffic Authority • Department of Education and Training • Transport Construction Authority • Railcorp • Commonwealth Department of Environment, Water, heritage and the Arts • Rural Fire Service 	S75W Report Section 2.6

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<ul style="list-style-type: none">Utility and infrastructure providersLocal Aboriginal Land Councils		