

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 07_0099
Project	The proponent is seeking State Significant Site status and Concept Plan approval for redevelopment of the Potts Hill Reservoirs site, including: <ul style="list-style-type: none"> ▪ 12 hectares of employment land; ▪ Residential development for up to 450 dwellings; and ▪ Open Space / Parkland.
Site	Rookwood Road, Bankstown (Lot 2, DP 225818/Lot 2, DP 456502/Lot 11, DP 16924/Lot 23, DP 16924/Lot 55, DP 16924/Lot 64, DP 16924/Lot 65, DP 16924/Lot 66, DP 16924/Lot 67, DP 16924/Pt Lot 1, DP 610303)
Proponent	Landcom on behalf of Sydney Water
Date of Issue	4 July 2008 <i>(If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.)</i>
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> (1) an executive summary. (2) a description of the proposal including: <ul style="list-style-type: none"> o textual and diagrammatic articulation of the proposal; o description of the existing environment and suitability of the site; o various components and stages of the project as relevant. (3) justification for the project and alternatives considered; (4) project objectives; (5) a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these; (6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and (8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues for both the construction and operational stages:</p> <ol style="list-style-type: none"> 1. Heritage <ul style="list-style-type: none"> • Detail National, State and local heritage significance of the site, both Aboriginal and non-Aboriginal, and including places listed on the National heritage list and protected under the EPBC Act. • A heritage assessment, heritage impact statement and conservation management plan should be prepared in accordance with NSW Heritage Office guidelines. The documentation should assess the impacts of the application on the area and any significant components of the site. 2. Urban Design and Built Form <ul style="list-style-type: none"> • Demonstrate that the type, bulk, scale, size and design quality on the site respond to the location (and the location's wider context) and its character and function appropriately. • The EA is to outline the existing and proposed footprints, GFA, heights, materials, colours, and footprints as well as landscaping.

	<p>3. Public Open Space</p> <ul style="list-style-type: none"> • Detail should be given for the provision of publicly accessible open space. • 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. <p>4. Biodiversity</p> <ul style="list-style-type: none"> • Address the impacts on Endangered Ecological Communities, threatened species and their habitat as listed under the NSW Threatened Species Conservation Act and the EPBC Act. <p>5. Visual Impact</p> <ul style="list-style-type: none"> • Address the visual impact of the project in the context of adjoining development, impact on any heritage items (on-site or in the vicinity) and the development as viewed from publicly accessible areas. <p>6. Traffic</p> <ul style="list-style-type: none"> • Prepare a detailed Traffic Impact Study in accordance with the <i>RTA Guide to Traffic Generating Developments</i> which addresses amongst other things peak volumes, existing and proposed traffic volumes; and identify suitable treatments to ameliorate any traffic and safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments. • The EA should also demonstrate compliance with relevant Council and RTA traffic and car parking codes. <p>7. Utilities Infrastructure</p> <ul style="list-style-type: none"> • Address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone and sewerage in consultation with relevant agencies. <p>8. Impacts on Water Quality and Drainage</p> <ul style="list-style-type: none"> • Address potential on-site and off-site impacts on the quality of surface water and groundwater. <p>9. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> • Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases. <p>10. Energy Savings Action Plan</p> <ul style="list-style-type: none"> • Demonstrate that the development is capable of achieving the requirements of BASIX and what (if any) commitments will be made on other environmental rating tools such as Greenstar and the Australian Building Rating Scheme. • Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the <i>Guidelines for Energy Savings Action Plans</i>, DEUS 2005. <p>11. Development Staging</p> <ul style="list-style-type: none"> • The issue of development staging should be clearly addressed and justified in detail. This should include infrastructure staging, and annual targets for housing and job production linked to infrastructure provision.
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Consultation Requirements	<p>During the preparation of the Environmental Assessment, you must consult with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners.</p> <p>In particular, you must consult with:</p> <p>Agencies and other authorities:</p> <ul style="list-style-type: none"> ▪ Bankstown City Council; ▪ Auburn City Council; ▪ Roads & Traffic Authority and Ministry of Transport; ▪ Commonwealth Department of Environment, Heritage, Water and the Arts; ▪ NSW Department of Environment and Climate Change; ▪ Heritage Office, Department of Planning; ▪ NSW Fire Service; and ▪ All utility providers. <p>Public:</p> <p>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.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
Deemed refusal period	60 days
Application Fee Information	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> . A Quantity Surveyors report is required verifying the capital investment value of the development.
Landowners Information	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> • 10 hard copies of the environmental assessment report & sets of subdivision plans; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size)