

# Director-General's Requirements

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

<b>Major Project No.</b>	MP 08_0247
<b>Project Description</b>	<b>Concept Plan</b> to develop a privately owned and managed education and training centre known as the Illawarra Employment and Teaching Centre.
<b>Site</b>	Illawarra Employment and Teaching Centre, Dapto (Lot 412 DP 873616)
<b>Proponent</b>	Connectland Pty Ltd
<b>CIV</b>	\$700,000,000
<b>Date of Issue</b>	3/2/09
<b>Date of Expiration</b>	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.
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>(1) Executive summary.</li> <li>(2) Description of the proposal comprising: <ol style="list-style-type: none"> <li>(a) project vision, objectives and need;</li> <li>(b) description of the site, including cadastral and title details;</li> <li>(c) various precincts and staging (including infrastructure staging); and</li> <li>(d) alternatives considered.</li> </ol> </li> <li>(3) Consideration of: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies;</li> <li>(b) Wollongong LEP 1990, draft Wollongong LEP (West Dapto) 2007 and relevant Council DCP's and/or Strategies;</li> <li>(c) Illawarra Regional Strategy.</li> </ol> </li> <li>(4) Draft Statement of Commitments outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures and clear indication of responsibilities.</li> <li>(5) Signed statement from the author of the EA confirming that the information is neither false nor misleading.</li> <li>(6) Report from a quantity surveyor identifying the capital investment value of the Concept Plan.</li> </ol>
<b>Key Assessment Requirements</b>	<ol style="list-style-type: none"> <li><b>1. Site Analysis</b> <ul style="list-style-type: none"> <li>• Site opportunities and constraints, identifying natural and built environmental features within and adjoining the site.</li> </ul> </li> <li><b>2. Permissibility and Strategic Planning</b> <ul style="list-style-type: none"> <li>• Demonstrate that all components of the proposal are currently permissible under Wollongong LEP 1990 and an educational use is the primary use of the land.</li> <li>• Demonstrate housing is primarily for students attending the training course and confirm basis for student numbers on housing demand through review of other institutions and in the consultation with NSW TAFE.</li> <li>• Demonstrate that the proposal is consistent with the zoning proposed for the site under draft West Dapto LEP 2007.</li> <li>• Demonstrate that the proposal is consistent with the recommendations of the West Dapto Release Area Review prepared by the former Growth Centres Commission, particularly in relation to: <ol style="list-style-type: none"> <li>○ Residential density targets;</li> <li>○ Staging of development;</li> <li>○ Retail hierarchy;</li> <li>○ Infrastructure planning;</li> <li>○ Management of flooding impacts;</li> <li>○ Cut and fill; and</li> <li>○ Riparian corridors.</li> </ol> </li> </ul> </li> </ol>

### **3. Education/Training**

- Demonstrate the need/justification for the proposed training facility, including courses to be provided on site and by whom.
- Provide a clear outline of NSW TAFE's involvement in the project and whether they have agreed to deliver training programs on site.
- Economic analysis and impact assessment detailing how the project will be funded, the long term viability of the project, the demand for apprentices in the area and the project's impact on other facilities in the area such as Dapto and Yallah TAFE.
- Outline ratio of apprentices to staff, for various categories. Detail the number of students, residents, visitors and employees and describe any fluctuations that may occur over time.
- Describe measures employed to ensure 'ancillary commercial uses' employ students training at the facility and their retention.
- Describe legally binding measures to ensure training continues should approval be granted.

### **4. Land Use**

- Identify proposed precincts, stages, timing, uses contained in each precinct, road and pedestrian networks.
- Table outlining different land uses, GFA/FSR per precinct, development yield, site coverage for each use and total GFA for the development.
- Consider surrounding land use, patterns, density and character and assess/resolve potential land use conflicts.
- Justify proposed commercial development with particular regard to economic impacts on existing local town centres.
- Outline the relationship of the 'ancillary uses' (residential, commercial) to the education facility.

### **5. Ownership and Title**

- Identify proposed staging, ownership and titling arrangements for each of the proposed land uses.
- Identify measures to ensure residential accommodation is only used for students and teaching staff and is ancillary to the education facility, compared to other educational institutions.

### **6. Urban Design – Built Form**

- Typical plans (elevations and sections) and associated development controls, identifying the height, bulk, scale, density and typologies of the proposed built form in relation to existing development site, surrounding development and landscape.
- Typical plans and sections of the proposed public domain, identifying the proposed street network and car parking/access arrangements, pedestrian and bicycle linkages and landscape treatments.
- Assessment of the compatibility of the proposed heights with the surrounding area, and whether the amount of floor space sought can realistically be achieved within the proposed building heights.
- Assessment of any potential visual impacts using photomontages and view analysis.
- Assessment of any potential overshadowing impacts within the development and on the surrounding residential areas.
- Proposed primacy of controls (ie. height and FSR), where there may be a future conflict.

### **7. Flooding/Evacuation**

- A comprehensive flood analysis report should include, but not be limited to:
  - (a) The impact of flooding on the development including the estimation of the extent of flood prone land (up to and including PMF), high hazard areas and floodways, the implications of the full range of floods and the safety of residents and users of the development;

- (b) The impact of the development on flood behaviour on and off site, include existing and planned development in the wider area;
- (c) The flood hazard in the area (including the hydraulic hazard, flood readiness, flood warning time, rate of rise of floodwater, flood duration and type of development) and access and evacuation issues (including an emergency evacuation plan);
- (d) Detail viable strategies to manage any adverse impacts of the development on flood behaviour;
- (e) Demonstrate consistency with the aims and intent of the Floodplain Development Manual and relevant local and regional policies;
- (f) Detail impacts of climate change on possible flood levels;
- (g) Potential impacts of upgrading Bong Bong Road on flood behaviour including impacts on debris and blockage of water openings;
- (h) Impacts of future development in the West Dapto catchment on flood behaviour including the need to increase flood conveyance through the site;
- (i) Integrated management of riparian corridor and floodplain in relation to flood conveyance, environmental functions, changes to hydraulic roughness, sedimentation etc.
- Note: cut and fill to overcome flood risk is not current best practice, and needs careful management, and environmental impact issues may negate this option as viable (e.g. Aboriginal heritage, geomorphic impacts, acid sulphate soils, maintenance, location of services/existing utilities, type of fill/contamination etc).
- Any proposed cut and fill will need to demonstrate upstream and downstream flooding is not made worse.
- Address the recommendations of the former Growth Centres Commission review in relation to flooding.
- Detailed plans for proposed infrastructure upgrade to Bong Bong Road to allow for emergency evacuation of the site, including details on the elevation of Bong Bong Road, and road bridges over Mullet and the railway crossing.

#### **8. Traffic, Transport and Car Parking**

- Traffic Impact Study including network and intersection modelling in accordance with the Roads and Traffic Authority's *Guide Traffic Generating Developments*, with particular regard to:
  - Existing road capacity, expected impacts on local and regional roads and any upgrade requirements;
  - The network modelling undertaken by Wollongong Council and RTA assessing the potential impact of future development of the West Dapto release area and the road infrastructure requirements for the release area.
  - Internal road layout and access arrangements;
  - Pedestrian and bicycle linkages; and
  - Access for emergency vehicles.
- Transport Management and Accessibility Plan (TMAP) in accordance with the Ministry of Transport's *Interim TMAP Guidelines*, also including:
  - Staging/ Sequencing Plan;
  - Conceptual Construction Management Plan;
  - Measures to maximise public transport, walking and cycling;
  - Proposed pedestrian, cycling and public transport infrastructure; and
  - Measures to mitigate any potential traffic impacts on pedestrian safety.
- Car parking plans showing location and number of existing and proposed car parks, allocation to proposed uses and basis of adequacy assumptions.
- Detailed plans for proposed infrastructure upgrade to Bong Bong Road, including details on the elevation of Bong Bong Road, road bridges over Mullet and the railway crossing, on-site Helipad, rail siding and flood free lay down area.
- Demonstration that vehicle/pedestrian access is maintained to existing properties fronting sections of Bong Bong Road proposed to be elevated, both during and

following construction.

**9. Bushfire**

- Demonstrate compliance with NSW Rural Fire Service's *Planning for Bush Fire Protection 2006*, with particular regard to ensuring Special Fire Protection purpose developments are located away from the bushland interface; and
- Identify vegetation types, ownership and ongoing management of any proposed Asset Protection Zones.

**10. Biodiversity**

- Field survey of the site including mapping which identifies the location, extent and species of any threatened species, populations and endangered ecological communities.
- Identify any vegetation proposed to be cleared on the site.
- Assess impacts of proposed vegetation clearing and development on critically endangered and endangered communities, identified threatened species (if any), having regard to the Department of Environment and Climate Change's *Threatened Species Assessment Guidelines*.
- Biodiversity conservation strategy including vegetation protection, offsets and/or rehabilitation measures to avoid or mitigate impacts.
- Assess and mitigate impacts on edge effects, ecological corridors, watercourses and associated riparian vegetation and existing rock outcrops.
- Measures to protect and enhance any wetlands, watercourses, riparian corridors and ground water sources.

**11. Heritage**

- Assess the development against the Department of Environment and Climate Change's draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*.

**12. Ecologically Sustainable Development**

- Demonstrate how the development will satisfy ESD principles, including BASIX, water sensitive urban design measures, energy efficiency and recycling and waste disposal.

**13. Geotechnical, Contamination and Acid Sulfate Soils**

- Geotechnical report assessing matters such as the suitability of the site for its proposed uses, land stability, erosion hazard, proposed earthworks and retention methods.
- Assessment of acid sulphate soil impacts.
- Assess suitability of site for proposed uses in accordance with SEPP 55.
- Detail type of fill and whether imported.

**14. Utilities and Social Infrastructure**

- Utility and infrastructure servicing strategy, demonstrating the development can be adequately serviced for water supply, wastewater, sewer, stormwater, electricity, gas, communications and fire fighting.
- Demonstrate appropriate provision of social infrastructure and services to support expected population increase.

**15. Drainage, Stormwater and Groundwater Management**

- Identify drainage, stormwater and groundwater management issues, including riparian areas, topography, on site stormwater detention, water sensitive urban design measures and drainage infrastructure.
- Identify the location of water quality control measures (e.g. basins) relative to existing native vegetation.

	<ul style="list-style-type: none"> <li>Assess any potential impact on surrounding waterways in terms of water quality and aquatic ecosystems. This should include but not be limited to:               <ul style="list-style-type: none"> <li>(a) Onsite pollution such as accidental spills and sewer overflows;</li> <li>(b) Risks such as weed invasion, encroachment and litter; and</li> <li>(c) Vegetated buffer zones.</li> </ul> </li> </ul> <p><b>16. Amenity impacts</b></p> <ul style="list-style-type: none"> <li>Potential amenity impacts on the adjoining residential areas, particularly in terms of overshadowing, privacy and overlooking, visual bulk and scale, changes to ground levels adjacent to boundaries, fencing, safety and surveillance, noise and vibration.</li> </ul> <p><b>17. Developer Contributions</b></p> <ul style="list-style-type: none"> <li>Scope and justification of developer contributions between the proponent and the State (via relevant agencies including Roads and Traffic Authority, Department of Education and Ministry of Transport), based on the demand for services generated by the development and Department of Planning guidelines.</li> <li>Scope and justification of developer contributions between the proponent and Council, based on existing Section 94 plans and Department of Planning guidelines.</li> </ul>
<b>Consultation Requirements</b>	<p>Provide written evidence that, during the preparation of the Environmental Assessment, you have undertaken an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders. In particular, you should consult with:</p> <p><b>Agencies, other authorities and groups:</b></p> <ul style="list-style-type: none"> <li>Wollongong City Council;</li> <li>Ministry of Transport;</li> <li>NSW Roads and Traffic Authority;</li> <li>Railcorp;</li> <li>Department of Environment and Climate Change;</li> <li>Department of Education and Training / TAFE NSW;</li> <li>State Emergency Service;</li> <li>Department of Water and Energy;</li> <li>Southern Rivers Catchment Management Authority;</li> <li>NSW Rural Fire Service; and</li> <li>Relevant utility providers.</li> </ul>
<b>Test of Adequacy</b>	<p>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.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
<b>Landowner's Consent</b>	Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
<b>Deemed refusal period</b>	120 days (see Clause 8E of the <i>Environmental Planning &amp; Assessment Regulation 2000</i> )
<b>Application Fee Information</b>	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a <b>Quantity Surveyor's</b> report for the project.
<b>Documents to be submitted</b>	Fifteen (15) hard copies of the environmental assessment with plans to be to scale and A3 in size. Fifteen (15) copies of the environmental assessment and plans on CD-ROM (pdf format).