

Appendix P – Assessment requirements

Assessment Requirements	How it has been addressed
<p>Landowner's consent</p> <p>in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>	<p>All land subject of the concept plan approval is within the ownership of the applicant.</p>
<p>Environmental risk assessment:</p> <p>The EA must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> adequate baseline data; consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed); and measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The level of assessment of likely impacts must be proportionate to the significance of, or degree of impact on, the issue, within the context of the proposal location and the surrounding environment. The level of assessment must be commensurate to the degree of impact and sufficient to ensure that the Department and other government agencies are able to understand and assess impacts.</p>	<p>All potential environmental risks are addressed within Section 6.</p>
<p>Quantity surveyor report:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation. 	<p>A QS report has been provided at Appendix N, which estimates the CIV of the project as \$998,469,551 inclusive of GST. The QS report also estimates that 1,000 jobs would be created as a result of the project.</p>
<p>Statutory and strategic context:</p> <p>The EA must address:</p> <ul style="list-style-type: none"> the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation). the statutory provisions of all relevant environmental planning instruments 	<p>The statutory and strategic context is addressed at Sections 4 and 5 respectively, as well as within the Urban Design Report and TMAP as relevant.</p>

<ul style="list-style-type: none"> the relevant planning provisions, goals and strategic planning objectives in all relevant strategic plans. 	
<p>Relationship to existing Approval:</p> <ul style="list-style-type: none"> Demonstrate how the proposed modification can be assessed and determined within the scope of section 75W of the EP&A Act, and in particular demonstrate and address any environmental impacts beyond those already assessed for the concept approval Provide a comparative assessment of the proposed modification against the approved scheme (qualitative and quantitative), including comparison plans clearly identifying the proposed amendments in plan and elevation, and provide a rationale for the amendments and an analysis of benefits / impacts, including measures to mitigate any potential impacts. Outline and justify any proposed changes to the existing terms of approval, future assessment requirements and commitments. 	<p>An assessment of potential impacts resulting from the proposed modification is provided in Section 6 of this report.</p> <p>An overview of proposed modifications and a comparative analysis of the changes is provided in Section 4 of this report and in the Urban Design Report at Appendix A.</p> <p>The proposed changes are outlined and justified in Section 3 of this report. An updated Statement of Commitments is provided at Appendix C.</p>
<p>Built form and urban design:</p> <ul style="list-style-type: none"> demonstrate in consultation with the Government Architect NSW how the proposal can achieve design excellence, including opportunities for design review address the design quality of any proposed changes with specific consideration to the setbacks, indicative materials, opportunities for building articulation and creativity within a building envelope identify any proposed activation areas and permeability through the built environment and public domain provide justification for any increase in density and/or height evaluate the proposed built form against the Apartment Design Guide. 	<p>A letter of endorsement has been provided by the Government Architect NSW supporting the modification application (Appendix O).</p> <p>An Urban Design Report (Appendix A) has been prepared which addresses built form, height, activation, permeability. The urban Design Report also includes a public open space strategy and evaluates the proposal against the Apartment Design Guide.</p> <p>An updated Concept Plan document has also been prepared which outlines objectives and controls to guide future development and ensure a high quality urban design and built form outcome.</p>
<p>Environmental amenity:</p> <p>Consider and address any impact of the proposed modifications and measures required to maintain a high level of environmental and residential amenity to the surrounding area.</p>	<p>Environmental amenity is considered in Section 6, including consideration of overshadowing impacts.</p>

<p>Transport and accessibility</p> <p>A revised Traffic Management and Accessibility Plan (TMAP), which includes:</p> <ul style="list-style-type: none"> • details of the current and forecasted daily and peak hour vehicle, public transport, pedestrian and cyclist trips generated by the proposed modification, in accordance with the relevant guidelines provided in Section 1 • an assessment of the impact of trips generated by the proposed modification on the existing and future traffic performance, public transport and parking demand in the surrounding area • an assessment of the impact of trips generated by the proposed modification on nearby intersections; including the impact on intersections along Elizabeth Drive and Cabramatta Road West; with consideration of the cumulative impacts from other approved developments in the vicinity, and associated funding for road improvement works to improve traffic efficiency and road safety at affected intersections, if required. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years • an assessment of the impact of the proposed modification on existing and future public transport infrastructure within the vicinity of the site in consultation with Roads and Maritime Services and Transport for NSW and identify measures to integrate the development with the transport network • an assessment of the implications and opportunities for managing any additional proposed on or off-street car parking provision within the town centre and corresponding compliance with existing parking codes and justification for the level of car parking provisions • prioritisation of active transport initiatives through provision of walking and cycling infrastructure (e.g. shared paths, bicycle parking, etc.) including end-of-trip facilities as part of the proposed modification, to promote public transport usage, considering the requirements of the relevant parking codes and Australian Standards • details of travel demand management measures to minimise the impact on general traffic and bus operations and to encourage sustainable travel choices and details programs for implementation, including the preparation of a Green Travel Plan • measures to maintain road and personal safety in line with CPTED principles • review and, if necessary, update the timing and cost of infrastructure works and funding responsibilities • information on the anticipated traffic and transport impacts during construction, including 	<p>A revised TMAP has been prepared as outlined in Section 6.3 and provided at Appendix E.</p>
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the cumulative impacts associated with other construction activities, and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport.	
<p>Ecological Sustainable development:</p> <ul style="list-style-type: none"> • detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation 2000) will be incorporated in the development • include a framework for how the proposed modification will reflect best practice sustainable building principles to improve environmental performance and water conservation. 	<p>ESD principles have been addressed at Section 5.1.</p> <p>A sustainability assessment has been prepared which is outlined at Section 6.11 and provided at Appendix L.</p>
<p>Surface water, flooding groundwater and riparian corridor:</p> <p>address any potential impacts of proposed modification on hydrology and hydrogeology, flooding, groundwater, drainage and stormwater management infrastructure, and any riparian corridors.</p>	<p>A detention and water quality strategy has been prepared which is discussed in Section 6.9 and provided at Appendix J.</p>
<p>Consultation:</p> <p>During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. You must consult with Fairfield City Council, the Department of Education and Roads & Maritime Services.</p> <p>The EA shall describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p>	<p>Consultation carried out to inform the modification has been outlined at Section 9 of the modification application report.</p>
<p>Utilities</p> <ul style="list-style-type: none"> • prepare a utility and infrastructure servicing report and plan for the site in consultation with relevant utilities providers to: • identify existing utilities and infrastructure such as the supply of water, sewerage, stormwater, gas, electricity and telephone services; • assess the capacity of utility infrastructure to service the proposed modification in conjunction with existing uses, proposed uses and potential future uses; • demonstrate compliance with the requirements of any public authorities about the connection to, 	<p>A utilities assessment has been prepared which is discussed in Section 6.10 and provided at Appendix K.</p>

<p>relocation and/or adjustment of services affected by the modification;</p> <ul style="list-style-type: none"> • detail technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services; and • justify any staging of proposed infrastructure works. 	
<p>Social Impacts</p> <p>The EA shall include a comprehensive review of the original social impact assessment (SIA) by Judith Stubbs and Associates (prepared for the project in 2007). The criteria to be applied is to be consistent with the <i>Social Impact Assessment Guideline for State significant mining, petroleum production and extractive industry development (2017)</i> or the social impact assessment guideline applicable to the proposed modification at the time of the preparation of the review.</p> <p>The assessment must:</p> <ul style="list-style-type: none"> • focus on and address the nature and range of social infrastructure/services required to meet the needs of both the existing and proposed additional population of the Estate as well as specific mitigation measures identified in the original SIA; • address any additional material social impacts identified after the date on which the assessment by Judith Stubbs and Associates was finalised; • include a revised health impact assessment as undertaken in the original SIA 	<p>The social impact assessment has been reviewed by way of the preparation of an open space needs assessment, a social infrastructure needs analysis, and a health impact assessment which are discussed in Sections 6.4, 6.5, and 6.6 respectively. The full reports are provided at Appendix F, G and H respectively.</p>
<p>Contributions and/or Voluntary Planning Agreement</p> <p>The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 4 Contribution Plan and/or provide details of any Voluntary Planning Agreement proposed to facilitate the development as agreed between Council and the Proponent.</p>	<p>An overview of the amendments made to the agreement with Council regarding development contributions is provided in Section 7.</p>
<p>Aboriginal heritage</p> <p>Address the potential impacts on Aboriginal heritage having regard to the findings and recommendations of the Fairfield Aboriginal Heritage Study 2017.</p>	<p>An aboriginal heritage due diligence assessment has been carried out which considers the findings of the Fairfield Aboriginal Heritage Study 2017. The findings of the assessment are discussed at Section 6.8 and the full report is provided at Appendix I.</p>

<p>Documentation:</p> <ul style="list-style-type: none"> • an existing site survey plan • a site analysis plan • a locality / context plan • revised Concept Plan drawings, showing the proposed modifications • public domain and landscape plan, showing the proposed modifications • urban design report • development control plan / guidelines • visual impact assessment and photomontages • traffic management and accessibility plan • stormwater concept plan • crime prevention through environmental design assessment • open space assessment • social infrastructure assessment • an assessment of likely construction impacts • a revised Statement of Commitments. 	<p>The required documentation forms part of this report and its appendices.</p>
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