

Internal access provisions

The proposal provides a tyre service centre containing 4 work bays within the north-western ground floor area of the development. Access is available to the tyre service centre via the exterior of the building with frontage onto the external access road. Concerns were raised with the Proponent in relation to the operation of tyre service centre due to the possible traffic impacts / conflict on the main entry / exit to the site.

The Proponent provided further details on the operation of the tyre service centre within the PPR that included provision of designated parking to cater for the Tyre Centre customers, modifying the access road to be sited further away from the building, increasing the width of the footpath area and increasing the manoeuvring area outside the tyre centre. The modifications to the layout will adequately separate Tyre Centre parking and traffic from the main entry / exit to the site.

Following receipt of the above information, the Department does not raise any further concerns with the location of the proposed tyre service centre.

Parking

Car parking is provided on-site by way of ground level and basement car parking areas. A total of **745** car parking spaces are provided to cater for the expected vehicle patronage, including 15 dedicated spaces for the tyre centre. No designated parking has been provided for the office component of the development.

Car parking numbers were considered against both the *Auburn Development Control Plan 2000* that requires 741 spaces, and the Roads and Traffic Authority's Guidelines that require 593 spaces.

The Department has reviewed the PPR and does not raise any concerns with the proposed number of car parking spaces. It is considered that the parking spaces provided will adequately cater for the use of the premises during peak periods.

7.4 Environmental Impacts

Riparian Zone adjoining Haslams Creek

The NSW Office of Water and Auburn Council raised concern with the encroachment of hard stand parking within the riparian buffer. A 10 metre riparian buffer, measured from the top of bank of Haslams Creek, is required to be provided under the Auburn Industrial Areas Development Control Plan. The exhibited proposal however provided car parking within the 10 metre riparian buffer.

In response to this issue, the Proponent has amended the proposal by removing the car parking area provided adjacent to Haslams Creek. The Department supports this amendment to the proposal and considers that this issue to be resolved.

Flooding

The subject site is subject to flooding, predominantly on the western side adjacent to Haslams Creek. Auburn City Council's adopts flood levels for the site as follows:

- Probable maximum flood level - 8.2 metres AHD
- 1 in 100 year ARI - 3.0 metres AHD
- 1 in 20 year ARI - 2.6 metres AHD

The Proponent's Engineering Report advises that as Haslams Creek is a tidal creek, it is expected to be impacted by climate change and sea level rise by approximately 0.7m to 1.0m. The *Draft NSW Coastal Planning Guideline: Adapting to Sea Level Rise* advises that sea levels are expected to rise by 0.9m by 2100. Therefore in relation to the site, any level below RL 3.9m would be impacted by a 1 in 100 year flood by 2100 (this level is the combination of the 1 in 100 year ARI and the additional impact from climate change and sea level rise).

In relation to the levels of the site, the site rises from RL 3.6m along the western boundary; RL 5.0m at the proposed slip lane access point; and RL 7.2m at the eastern boundary near the

intersection of John Street. A small portion of the south-western corner of the site is therefore expected to be affected from a 1 in 100 year flood event, with this area being below RL 3.9m.

In terms of the proposed development, flood waters will not impact upon the main trading area of the proposal under present conditions or a climate change scenario. The main trading area has an RL of 9.84m, which is well above the entrance to the ground floor basement car parking area that is proposed at RL 6.64m.

Should the access / egress point (new signalised intersection) be covered by water during a major storm event and peak maximum flood event, all vehicles are proposed to exit the site from the loading dock driveway. At this point water will cover the site and the car parking areas, but not reach the main trading area set at RL 9.84m. To resolve this issue, the Proponent proposes to prepare a Flood Management Plan to enable staff to exit from the site in a flood event away from the western corner of the site and towards the eastern corner.

The Department is satisfied that the main trading area will not be flood affected. A condition of Approval is recommended requiring the preparation and implementation of a Flood Management Plan within the Construction Management Plan.

7.5 Other

Heritage

Three items of heritage significance are located in the immediate vicinity of the site. These items include the 'Canalisation of Haslams Creek south of Parramatta Road', 'Haslams Creek Bridge' and 'Haslams Creek Culvert'. The Heritage Impact Statement prepared by the Proponent concludes that:

- *Demolition of the building and replacement with a new building of similar dimensions will not have any adverse impacts upon the heritage of the site.*
- *The redevelopment of the site will not have any impacts upon potential archaeological evidence on the site.*
- *Development within the subject land will not have any direct physical impact upon the heritage items mentioned above.*
- *Development of the type proposed within the land would not have any detrimental effects upon the visual setting of these heritage items.*

The Department's Senior Heritage Planner reviewed the proposal and raises no objections. Having regard to the proposed works on the subject site, it is not expected that the construction of the proposal would adversely affect the significance of the existing heritage items or its setting.

Section 94 Contributions

The Auburn Development Contributions Plan 2007 applies to the proposal, as it is a development contributions plan prepared under Section 94 and 94A of the Act. Part F – 'Employment Generating Development' is the relevant section of the Plan and requires the Proponent to contribute 1% of the proposed construction cost of carrying out the development, where the construction cost is more than \$200,000.00.

The Proponent has submitted a detailed cost report that states the proposal has an estimated construction cost of **\$60,049,000.00** (as defined in Auburn Development Contributions Plan 2007) therefore a contribution of **\$600,490.00** is applicable. The contribution will be applied towards Council meeting the cost of public facilities in accordance with Part G – 'Works Schedule' of the Auburn Development Contributions Plan 2007.

A condition of Approval is recommended requiring the payment of the contribution prior to the issue of any construction certificate for the development.

Public Domain

The site currently does not provide a formed footpath for pedestrians along the Parramatta Road frontage. Under the current proposal, a footpath is proposed to enable pedestrian access along the full frontage of the site between the proposed signalised intersection at Parramatta Road / Nyrang Street and the existing intersection at Parramatta Road / John Street. This will improve the public domain along the Parramatta Road frontage.

A pedestrian crossing is proposed at the proposed signalised intersection to provide an additional point to cross Parramatta Road.

Within the comments received from the RTA, the RTA recommended that the Proponent hold discussions with the owners of the bulky goods outlets on the opposite side of Parramatta Road to construct a pedestrian bridge over Parramatta Road. The Proponent has advised that adequate pedestrian facilities are provided to ensure the safety of pedestrian without the need for the construction of a pedestrian bridge.

It is considered unnecessary to require the construction of a pedestrian bridge given that the premises rely predominantly on patronage from customers in vehicles. The inclusion of the new signalised intersection and pedestrian crossing is considered satisfactory.

A condition of Approval is recommended requiring the public domain areas to be constructed in accordance with the Council's requirements.

8. PUBLIC INTEREST / PUBLIC BENEFIT

The proposed Costco development is in the public interest, as it will result in the provision of an additional retail outlet in an emerging large format retail centre within the Sydney metropolitan area that will provide an alternative shopping destination for customers. The proposal will provide additional investment and employment into the Sydney locality and in particular to the Auburn LGA.

9. CONCLUSION

The Department has assessed the EA and PPR and considered the public and agency submissions in response to the proposal. The key issues raised in submissions relate to the centres policy justification, economic impacts, traffic, flooding, and built form.

The Department is satisfied that the impacts of the proposed development have been addressed in the Proponent's EA and PPR, the Statement of Commitments and the Department's recommended conditions. Furthermore, the proposal adequately addresses the Director-General's Environmental Assessment Requirements for the proposal.

The proposed development is located in an emerging centre consistent with the future strategic direction set for the site by Council (and supported by the Department) under Draft LEP 2000 (Amendment No. 22) for large-scale retail premises.

The Department is satisfied that the site is appropriate for the proposal and that the proposal will provide environmental, social and economic benefits to the region and support the implementation of the strategic framework including the Metropolitan Strategy, the Draft West Central Subregional Strategy and the Draft Centres Policy – Planning for Retail and Commercial Development.

The Department recommends that the proposal be approved, subject to conditions.

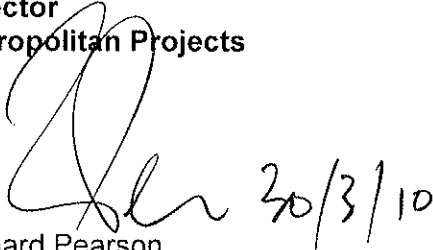
10. RECOMMENDATION

It is recommended that the Minister:

- (a) **consider** the findings and recommendations of this Report;
- (b) **approve the Concept Plan**, under Section 75O *Environmental Planning and Assessment Act, 1979* and sign the Determination(**Tag A**); and
- (c) **refer the Project Application**, to the Planning and Assessment Commission under Section 75J *Environmental Planning and Assessment Act, 1979* for Determination (**Tag B**).



Michael Woodland
Director
Metropolitan Projects



Richard Pearson
Deputy Director General
Development Assessment & Systems Performance

APPENDIX A. STATUTORY CONTROLS

OBJECTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Minister's consideration and determination of an application under Part 3A must be informed by the relevant provisions of the Act, consistent with objects of the Act. The Department has considered the Objects of the Act, including the encouragement of ESD in the assessment of the application. The project does not raise significant issues with regards to the Objects under the Act.

SECTION 75I(2) OF THE ACT & CLAUSE 8B OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

The DG's report to the Minister for the proposed project satisfies the relevant criteria under Section 75I of the Act as follows:

Section 75I(2) criteria	Response
Copy of the Proponent's environmental assessment and any preferred project report;	The Proponent's EA and PPR are located at Appendix C and on the Department's website www.planning.nsw.gov.au .
Any advice provided by public authorities on the project;	A summary of the advice provided by public authorities on the project for the Minister's consideration is set out in Section 6 of this report.
Copy of any report of a panel constituted under Section 75G in respect of the project;	No referral was made to a panel as part of the assessment process.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project;	Each relevant SEPP that substantially governs the carrying out of the project is identified latter in this report.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division,	An assessment of the development relative to the prevailing environmental planning instrument is provided in this report.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate;	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The environmental assessment of the project application is this report in its entirety.

The DG's report to the Minister for the proposed project satisfies the relevant criteria under Clause 8B of the Regulations as follows:

Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in this report.
The suitability of the site for the project	The site is considered suitable for the development proposed.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in this report.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

There are five accepted ESD principles:

- (a) Decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle);*
- (b) If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle);*
- (c) The principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle);*
- (d) The conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle); and*
- (e) Improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).*

The Department has considered the proposed development in relation to the ESD principles and has made the following conclusions:

Integration Principle – The economic, environmental and social impacts of the proposal have been considered and are overall positive to the locality. The economic impact of the development is unlikely to be detrimental to other centres. The environmental impacts of the development are minimised through the implementation of appropriate measures during construction. The proposal provides an additional type of development to the Sydney retail sector catering for customers not located within the immediate locality. Improved landscaping of the site will assist in revitalising the existing locality.

Precautionary Principle – It is considered that there is no threat of serious or irreversible environmental damage as a result of the proposal. The site has been developed for some time and is occupied by built structures. The site does not contain any threatened or vulnerable species, populations, communities or significant habitats. No significant climate change risks are identified as a result of this proposal. Furthermore, it is noted that appropriate measures have been taken to ensure the protection of the riparian corridor that adjoins Haslams Creek.

Inter-Generational Principle – The proposed development of the site incorporates sustainable design measures within the building and also during the construction that will ensure the environment is protected for future generations.

Biodiversity Principle – The proposed development does not result in a threat of serious or irreversible environmental damage. The site has been extensively developed for some time and the site has a low level of environmental sensitivity. There is minimal natural vegetation on the site and the site does not contain any threatened or vulnerable species, populations, communities or significant habitats. Therefore, the proposal will not impact upon the conservation of biological diversity or ecological integrity.

Valuation Principle – The approach taken for this project has been to assess the environmental impacts of the proposal and identify appropriate measures to mitigate adverse environmental effects and maximise energy efficiency through design. The mitigation measures include the cost of implementing these measures in the total project cost.

The Proponent is committed to ESD principles and has reinforced this through the Statement of Commitments and the Environmental Assessment, which outlines key ESD opportunities including, but not limited to, collection of roof rainwater, installation of measures to improve energy efficiency, maximisation of natural day light, and use of landscaping that is drought resistant.

Stormwater / Water Sensitive Urban Design

The site currently drains to the north-western corner into Haslams Creek by two stormwater outlets and a single outlet near Parramatta Road. Stormwater from the proposal will be partly directed into above ground rainwater tanks to be reused within the premises, while the remainder is to be directed to underground pipes that will connect into the existing connections into Haslams Creek. Stormwater from the external car parking areas is to drain into the landscaped area, while stormwater from the loading dock is to be directed through a water quality device prior to being discharged into Haslams Creek. All proposed systems are to be designed to Council's requirements, with no on-site detention.

The Department does not raise any concerns with the proposed stormwater measures and supports the Proponent's retention and re-use of stormwater. A condition Approval is recommended requiring the design of the stormwater system to comply with Council's requirements.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPI's)

To satisfy the requirements of section 75I(2)(d) and (e) of the Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project.

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005
- Auburn Local Environment Plan 2000
- Draft Auburn Local Environment Plan 2000 (Amendment No. 22)
- Draft Auburn Local Environment Plan 2009

Other controls to be considered in the assessment of the proposal are:

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005
- Auburn Development Control Plans

The provisions of development standards of local environmental plans are not required to be strictly applied in the assessment and determination of major projects under Section 75R Part 3A of the Act. Notwithstanding, the objectives of the above a EPI's, relevant development standards and other plans and policies that govern the carrying out of the project are appropriate for consideration in this assessment in accordance with the DGRs.

COMPLIANCE WITH PRIMARY CONTROLS

State Environmental Planning Policy (Major Development) 2005

As discussed previously in Section 5.1, the former Minister formed the opinion that the Costco wholesale retail warehouse and Costco regional headquarters at the subject site is a project to which Part 3A of the Act applies. The project was considered a Major Project under *State Environmental Planning Policy (Major Projects) 2005*, now known as *State Environmental Planning Policy (Major Development) 2005*.

COMPLIANCE WITH OTHER CONTROLS

State Environmental Planning Policy (Infrastructure) 2007

Schedule 3 of the SEPP requires traffic generating developments to be referred to the Roads and Traffic Authority. The Roads and Traffic Authority has provided comments on the proposed development. A detailed discussion on these comments, including the Proponent's response, is provided above in **Section 6** and **7**.

State Environmental Planning Policy No. 55 – Remediation of Land

Given the previous uses of the site, concerns were raised that the site may require decontamination. SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose. As the site is currently used for industrial purposes and the proposal requires excavation to form the basement car parking area, a Phase 1 assessment of the likelihood of soil contamination and a preliminary Phase 2 assessment considering the site's soil conditions in terms of the proposed use were conducted by the Proponent.

The Phase 1 and Phase 2 assessment provides information on the extent of potential contamination on the site and states that the site includes backfilling material from previous uses; underground storage tanks; asbestos material fragments; and contamination from waste entering the site from the adjoining Hertz rental wash down area. Further investigations are proposed to be undertaken once unrestricted access to the building is provided.

The preparation of an asbestos management plan prior to site works and the appointment of a DECCW NSW Accredited Auditor to review the environmental site investigations are proposed by the Proponent. A Remedial Action Plan or a Contamination Management Plan will be prepared following the review by the Auditor and discussion on the course of remediation required.

Conditions of Approval are recommended requiring works to be undertaken in compliance with EA and PPR and that an accredited site auditor be present to oversee the works and signoff on any measures proposed to remediate the site, should they be required.

State Environmental Planning Policy No. 64 – Advertising and Signage

The signage on the building elevations are defined as building identification signs under the provisions of SEPP 64. Building identification signs are defined in the SEPP as:

"building identification sign means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services."

In accordance with Clause 8, in Part 2 of SEPP 64, building identification signage must satisfy the assessment criteria set out in Schedule 1 of the policy. The building identification signage proposed on the elevations of the building are considered satisfactory with regards to the key assessment criteria in Schedule 1 of SEPP 64. The design of the signs proposed is considered to be appropriate and the illumination of the signage at night is not considered to have negative impacts upon motorists or residents.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The site is located within the Sydney Harbour Catchment area and therefore the SREP (Sydney Harbour Catchment) 2005 is applicable to the development. The site is not included within the foreshores and waterways area and as such planning principles do not apply to the proposal. The proposed development raises no issues as to consistency with the requirements and objectives of the SREP.

The SREP (Sydney Harbour Catchment) 2005 contains general provisions relating to biodiversity, ecology and environmental protection as well as provisions concerning the maintenance, protection and enhancement of views. The proposal is unlikely to adversely impact the biodiversity of ecology of the site or its surrounds, and has been designed to minimise its environmental and amenity impact.

Auburn Development Control Plans

The proposal has been reviewed against the objectives, performance criteria and development standards of development control plans utilised by Council.

Overall, the proposal is considered to not raise any concerns in relation to Council's Development Control Plans. However, conditions of Approval are recommended that require the final plans to be certified by the Certifying Authority in accordance with Council's controls.

Acid Sulphate Soils (ASS)

The Proponent conducted a geotechnical assessment of the site that reviewed the potential for the presence of ASS. The assessment particularly reviewed the area along the old creek that runs through the middle of the site. The results of the testing noted that there is a possibility the site may be affected by ASS at a depth of 4 to 6m below ground level. The testing was limited to areas outside of the existing building, therefore additional testing will need to be undertaken within this area once full access to the site is obtained to determine the extent of the ASS.

The Statement of Commitments submitted by the Proponent confirms that further investigations are to be undertaken prior to the commencement of excavation works in areas to be excavated to quantify the volume of potential ASS to be managed during construction and that a ASS Management Plan is to be prepared prior to the commencement of excavation works. In this regard, the ASS Management Plan is to address the removal and treatment of soils from the site and also prevention of discharge of ASS into Haslams Creek.

Conditions of Approval are recommended requiring the adoption of the Statement of Commitments and the formalisation of the ASS Management Plan prior to commencement of excavation works.

APPENDIX B. DIRECTOR-GENERAL'S REQUIREMENTS



NSW GOVERNMENT
Department of Planning

Contact: Anthony Witherdin
Phone: 02 9228 6173
Fax: 02 9228 6488
Email: anthony.witherdin@planning.nsw.gov.au

Mr Andrew Duggan
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our ref: MP 09_0102
File: S09/00900-1

Dear Mr Duggan

**Amendment to Director-General's Requirements for MP 09_0102
Commercial Retail Development, 15-21 Parramatta Road, Auburn**

I refer to the Director-General's Requirements (DGRs) issued on 21 June 2009 for the above project. The Department has reviewed and updated the DGRs, pursuant to section 75F(3) of the *Environmental Planning and Assessment Act, 1979* (the Act).

The updated DGRs are attached to this correspondence as **Attachment 1**. The revised expiry date for the DGRs is 13 July 2011. The Department has added the following requirement to the DGRs:

Retail / Bulky Goods Economic Assessment / Appropriateness of the Proposed Use
The EA shall address the economic / retail impact of the proposal upon existing and future development along Parramatta Road, the surrounding retail centres within Auburn LGA, the draft Centres Policy – Planning for Retail and Commercial Development, and the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department will consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If you have any enquiries about these requirements, please contact Anthony Witherdin on 02 9228 6173 or via e-mail at anthony.witherdin@planning.nsw.gov.au.

Yours sincerely,

 14/7/09

David Kitto
Acting Executive Director
Major Projects Assessment
(as delegate for the Director-General)

Director-General's Requirements

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

Application number	MP 09_0102
Project	<p>Concept Plan and Project Application for construction of a commercial retail development comprising:</p> <ul style="list-style-type: none"> • Demolition of existing warehouse buildings • Construction of a 3 storey Costco warehouse and commercial premises consisting of 14,000sq.m retail and 2,300sq.m commercial development • 880 car parking spaces, signage and landscaping
Location	15-21 Parramatta Road, Auburn
Proponent	JBA Urban Planning Consultants on behalf of Costco Wholesale Australia Pty Ltd
Date issued	13 July 2009
Expiry date	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.
Key Issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> • Objects of the EP&A Act • SEPP (Infrastructure) 2007, SEPP 55, SEPP 64, SREP (Sydney Harbour Catchment) 2005 • Nature and extent of any non-compliance with Auburn Local Environmental Plan 2000 (including any amendments) and justification for any non-compliance 2. Retail / Bulky Goods Economic Assessment / Appropriateness of the Proposed Use The EA shall address the economic / retail impact of the proposal upon existing and future development along Parramatta Road, the surrounding retail centres within Auburn LGA, the draft Centres Policy – Planning for Retail and Commercial Development, and the hierarchy of centres in the Metropolitan Strategy and Draft Subregional Strategy. 3. Built Form The EA shall address the height, bulk and scale of the proposed development within the context of the locality. 4. Urban Design The EA shall address the design quality with specific consideration of the façade, massing, setbacks, (including setback to Haslems Creek) building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. 5. Environmental and Residential Amenity The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity. 6. Car parking The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines (Note: The Department supports reduced car parking rates in areas well-served by public transport).

	<p>7. Traffic and Accessibility (Construction and Operational) The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.</p> <p>8. Ecologically Sustainable Development (ESD) The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</p> <p>9. Landscaping and Public Domain Management The EA shall provide details on any landscaping and public domain works associated with the proposal including the riparian corridor along Haslems Creek.</p> <p>10. Heritage The EA shall provide a Heritage Impact Statement prepared by a qualified Heritage Consultant in accordance with the NSW Heritage Office publication 'Statements of Heritage Impact' and 'Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005'.</p> <p>11. Contributions The EA shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>12. Contamination/Acid Sulphate Soils The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55. The EA shall also address the need for an Acid Sulphate Management Plan.</p> <p>13. Flooding Provide an assessment of any flood risk on site and relevant provisions of the NSW Floodplain Development Manual (2005), Haslems Creek Floodplain Risk Management Study and Plan (2003) and the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p>14. Drainage The EA shall address drainage/flooding/groundwater issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>15. Utilities In consultation with relevant agencies, the EA shall address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</p> <p>16. Staging The EA is to include details regarding the staging of the proposed development (if proposed).</p> <p>17. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. A conclusion justifying 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.
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground;

	<ul style="list-style-type: none"> any changes that will be made to the level of the land by excavation, filling or otherwise;. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> Stormwater Concept Plan - illustrating the concept for stormwater management; Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> 1 copy of the EA, plans and documentation for the Test of Adequacy; 12 hard copies of the EA (once the EA has been determined adequate); 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

APPENDIX C. ENVIRONMENTAL ASSESSMENT & PREFERRED PROJECT REPORT

Refer to attached disks.

APPENDIX D. INSTRUMENT OF APPROVAL
