

Part 3A Preliminary Environmental Assessment

Wet 'n' Wild SYDNEY

Submitted to
The Department of Planning
On Behalf of Prospect Aquatic Investments Pty Ltd

October 2010 ■ 09505

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1.0 Introduction

This Preliminary Environmental Assessment Report is submitted in support of a Part 3A Concept Plan Application for a water theme park development to be known as "Wet 'n' Wild Sydney", to be constructed on land at Reservoir Road at Prospect.

The purpose of this submission is to request the Director General to issue under Section 75N of the *Environmental Planning & Assessment Act, 1979* (the EP&A Act) the requirements for the preparation of an Environmental Assessment Report to accompany the Concept Plan for the proposed development.

This request follows a letter dated 10 September 2010 to the Director General seeking confirmation of the Minister for Planning that the proposed development is a major project to which Part 3A of the EP&A Act applies, and requesting that the Minister authorise, under section 75M of the Act, the submission of a Concept Plan.

JBA Urban Planning Consultants Pty Ltd has prepared this Preliminary EAR on behalf of the applicant, Prospect Aquatic Investments Pty Ltd (PAI) which is a wholly owned subsidiary of the ASX listed Village Roadshow Limited. This Report provides a brief description of the site and the proposed development concept, and includes a preliminary assessment against relevant statutory planning instruments and environmental planning issues.

The applicant, Prospect Aquatic Investments Pty Ltd proposes to submit a Part 3A Concept Plan and Environmental Assessment Report (EAR) for Wet 'n' Wild Sydney over the whole site. It will include a level of detail for Stage 1 over the majority of the site sufficient for the Minister to approve it and determine under Section 75P(1)(c) of the EP&A Act that no further environmental assessment or applications are required in order for Stage 1 to proceed immediately to construction certification.

We also propose to include as part of the Concept Plan a request that the Minister declare under Section 75P(2)(d) of the EP&A Act a complying development scheme for the erection of rides, attractions and ancillary structures in Stage 2 comprising any future water theme park rides and structures on the whole site into the future.

2.0 The Site

As shown in **Figures 1, 2 and 3**, the site is located towards the eastern side of the Western Sydney Parklands, and is bound by the M4 Motorway to the north, Reservoir Road to the south, Watch House Road to the east, and a property being used for rural purposes to the west.

The site is described as Lot 1 in DP 1045771. The site has an area of approximately 25.5 hectares and is an irregular shape parcel of land. The site is owned by the NSW Government's Western Sydney Parklands Trust, and is currently subject to an Agreement to Lease to Prospect Aquatic Investments Pty Ltd which will convert to a 50 year lease immediately upon practical completion of the construction works.

The topography of the site forms a natural undulating amphitheatre of gentle slopes from the southern boundary to the northern boundary (M4 Motorway). The high point is towards the south western corner and the low point is towards the centre of the northern boundary. The site is largely cleared of trees and is predominately covered by improved pastures with some very sparse and limited areas of native grasses or vegetation. Some remnant isolated native trees are scattered through a small part of the site including pockets of native bushland in the far north east and south east corners of the site. Over the years, the site has been used mainly for agricultural and horse agistment purposes and contains a small number of dilapidated houses located towards the southern and eastern boundaries. An aerial photograph of the site is at **Figure 4**.

To the north of the site immediately on the opposite side of the M4 Motorway is further vacant land (owned by the NSW Government) which is zoned for general industrial use, then the great Western Highway and the residential suburb of Prospect (some 800 metres to the north of the site). To the south of the site is native bushland surrounding Prospect Reservoir. To the east of the site are a small number of rural residential land uses and a telecommunications tower facility in the Western Sydney Parklands, and the Greystanes employment lands. To the west of the site is the remainder of the Western Sydney Parklands used for various rural and recreational purposes including Eastern Creek Raceway, the Western Sydney Dragway and a recently completed industrial land subdivision.

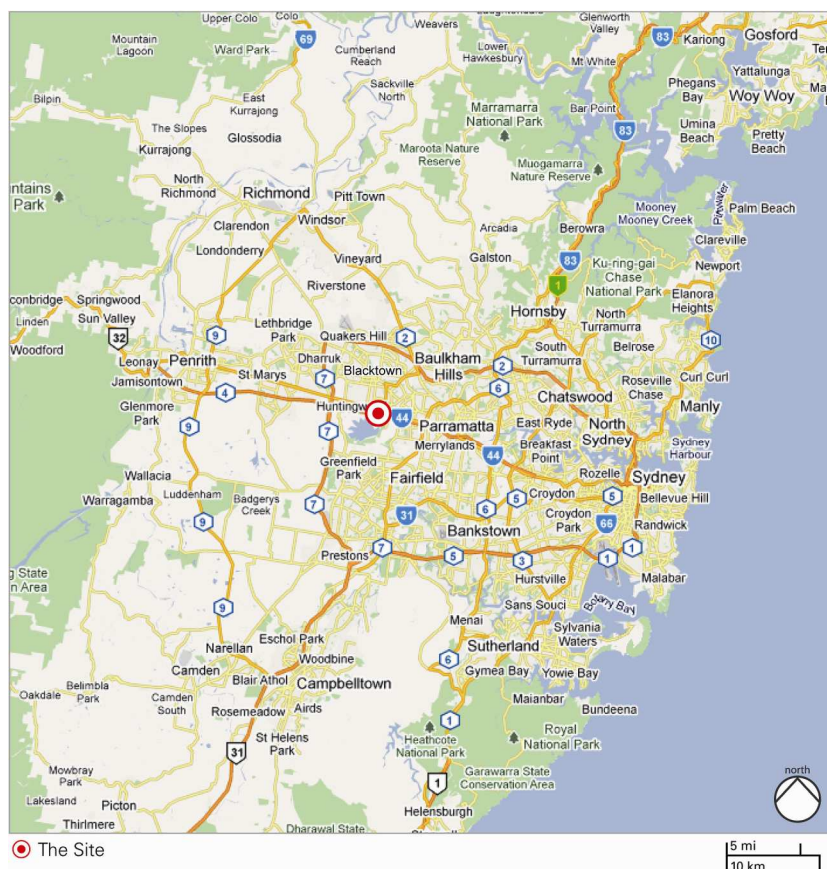


Figure 1 – Regional location

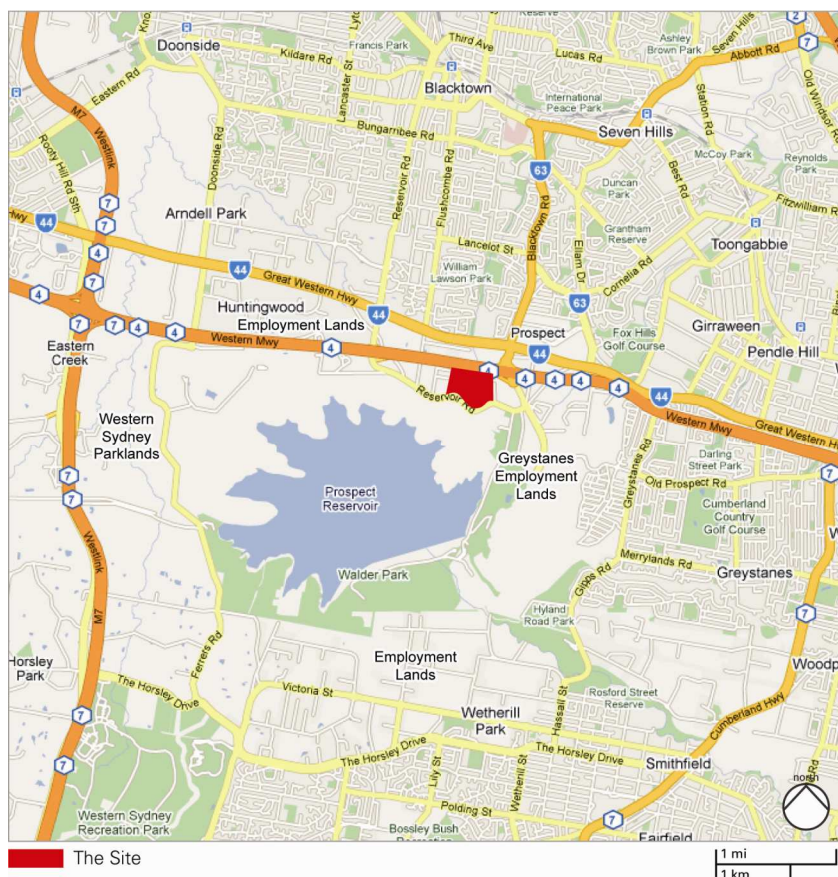
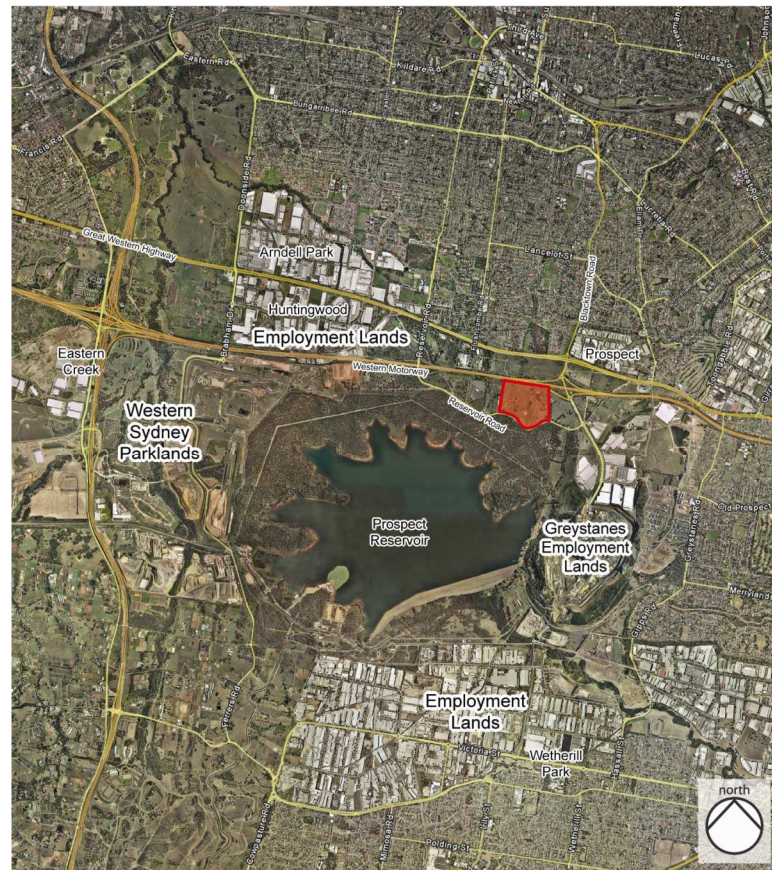


Figure 2 – Site location



 The Site

Figure 3 – Aerial photo of the site location




 The Site

Figure 4 – Aerial photo of the site

3.0 The Wet'n'Wild Development Project

3.1 Vision

Prospect Aquatic Investments vision is to create an exceptional, world-class water theme park, entertainment and recreational destination to be known as Wet 'n' Wild Sydney. Wet 'n' Wild Sydney is expected to become one of the world's top 10 water theme parks by attendance and will have a spectacular array of the world's most state of the art water theme park rides and attractions providing the residents of western Sydney with a beach like destination they can call their own, and enhancing the lifestyle of the community in Greater Western Sydney.

Wet'n'Wild Sydney will deliver to the residents a water theme park that is set to make its mark as an iconic piece of social infrastructure across the Sydney landscape. It will provide the youth of Sydney with a single venue for all their fun and entertainment in a secure environment. For the young, it will become a 'cool' place to be seen, providing all the action and entertainment, aquatic and otherwise, they could imagine - plus more - and for parents it will become an exciting, entertaining environment where they can relax and unwind in the peace of mind of a safe environment for the whole family. Tourists from overseas and around Australia alike will make Wet 'n' Wild Sydney a "must do" part of their holiday. The business and corporate market will also be accommodated with an unrivalled environment for staff parties, picnic days and other special event functions.

Wet'n'Wild Sydney will provide quality amenities set amongst striking architecture, landscaping and foliage. Water parks are about good, healthy, exhilarating outdoor fun and entertainment for the young and old alike. There will be specialised areas for groups including families, children and teenagers along with corporate function facilities, hospitality, food & beverage and retail offerings. The water park is to offer unique full day experiences for friends and families to both locals and tourists, and will promote repeat visitation from locals. Complementing the core water theme park activities will be a strong events calendar reinforcing the destination status of the park and maintain its position as a world-class water theme park.

Indicative concept illustrations of the water theme park are in **Attachment 1**. The architectural illustration is provided strictly for indicative purposes and as a guide only to show the type and scale of the water theme park facility being proposed. The final concept and development plans are currently being prepared from a first principles basis.

3.2 Water Theme Park Rides and Attractions

A preliminary concept plan for Wet'n'Wild Sydney has been prepared and will be further developed and finalised over the coming months. The final list of rides and attractions are currently being finalised and can be separated into three broad categories or themes for Children, Families, and Teenagers.

Children

Children will be well catered for with a wide variety of attractions that have proven to be popular at Wet'n'Wild Waterworld on the Gold Coast and other water theme parks around the world. The children's area will be located within a themed area that will typically include:

- Toddlers Pool Area – the toddler's pool area will include a wide variety of water play attractions designed specifically for ages 1-9 years. Attractions may include soft-play animal structures, mushroom fountains, spray structures and large themed interactive soft play features such as Pirate Ships, Submarines and the like.
- Interactive Waterplay Zone – the interactive waterplay area will be located within close proximity to the toddlers pool area and may include a themed tower structure with interactive water wheels, water cannons, sprays, geysers and other water attractions.

Families

Water theme parks offer all the natural attractions of the beach and Wet'n'Wild Sydney is aimed to become *the beach for the families of Greater Western Sydney*, bringing the pleasures and lifestyle of Sydney's coastline to the people of western Sydney.

A large number of rides and attractions capable of entertaining the entire family will be provided for and include:

- Wave Pool – will form the signature attraction of the park;
- The wave pool may also cater for "dive in" movies. Children, teenagers and adults will be able to float around or laze adjacent to the wave pool whilst watching movies on a big screen above the wave pool;
- Lazy and Action Rivers - a lazy river and action river may weave throughout the water theme park and act as water transport around the water theme park. This attraction has multiple "rides within a ride" which may include various themed sections including rapids, waves, caves and diversions. It is ridden on a tube and can cater for the entire family; and
- A combination of family and thrill style water slides.

Teenagers

A number of rides listed within the "family entertainment" category above cater to the teenage market as teenagers can use many of the attractions with their friends. In addition, teenagers will be especially attracted to the 'jaw dropping' and 'adrenalin pumping' water slide rides and attractions.

Future Stages

The progressive implementation of Stage 2 will see the addition of further rides and attractions which will continue the everlasting appeal of the water park. PAI will endeavour to capture a number of "world firsts" to ensure repeat visitation.

3.3 Ancillary Park Facilities

A wide range of buildings and structures will be constructed to house the functions typically required for a major water theme park operation. These buildings will include:

Entry Building

An eye catching entry building will greet guests from the moment they arrive at the park. The entry building will set the tone for the water theme park with all buildings throughout the water theme park carrying the same theme.

Outdoor sporting facilities

Ancillary outdoor sport facilities and activities such as beach volley ball, beach cricket, beach soccer, music zones including the ability to hold live performances, rollerblading and skating, dive-in movies, family picnic areas, general recreational space will be investigated and implemented.

Events Area

An events area to host a wide range of shows and activities promoting the park as a compelling destination. This includes musical events, recreational events, sporting and cultural events, and exhibitions.

Food & Beverage

Quality food and beverage offerings are important factors for families when choosing to visit a potential venue. The water theme park will cater to a wide variety of tastes, with regular take away style food being available but also an emphasis on healthy food options.

Merchandise

Merchandise facilities will provide guests all their souvenirs and gifts typically found within a water theme park or theme park including all swimming apparel including towels, sunscreen, surf wear and the like.

Administration/First Aid

Administration facilities housing an enquiries reception area, offices and staff and other items, including the park's paramedics and first aid room, will be required and located within close proximity to the entry building.

Restrooms/Lockers

Various restrooms will be strategically located throughout the park together with a high number of lockers for guests to securely store their belongings for the day.

Policeman's Cottage

Under the terms of the Agreement to Lease, PAI will maintain the former "Policeman's Cottage" which is located in the far south western corner of the site. The future use and renovation of the "Policeman's Cottage" will be considered during detailed planning and design development.

Landscaping

The water theme park will be a highly landscaped environment throughout incorporating lush or tropical plants. The intention is to create a green haven for visitors that visually and environmentally will greatly enhance the landscape of the site.

Foliage preference will be given to evergreens to minimise leaf problems with the park's pools and for this reason eucalyptus may not be included within the water

park itself, rather, eucalypts may be planted in suitable areas such as around the perimeter of the site or throughout the car park areas.

A number of picnic grounds and “chill out” areas will be provided for guests to relax. Whilst these areas will be typically paved or grassed, they will also include sun lounges, tables and chairs for guests to enjoy. These areas will be shaded by a combination of tree foliage and shade structures such as sails.

Signage

Directional and promotional signage will be provided throughout the site in a consistent style in accordance with a signage plan for the site. A signage plan will be developed between the Western Sydney Parklands Trust and PAI. The signage plan will relate to external signage and will form part of the EAR.

Car Parking

Car parking will be provided via a combination of sealed car spaces and a crushed rock and or grassed area for use during busier periods. Separate car spaces for staff and coaches will also be provided.

The size of the car park and number of car spaces will be confirmed throughout the detailed design phase.

Back-of-house loading dock facilities

Back of house loading dock facilities will be included on the site with direct road access to the rear of the site.

3.4 Carrying Capacity

The water park is envisaged to cater for patronage in the order of approximately 925,000 visitors per year, and between 9,000 to 10,000 visitors per day in the peak summer period. There is a possibility that some (very rare) days will have more than 11,000 visitors. The water park will operate on an 8 month operating cycle from September to April (inclusive), and will be closed over the cooler winter months. The water park will have several low attendance weekdays (1,500 to 2,000 visitors), and the design of the park will support its seasonal nature and expected fluctuation in attendance levels.

3.5 Ecologically Sustainable Development

The proposed Wet'n'Wild water theme park is to be subject to the following two documents in accordance with the Agreement to Lease between the proponent PAI and the Western Sydney Parklands Trust:

- The “Environmental Management Guidelines” are to be prepared by the Western Sydney Parklands Trust; and
- An “Environmental Management Plan” is to be prepared by the proponent PAI, taking into consideration WSPT’s Environmental Management Guidelines.

The Environmental Management Guidelines together with the Environmental Management Plan will include objectives, performance criteria and performance targets for the following environmental performance categories:

- water use and conservation;
- energy use and conservation; and
- waste management.

The water park will be constructed and operated in accordance with environmentally responsible best practices and will seek to incorporate the latest technologies and environmental standards to ensure the Environmental Management Guidelines and Environmental Management Plan are fulfilled.

The design of the water park will aim to deliver water conservation, energy savings and minimisation of greenhouse gas emission.

PAI will engage an ESD consultant to work with the design team to ensure these aims are met within the design and will prepare an ESD report for inclusion with the EAR.

3.6 Staging

It is PAI's intention is to continually upgrade and enhance the water park on a regular basis, and allow for subsequent capital reinvestment and further development of rides and attractions over the first 15 years of operation and beyond. The Concept Plan needs to incorporate various expansion possibilities and therefore PAI proposes the following two stages:

- Stage 1 – Water theme park over part of the site with detailed design;
- Stage 2 – Future expansion area for water theme park rides, attractions and ancillary facilities with complying development standards.

3.7 Capital Investment Value

The capital investment value of the project has been estimated by Prospect Aquatic Investments Pty Ltd to be \$80 million for Stage 1 and between \$20 million and \$30 million for Stage 2. Stage 2 will be implemented across the initial 15 years of operation and will incorporate new rides and attractions.

3.8 Development Plans and Drawings

The Part 3A Application will be accompanied by the following plans:

- Site survey and site analysis plans;
- Site development plan;
- Architectural drawings;
- Landscape plan;
- Access plan;
- Signage plan;
- Earthworks (cut and fill) diagrams.

4.0 Statutory Planning Instruments

The relevant environmental planning instruments applying to the site are:

- State Environmental Planning Policy (SEPP) (Western Sydney Parklands) 2009;
- Western Parklands Management Vision (November 2004);
- Draft Western Sydney Parklands Plan of Management (October 2010);
- SEPP 55 – Remediation of Land; and
- SEPP (Infrastructure) 2007.

4.1 SEPP (Western Sydney Parklands) 2009

The SEPP (Western Sydney Parklands) 2009 is the principal planning instrument applying to the site. The key provisions in the SEPP applying to the project are in “Part 2 – Land uses and provisions applying to development” which can be summarised as follows:

- Clause 10(1) of the SEPP states that development in the Western Parklands that has a capital investment value of \$30M or more is declared to be a project to which Part 3A of the EP&A Act applies, and thereby requires the approval of the Minister for Planning.
- Clause 11 sets out the permissible and prohibited land uses in the Western Parklands. In essence, residential accommodation is the only prohibited land use, and all other land uses including the proposed uses in the Wet'n'Wild project are permissible in the Western Parklands.
- Clauses 12 to 16 set out the matters that a consent authority must consider in assessing a development application, and need to be considered in the Part 3A Application process for this Wet'n'Wild Sydney project. These matters are covered in the preliminary environmental assessment below and in Section 5 of this report.
- Clause 18 and Schedule 2 of the SEPP (Western Sydney Parklands) set out the types of exempt development that can be carried out in the Western Parklands without consent. This includes minor non-structural building alterations; change of use from business to business or retail to retail; demolition; emergency services; landscaping and public domain works; signage for directions, community purposes or temporary events; and temporary use of land for a maximum period of 182 days.

4.2 Western Parklands Management Vision

The Western Parklands Management Vision (2004) prepared by the Department of Infrastructure, Planning and Natural Resources sets out the main objectives and vision for the parklands and includes a structure plan. The Management Vision identifies the water park site as within Precinct 4.

4.3 Draft Western Sydney Parklands Plan of Management

The Draft Western Sydney Parklands Plan of Management (October 2010) is currently on public exhibition. It presents the vision and prioritised actions for the parklands over the next decade. In the Draft Plan of Management, the land use has not changed and is consistent with the Management Vision dated 2004.

The site is now located within a revised Precinct and is numbered “Precinct 7”, The draft plan of management identifies ‘Precinct 7 Prospect Recreation’ of the Western Sydney Parklands and specifically targets this Precinct as a “Tourist hub”.

4.4 SEPP 55 – Remediation of Land

SEPP 55 and its associated contaminated land planning guidelines establish the requirements for the investigation and remediation of contaminated land as part of the development of land in NSW.

Clause 7 of SEPP 55 effectively states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and it is satisfied that the land is suitable in its present state, or will be made suitable after remediation, for the proposed land use.

SEPP 55 states that a preliminary investigation of the land must be prepared and considered in accordance with the contaminated land planning guidelines for land that has been subject to certain previous potentially contaminating activities as specified in the guidelines which includes 'agricultural/ horticultural activities' and 'sheep and cattle dips'.

4.5 SEPP (Infrastructure) 2007

SEPP (Infrastructure) 2007 includes the main statutory planning controls relating to public infrastructure in NSW. Part 3 Division 17 Subdivision 2 of the SEPP sets out the provisions for "Development in or adjacent to road corridors and road reservations" such as the M4 motorway adjacent to the site of the proposed Wet'n'Wild development.

Clause 101 of the SEPP – 'Development with frontage to classified road' states that a consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that vehicular access to the land is provided by a road other than the classified road, and the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development. The consent authority must also be satisfied that the development is not sensitive to traffic noise and vehicle emissions, or is appropriately located and designed to ameliorate potential traffic noise or vehicle emissions arising from the adjacent classified road.

Clause 104 of the SEPP states that in considering a development involving more than 200 motor vehicles such as this project, a consent authority must give written notice of the application to the RTA and take into consideration any submission that the RTA provides. The consent authority must also consider the accessibility of the site including the efficiency of movement of people and freight, the potential to minimise the need for travel by car, and any potential traffic safety, road congestion or parking implications of the development.

5.0 Preliminary Environmental Assessment

The key environmental planning issues associated with the project arise from the nature of the proposed land uses and activities in the Wet'n'Wild Sydney project, the context and attributes of the site in the Western Sydney Parklands, and the relevant statutory planning instruments. These planning issues are proposed to be addressed in the Environmental Assessment Report (EAR) accompanying the Part 3A Application and are given below.

5.1 Visual landscape

A visual landscape analysis will be prepared in conjunction with the architectural drawings and landscape plan, and submitted with the Part 3A Application. It will examine significant view corridors across the site from surrounding public vantage points, and significant view corridors from within the site to surrounding areas.

Under the SEPP (Western Sydney Parklands) new development projects are required to consider the visual landscape value.

5.2 Access, transport, traffic and parking

Access, transport, traffic and parking will be key planning issues associated with the proposed development given the traffic generation from the project, the location next to the M4 Western Motorway and the specific requirements in the SEPP (Western Sydney Parklands) and SEPP (Infrastructure).

An access, transport, traffic and parking report will be prepared by a specialist transport and traffic engineer, and submitted with the Part 3A Application. The report will address the traffic generation and required number of car parking spaces, the capacity of the road network to accommodate the traffic and any necessary road works and traffic measures, and measures to facilitate public transport use, walking and cycling.

An accessibility report will also be prepared to ensure access is available for disabled and mobility impaired people throughout the development in accordance with relevant Australian access standards.

5.3 Integrated water management

The conservation and management of water resources on the site will be a key issue in the planning and design of the proposed development due to the nature of the land use and the location of the site near Prospect Reservoir, and the required considerations in the SEPP (Western Sydney Parklands).

An integrated water cycle management plan will be prepared by a qualified hydraulic engineer and submitted with the Part 3A Application. It will address the use of potable water supply, reuse and management of stormwater, and potential for recycling waste water in the project.

5.4 Social issues and security management

The Part 3A Application will include a social issues assessment that addresses relevant social issues associated with the project including safety and security, public facilities, emergency services, and directional signage.

A security management plan will also be prepared and submitted with the Part 3A Application.

5.5 Utility services

A range of utility services - water, sewer, gas, electricity, telecommunications - will need to be available with capacity to support the proposed development and are required to be considered in the SEPP (Western Sydney Parklands).

A utility services strategy prepared by qualified engineers will be prepared and submitted with the Part 3A Application. The strategy will consider initiatives and technologies for energy and water conservation and sustainable development.

5.6 Waste management

A waste management plan will be prepared and submitted with the Part 3A Application which includes measures to facilitate waste minimisation and the separation and collection of recyclable and putrescible wastes.

5.7 Heritage conservation

The SEPP (Western Sydney Parklands) requires heritage conservation to be considered and addressed in new development projects.

The Part 3A Application will be accompanied by a specialist heritage impact assessment to assess the heritage significance of the site, and, if warranted, a conservation management plan with recommended measures for heritage conservation on the site.

5.8 Biodiversity conservation

An ecological report on flora and fauna for the site will be prepared by a specialist ecologist and submitted with the Part 3A Application.

The aim of this report is to investigate if the site contains any ecologically significant flora and fauna.

5.9 Bushfire hazard

A bushfire hazard assessment will be prepared by a specialist bushfire consultant and submitted with the Part 3A Application to manage the bushfire risk.

5.10 Soils and geotechnical issues

Groundwater

The impact on Prospect Reservoir is required to be considered under the SEPP (Western Sydney Parklands).

A groundwater assessment will be prepared by a specialist geotechnical/hydrological engineer and submitted with the Part 3A Application.

Contamination

We understand that the site may have been subject to previous agricultural activities with potential to have left residue contaminants in the soil. In accordance with the provisions of SEPP 55, a preliminary site investigation prepared by a qualified scientist will be submitted with the Part 3A Application.

Soil stability

A geotechnical report will be prepared and submitted with the Part 3A Application to manage any risks associated with the geotechnical conditions and stability of substratum in supporting building structures on the site.

Salinity and Acid Sulfate Soils

Salinity and Acid Sulfate Soils will be investigated as part of the environmental assessment.

5.11 Acoustic impact

An acoustic report will be prepared by a specialist acoustic consultant and submitted with the Part 3A Application to ensure that the noise that will be generated by the project meets relevant acoustic standards in NSW.

5.12 Economic impact

Sydney, Australia's premier city, home to over 4 million residents and visited by more domestic and international tourists than any other State or Territory in Australia, does not have either a water theme park or a theme park for residents and tourists to enjoy.

An economic impact assessment of the project will be prepared and submitted with the Part 3A Application. The assessment will describe the economic impacts and benefits of the project to the tourist industry, economy and employment in Western Sydney.

5.13 Ecologically sustainable development

The key planning issues and documentation above, particularly for water conservation, energy conservation, waste management, transport, social issues and economic viability will together address the performance of the project against the principles of ecologically sustainable development (ESD).

The proposed Wet'n'Wild water theme park is to be subject to Environmental Management Guidelines prepared by the Western Sydney Parklands Trust and an Environmental Management Plan prepared by the proponent PAI in accordance with the lease agreement for the land as mentioned above in Section 3.5.

These documents will accompany the EAR.

5.14 BCA compliance

A preliminary report assessing potential compliance of the project with the Building Code of Australia will be prepared by an accredited private certifier and submitted with the Part 3A Application.

5.15 Construction management

The Part 3A Application EAR will include an outline of a construction management plan and commitment for a final detailed plan to be prepared prior to the commencement of works.

The plan outline in the EAR will give a commitment for the final detailed plan to include measures for site safety and security, construction vehicle management, erosion and sediment controls, dust suppression, noise and construction hours, waste management, site responsibilities and reporting.

5.16 Consultation with Stakeholders

The Part 3A Application will include a consultation program for the planning and development of Wet'n'Wild Sydney that co-ordinates with the statutory consultation processes in the Part 3A approval process. It will identify the consultation to be carried out with key stakeholders including relevant State Government agencies, Local Government Councils, community interest groups, and the general public.

6.0 Summary and Conclusion

This Preliminary Environmental Assessment Report is submitted in support of a proposed Part 3A Concept Plan Application for the proposed Wet'n'Wild Sydney water theme park to be located on land at Reservoir Road at Prospect. The capital investment value of the project is estimated to be \$80 million for Stage 1 and \$20-30 million for Stage 2. The project therefore qualifies as a Part 3A major development project under the SEPP (Western Sydney Parklands) 2009.

The applicant, Prospect Aquatic Investments Pty Ltd, proposes to submit a Part 3A Concept Plan and Environmental Assessment Report (EAR) for both Stages 1 and 2 of the Wet'n'Wild project over the whole site. It will include a level of detail for Stage 1 over the majority of the site sufficient for the Minister to approve it and determine under Section 75P(1)(c) of the EP&A Act that no further environmental assessment or application is required for Stage 1 to proceed immediately to construction certification. We also propose to include as part of the Concept Plan a request that the Minister declare under Section 75P2(d) of the EP&A Act a complying development scheme for Stage 2 and for any future new water theme park rides and structures on the site.

The EAR will address the following:

- Site analysis including site survey and site analysis plans;
- Description of the Proposed Wet'n'Wild Sydney Development Project including vision, water theme park rides and attractions, ancillary facilities, landscaping, car parking, carrying capacity, capital investment value, staging, and relevant architectural plans and drawings;
- Statutory planning instruments including SEPP (Western Sydney Parklands) 2009, Western Parklands Management Vision, Draft Western Sydney Parklands Plan of Management, SEPP 55 – Remediation of Land, SEPP (Infrastructure) 2007;
- Visual landscape;
- Access, transport, traffic and parking;
- Integrated water management;
- Social issues and security management;
- Utility services;
- Waste management;
- Heritage conservation;
- Biodiversity conservation;
- Bushfire hazard;
- Geotechnical issues including soil contamination, soil conditions, groundwater impacts, and site stability;
- Acoustic impacts;
- Economic impacts;
- Ecologically sustainable development principles;
- BCA compliance; and
- Construction management outline.

Given the circumstances described above, we request that the Director General issue under Section 75N of the EP&A Act the requirements for the preparation of an Environmental Assessment Report to accompany the Concept Plan for the proposed development.