

Director-General's Requirements

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

Application number	MP10_0190
Project	Wet 'n' Wild Sydney
Location	Reservoir Road Prospect
Proponent	Prospect Aquatic Investments Pty Ltd
Date issued	20/12/10
Expiry Date	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the Proponent must consult further with the Director-General in relation to the preparation of the Environmental Assessment.
Key issues	<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; • State Environmental Planning Policy (Western Sydney Parklands) 2009 • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • NSW State Plan; • Metropolitan Plan for Sydney 2036; • North West Subregion Draft Subregional Strategy; and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Transport and Accessibility Impacts (Construction and Operational) <ul style="list-style-type: none"> • Preparation of a Transport Management and Accessibility Plan (TMAP) prepared with reference to the Draft Interim Guidelines of the NSW Department of Transport and Roads and Traffic Authority, Metropolitan Transport Plan – Connecting the City of Cities, the NSW State Plan, the NSW Planning Guidelines for Walking and Cycling, the Integrated Land Use and Transport policy package, the NSW Bike Plan, Premier's Council for Active Living (PCAL) – Development & Active Living, and the RTA's Guide to Traffic Generating Development, considering the following: <ul style="list-style-type: none"> – Anticipated traffic generation of the proposed development and the distribution of it along the surrounding road network system, its impact on existing intersections and surrounding road network system particularly on the state road network system, with regard to road capacity, traffic conditions, expected impacts and any upgrade requirements; – Detail impacts to the capacity of the road network system accounting for the current

level of service and identification of road upgrades required to maintain satisfactory levels of service to the year 2021.

- Daily peak traffic movements likely to be generated from the proposed development including impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required). Key intersections to be examined / modelled include:
 - M4 on and off ramps/intersections to Prospect Highway;
 - M4 on and off ramps/intersections to Reservoir Road;
 - Great Western Highway and Reservoir Road;
 - Great Western Highway and Prospect Road;
 - Prospect Highway and Ponds Road; and
 - Prospect Highway / Reservoir Road / Reconciliation Road.
- Details of the proposed access, parking provisions and service vehicle movements associated with the proposed development, including compliance with Australian Standards;
- Provide an analysis of potential public transport provision, walking and cycling connections within the vicinity of the proposed site and proposed measures to address accessibility to and from the site and connections to the wider region via sustainable transport modes.
- Demonstrate how uses of the development will be able to make non-car based travel choices and identify measures to manage travel demand.
- Identify appropriate measures to manage the demand for travel to and from the development, in particular reduce the demand to travel to and from the development by private car (car dependency) and increase the proportion of travel by public transport, walking and cycling to increase the non-car mode share for travel to and from the site.
- Address the potential for implementing measures to reduce traffic impacts, including but not limited to, incentives to encourage car pooling.
- Address the potential for implementing a location specific sustainable travel plan, such as a Work Place Travel Plan (WTP) for workers, and / or a Travel Access Guide (TAG) for visitors of the development.
- Identify potential traffic impacts during the construction stage of the project, and measures to mitigate these impacts.

3. Ecologically Sustainable Development (ESD)

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operational phases of the development; and
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, water recycling, proposed end uses of potable and non-potable water, and water sensitive urban design.

4. Built Form and Urban Design

- Height, bulk and scale of the proposed development within the context of the locality and surrounding agricultural lands and residential development;
- Details of proposed open space and landscaped areas; and
- Design quality with specific consideration of the massing and public domain.

5. Environmental and Residential Amenity

- Detail how the development will impact on any significant view corridors into and out of the site, inclusive of a visual landscape analysis;
- Impacts of the proposal on acoustic privacy, visual privacy, view loss and wind impacts on surrounding development;
- Visual impact on any heritage items within the vicinity; and
- Details of the measures to be implemented to achieve a high level of environmental amenity.

6. Safety and Security

- Address safety and security of the development, with particular reference to the Crime Prevention Through Environmental Design Principals.

7. Heritage

- A statement of significance and an assessment of the impact on the heritage significance of any heritage items and Prospect Reservoir Environmental Conservation Area should be undertaken in accordance with the guidelines in the NSW Heritage Manual. Particular consideration should be given to Prospect Reservoir & Surrounding Areas, The Royal Cricketer's Arms Hotel, St. Bartholomew's Anglican Church, and Reservoir Road.

8. Aboriginal Heritage

- The EA shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005.

9. Archaeological Impacts

- The EA shall address archaeological impacts in accordance with the NSW Heritage Office Archaeological Assessment Guideline.

10. Drainage & Stormwater

- Detail how the development will address any drainage issues associated with the proposal including stormwater and drainage infrastructure; and
- Detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation.

11. Contributions

- Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

12. Contamination

- Demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.

13. Flooding

- An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

14. Utilities

- In consultation with relevant agencies, the EA shall address the existing capacity and any

	<p>augmentation requirements of the development for the provision of utilities including staging of infrastructure works; and</p> <ul style="list-style-type: none"> • Arrangements to protect or relocate utility easements should be identified. <p>15. Staging</p> <ul style="list-style-type: none"> • Details regarding the staging of the proposed development. <p>16. Flora and Fauna</p> <ul style="list-style-type: none"> • Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. <p>17. Noise and Vibration</p> <ul style="list-style-type: none"> • Provide a quantitative assessment of the potential demolition, construction, operation and traffic noise impacts of the project. <p>18. Waste</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation; • Describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste; and • Describe the measures to be implemented to manage the disposal of contaminated and potentially contaminated biological and sewage waste, if required. <p>19. Bushfire</p> <ul style="list-style-type: none"> • An assessment of any bush fire risk to the site including consideration of any relevant provisions of the 'Planning for Bush Fire Protection 2006'. Particular consideration should be given to internal and external public access roads to the site, water supplies, evacuation & emergency management / planning, Asset Protection Zones & areas of defendable space, and vegetation management and landscaping. <p>20. Hazards</p> <ul style="list-style-type: none"> • A description of the proposed storage, use and management of any hazardous material and measures to be implemented to manage hazards and risks associated with the storage. <p>21. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	<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 Development 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.
Plans and Documents	<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;

	<ul style="list-style-type: none"> • detailed floor plans, sections and elevations of the proposed buildings and structures; • elevation plans providing details of external building / structure 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; • 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; • Salinity Management Plan detailing measures to minimise the impact of salinity.
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 5 hard copies of the EA (once the EA has been determined adequate) and sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 5 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.