

Proponent Response to Director-General's Requirements

		Section in EA
General Requirements	<p>The Environmental Assessment of the concept plan must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the proposed site and the proposed works to be undertaken within the precinct to support the proposal; • a detailed description of the concept plan, including the: <ul style="list-style-type: none"> - need for the proposal; - alternatives considered; - likely staging of the proposal; - plans of the proposed development; and - details of the type of activities/uses likely to be undertaken; • a risk assessment of the potential environmental impacts of the proposal, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the proposal, including any cumulative impacts, taking into consideration any relevant laws, policies or guidelines (see below); - a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the proposal; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the proposal on economic, social and environmental grounds, taking into consideration whether the proposal is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>, and in particular, ecologically sustainable development; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading. 	<p>1.1 2.1 - 2.3 & 3.3</p> <p>3.1 – 3.8</p> <p>6.1</p> <p>6.2 – 6.11</p> <p>7</p> <p>8.1</p> <p>1.4</p>
Key Issues	<ul style="list-style-type: none"> • Site Design and Layout – including: <ul style="list-style-type: none"> - details of the subdivision of the site, including site coverage, lot sizes and positioning of lots; - details of the access and parking; - parking, provisions for walking, cycling and public transport; - details of the urban design and landscaping provisions, including: <ul style="list-style-type: none"> o demonstrate how a high standard of architectural design will be ensured, considering the gateway position of the site and including building heights, materials, articulation of the buildings, external appearance, external storage areas and associated screening, setbacks, floor space ratio, landscaping, lighting, and signage; 	<p>3.3 & 6.5</p> <p>3.3, 3.6 & 6.3 3.6 & 6.3</p> <p>3.5 & 6.5</p>

Proponent Response to Director-General's Requirements

	<ul style="list-style-type: none"> ○ demonstrate whether the design of the project meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency; and 	6.5 & 6.7
	<ul style="list-style-type: none"> - demonstrate that the proposal is consistent with <i>Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008</i>, <i>State Environmental Planning Policy No 59 – Central Western Sydney Economic and Employment Area</i> and any relevant Development Control Plan (DCP), and justify any inconsistencies; 	4.3
	<ul style="list-style-type: none"> • Infrastructure – including: <ul style="list-style-type: none"> - a detailed written and graphical description of the infrastructure that is required both on and off-site to facilitate the orderly and economic development of the proposal; 	3.6 & 6.3
	<ul style="list-style-type: none"> - a description of the arrangements that would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the proposal 	3.6, 4.5 & 7(16-19)
	<ul style="list-style-type: none"> • Traffic – including: <ul style="list-style-type: none"> - details of the traffic volumes likely to be generated during construction and operation; - an assessment of the predicted impacts of this traffic on the capacity, efficiency, and safety of the surrounding road network; - an assessment of where off site works are required as a result of traffic impacts; - an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area. Particular consideration is to be given to the ability of the Wallgrove Road/Minchinbury and M4 and M7 Interchanges to safely and efficiently accommodate the proposal; and 	6.3
	<ul style="list-style-type: none"> - provisions for walking, cycling and public transport 	3.6
	<ul style="list-style-type: none"> • Soil and water – including: <ul style="list-style-type: none"> - detailed consideration of any potential offsite drainage or flooding impacts; 	6.2
	<ul style="list-style-type: none"> - impacts on the riparian values of any watercourses on site and downstream of the project; 	6.2
	<ul style="list-style-type: none"> - stormwater management system, spill containment and bunding; 	6.2
	<ul style="list-style-type: none"> - site water balance, including a detailed description of the measures that would be implemented on site to minimise the water use of the project; 	6.2, 7
	<ul style="list-style-type: none"> - soil contamination; and 	6.2
	<ul style="list-style-type: none"> - proposed erosion and sediment controls (during construction); 	6.2 & 7
	<ul style="list-style-type: none"> • Energy efficiency – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient; 	6.7
	<ul style="list-style-type: none"> • Flora and fauna – including: <ul style="list-style-type: none"> - details of the type and extent of vegetation to be cleared; 	3.3 & 6.8

Proponent Response to Director-General's Requirements

	<ul style="list-style-type: none"> - impacts on critical habitats, threatened species or populations or ecological communities and their habitats in the region; - justification for the proposed site layout and access, and alternatives considered to minimise impacts; - proposed offset measures to avoid and/or mitigate any significant impacts, including details of the provision and protection of land for conservation purposes; and - details of the objectives, ownership and maintenance regime for conservation areas <ul style="list-style-type: none"> • Noise – including construction, operational, and traffic noise; • Air quality – including construction and operation; • Waste management – during construction and operation; and • Heritage – including Aboriginal and non-Aboriginal. 	<p>6.8</p> <p>6.8</p> <p>6.8</p> <p>N/A</p> <p>6.4</p> <p>6.6</p> <p>6.11</p> <p>6.9 & 6.10</p>
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Roads and Traffic Authority; and • Blacktown City Council. <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>	<p>5</p>