

**CONCEPT PLAN – HUNTINGWOOD WEST, SYDNEY
(MP 06_0203)
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project Description	Subdivision of the site for future employment uses and associated road works.
Capital Investment Value	N/A
Site	Huntingwood West is a 56ha parcel bounded by Eastern Creek, the Great Western Highway, Brabham Drive and the M4 Motorway.
Proponent	Landcom
Date of Issue	18 September 2006
Date of Expiration	18 September 2008 (2 years from date of issue)
Special Provision	On 15 September 2006, the Minister for Planning declared by order in the gazette, pursuant to Section 75B(1) of the Environmental Planning and Assessment Act 1979 that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> .
General Requirements	<p>The Environmental Assessment must include:</p> <p>State Significant Site listing</p> <ul style="list-style-type: none"> • The State or regional planning significance of the site; • Proposed land uses and suitability of the site for the proposed land uses taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy; and • The implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning. <p>The above will be used by the Director-General to make recommendations to the Minister with regard to appropriate zoning and development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>, local development or exempt and complying development.</p> <p>Concept Plan</p> <ul style="list-style-type: none"> • An executive summary; • A description of the overall concept, its likely components and any staging of the development including: <ul style="list-style-type: none"> ◦ description of the site, including cadastre and title details; ◦ design, subdivision layout; and ◦ project objectives and need (if relevant); • An assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • A statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Relevant current EPIs applying to the site (including permissibility) and proposed planning provisions; • Nature and extent of non-compliance with specified EPIs; and • Consideration of alternatives to the proposal. <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> • Requirements of the Department and other agencies are as follows:

Traffic

- Details to be provided of the traffic volumes likely to be generated and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network.
- Justification of proposed intersection locations and design details (to meet RTA/Council requirements).

Subdivision

- Demonstrate that the subdivision layout is appropriate by achieving high degrees of access for all forms of transport (including walking) and detail the subdivision layout, lot size and mix, the location of open space and road network.
- Provide a detailed contour plan to identify the finished contour levels of the site, with details provided on the earthworks required to achieve the finished contours.

Natural Resources

- Potential impact of proposed land use (i.e. rezoning and subdivision to allow employment development) on surrounding waterways in terms of water quality and aquatic ecosystems.
- Impact on existing native flora and fauna, including identified threatened species.

Heritage

- A heritage impact statement should be prepared in accordance with the requirements of DEC and the NSW Heritage Office. The statement should assess the impacts of the application on indigenous and non-indigenous heritage (Rudders Lane and surrounds).

Contamination

- Contamination and geotechnical issues associated with the proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.

Drainage and Stormwater Management

- The environmental assessment should address drainage and stormwater management issues at a high level, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure.

Utilities Infrastructure

- The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the development.

Community Consultation

- The environmental assessment should document all consultation undertaken to date (i.e. Council, adjoining land owners, government agencies) and discuss the proposed strategy for undertaking consultation. This should include any contingencies for addressing any issues arising from the consultation and an effective communications strategy.

Planning Agreements and/or Developer Contributions

- The environmental assessment should address and provide the likely scope of a planning agreement (should one be proposed) and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or the LGA.

Part D – Statement of Commitments

- Proposed mitigation and management of residual impacts; and
- A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.

Test of adequacy

If the Director-General considers that the Environmental Assessment does not adequately address the environmental assessment requirements, the Director-General may require the proponent to submit a revised environmental assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.

General Environmental Risk Analysis (in relation to all components of the concept)

Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential

	environmental impacts associated with the project, proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.
Consultation Requirements	<p>During the preparation of the EA, you should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies include:</p> <ul style="list-style-type: none"> • <u>Agencies</u> <ul style="list-style-type: none"> (a) Blacktown Council (b) Department of Planning (Sydney West Region office) (c) Roads and Traffic Authority (d) Ministry of Transport (e) NSW Heritage Office (f) Department of Environment and Conservation (g) Department of Natural Resources (h) Utilities and Emergency Services, including: NSW Police Service; NSW Fire Brigades; Sydney Water; Energy Australia; and Telstra Corporation Limited (i) The Local Aboriginal Land Council • <u>Public</u> <ul style="list-style-type: none"> • Any relevant community meetings already established and timetabled; and • Any additional meetings proposed by the local member or other relevant group. • <u>Peer Review Requirements</u> <ul style="list-style-type: none"> • List any components of the Environmental Assessment to be independently peer reviewed prior to submission. • If the Director-General considers that significant changes are proposed to the nature of the project, the Director-General may require the proponent to make the preferred project available to the public.
Exhibition requirements	Until such time as the Director-General accepts the Director-General's Environmental Assessment Requirements, the proponent is required to set up a website such that the Environmental Assessment report and all other material identified as being required for submission is available from this website.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Panels constituted under s75G	No Panels are required at this stage.
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department about the Concept Plan fee.
Landowners Information	The consent of the landowner is to be provided in accordance with s8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<ul style="list-style-type: none"> • Ten (10) copies of the environmental assessment report; • Five (5) copies of the environmental assessment report and plans on CD-ROM (PDF format); and • Plans, models & drawings/montages.