

6. RECOMMENDED CONDITIONS OF APPROVAL

The Department has prepared recommended conditions of approval for the project (see Appendix A). These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- ensure regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

7. CONCLUSION

The Department has assessed the EA, submissions on the project, and CCA's Preferred Project Report and response to submissions in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

This assessment shows the key issues of concern to the community relate to the height and scale of the proposed HBW and the potential visual, traffic and noise impacts of the project.

The Department is satisfied with CCA's consideration of alternatives to the project, and believes that the project (including the height of the HBW) has been adequately justified on economic and environmental grounds – a view confirmed by the Department's independent economic review.

Without mitigation the Department acknowledges that the project could result in significant visual impacts on residents in the immediate vicinity of the project. However, the Department is confident that the proposed on-site and off-site measures, together with the proposed Community Enhancement Program, can effectively reduce the visual impacts of the project to acceptable levels. The Department is also confident that the traffic and noise impacts of the project can be mitigated and managed to achieve acceptable levels of environmental performance.

Importantly, the project would also generate a number of social, economic and environmental benefits by injecting \$140 million of capital investment in Western Sydney, securing 700 existing jobs on the site, generating up to 220 additional jobs, reducing greenhouse emissions from CCA's operations by more than 50% and avoiding up to 42,000 unnecessary heavy vehicle movements on Sydney's roads each year.

In summary, the Department believes that the project represents a sound planning outcome for the site and is satisfied that the benefits of the project outweigh its impacts, which are well defined and can be managed to ensure that the amenity of local residents is protected. Consequently, the Department believes the project is in the public interest and should be approved, subject to conditions.

8. RECOMMENDATION

It is RECOMMENDED that the Minister:

- consider the findings and recommendations of this report;
- approve the project application, subject to conditions, under section 75J of the *Environmental Planning and Assessment Act 1979*; and
- sign the attached project approval (see Appendix A).



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20.12.06

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