

Part 3A – Project Application

Director-General's Requirements

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

Application No.	MP 08_0050
Project	The proponent is seeking Project Application approval for NSW Police facility, including: ▪ A combination of office, garage/workshops, warehouse and storage buildings; ▪ Outdoor storage areas, car parking, circulation and landscaping; ▪ One of two communications antennae, each approximately 30m high; ▪ Indicative gross floor area of about 11,000 sqm ▪ Maximum building height of 16m, for warehouse and garage/workshop buildings; ▪ Helicopter landing pad for infrequent use; and ▪ Road access off Rockwood Road and Brunker Road (two stub roads/culs-de-sac) constructed to industrial road standard.
Site	Rookwood Road, Bankstown (Lot 2, DP 225818)
Proponent	Landcom (on behalf of NSW Police)
Date of Issue	5 February 2008
Date of Expiration	5 February 2010
General Requirements	The Environmental Assessment (EA) must include: (1) an executive summary. (2) a description of the proposal including: - o textual and diagrammatic articulation of the proposal; - o description of the existing environment and suitability of the site; - o various components and stages of the project as relevant. (3) justification for the project and alternatives considered; (4) project objectives; (5) a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these; (6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and (8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must address the following key issues for both the construction and operational stages: ▪ Urban Design and Built Form - Demonstrate that the type, bulk, scale, size and design quality on the site respond to the location (and the location's wider context) and its character and function appropriately. The EA is to outline the existing and proposed footprints, GFA, heights, materials, colours, and landscaping. Photomontages of the proposed development (including antennae) are to be provided as well as shadow drawings. ▪ Visual Impact – Address the visual impact of the project in the context of adjoining development, impact on any heritage items (on-site or in the vicinity) and the development as viewed from publicly accessible areas. ▪ Traffic – Prepare a detailed Traffic Impact Study in accordance with the <i>RTA Guide to Traffic Generating Developments</i> which addresses amongst other things peak volumes, existing and proposed traffic volumes; and identify suitable treatments to ameliorate any traffic and safety impacts associated with the development, such as identification of pedestrian movements and appropriate treatments. The EA should also demonstrate compliance with relevant Council and RTA traffic and car parking codes.

	▪ Utilities Infrastructure - Address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone and sewerage in consultation with relevant agencies. ▪ Impacts on Water Quality and Drainage – Address potential on-site and off-site impacts on the quality of surface water and groundwater. Demonstrate a commitment to ‘water sensitive urban design’. ▪ Ecologically Sustainable Development - Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases. ▪ Energy Savings Action Plan (1) Demonstrate that the development is capable of achieving the requirements of BASIX and what (if any) commitments will be made on other environmental rating tools such as Greenstar and the Australian Building Rating Scheme. (2) Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the <i>Guidelines for Energy Savings Action Plans</i>, DEUS 2005. ▪ Helipad – Provide assessment of the potential impacts of the helipad including details of the proposed location, noise assessment, operating hours and security fencing.
Consultation Requirements	During the preparation of the Environmental Assessment, you should undertake relevant and justified level of consultation with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners. This should include the following: Agencies and other authorities: ▪ Bankstown City Council; ▪ Auburn City Council; ▪ Roads & Traffic Authority and Ministry of Transport; ▪ Department of Planning; ▪ Air Services Australia; ▪ NSW Fire Service; and ▪ All utility providers. Public: Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	60 days
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> . A Quantity Surveyors report is required verifying the capital investment value of the development.
Landowners Information	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit: • 10 hard copies of the environmental assessment report & sets of subdivision plans; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size)