

Modification of Major Project Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the A/Director, Government Land and Social Projects, as delegate of the Minister for Planning, under Instrument of Delegation dated 25 January 2010, modify under section 75W of the *Environmental Planning and Assessment Act 1979*, the Project Application Approval referred to in Schedule 1 in the manner set out in Schedule 2 and the Statement of commitments set out in Schedule 3.



Daniel Cavallo
A/Director
Government Land and Social Projects
Department of Planning

Date: 2/8/10

MP08_0069 MOD3
File no: 10/08227-1

SCHEDULE 1

Project Approval for Civil and Infrastructure Works Stage 1 at Potts Hill Reservoirs Land (MP 08_0069) granted by the Minister for Planning on 26 November 2008, consisting of:

- subdivision;
 - demolition of existing buildings;
 - bulk earthworks;
 - soil remediation; and
 - construction of site infrastructure, including internal roads, drainage works and utilities.
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SCHEDULE 2

The above approval is modified as follows:

Delete Condition 1 and replace with the following:

1 Development description

Project approval is granted only to construction activities within the areas of the Potts Hill Reservoirs land identified as the Eastern Precinct, Bruncker Road Site and Bagdad Street Site and the Western Precinct, as described in the EA and amended in the PPR, and further amended in the Modification to MP 08_0069 Application dated 23 December 2008 and Modification 08_0069 No. 2 dated 28 October 2009 (as amended by response to submissions report dated 18 December 2009) and **Modification 08_0069 No. 3 dated 1 April 2010 (as amended by response to submissions report dated 9 June 2010)** and principally:

- a) Disconnection, relocation, augmentation and reconnection of utilities and services;
- b) Removal and proper disposal of hazardous materials and site remediation;
- c) Demolition of 43 existing built structures and any associated subterranean elements identified as being of low or no heritage significance;
- d) Removal of existing trees and vegetation/landscaping as necessary;
- e) Bulk excavation and earthworks;
- f) Construction of two roads within the Eastern Precinct and associated retaining walls;
- g) Provision of new stormwater management and drainage infrastructure;
- h) Subdivision into **10** lots;
- i) The undertaking of demolition and remediation works on the Western Precinct; and
- j) Construction of entry statement and associated signage

Delete Condition 2 and replace with the following:

2 Development in accordance with plans and documentation

The development shall be in accordance with the following plans and documentation, as provided in the EA and PPR, unless otherwise approved by the Director, Government Land and Social Projects, Department of Planning:

Drawing Number	Revision Number	Name of Plan	Date
7337-PA-01	Issue C	Title Sheet, Locality Plan and Drawing List	16 July 2008
7337-PA-02	Issue D	Site Layout	11 August 2008
7337-PA-03	Issue C	Road 2 Long Section and Typical Cross Section	16 July 2008
7337-PA-04	Issue C	Road 1 Long Section and Typical Cross Section	16 July 2008
7337-PA-05	Issue C	Bulk Earthworks Plan	16 July 2008
7337-PA-06	Issue C	Retaining Wall Plan*	16 July 2008
5128-T-01	Issue D	Wall Layout and Notes	30 September 2008
5128-T-02	Issue D	Wall Elevations Sheet No. 1	1 October 2008
5128-T-03	Issue D	Wall Elevations Sheet No. 2	1 October 2008
5128-T-04	Issue D	Wall Elevations Sheet No. 3	1 October 2008
5128-T-05	Issue D	Wall Elevations Sheet No. 4	1 October 2008
5128-T-07	Issue C	Typical Wall Sections	1 October 2008
7337-PA-07	Issue C	Site Cross Sections	16 July 2008
7337-PA-08	Issue C	Demolition Plan	16 July 2008

7337-PA-09	Issue C	Erosion and Sediment Control Plan	16 July 2008
7337-PA-10	Issue C	Erosion and Sediment Control Details	16 July 2008
7337-PA-11	Issue D	Construction Staging Plan	11 August 2008
LC01	Revision I	Landscape Planting	7 October 2009
LC02	Revision I	Landscape Details	7 October 2009
LC03	Revision I	Boundary Fencing Layout Plan	7 October 2009
LC04	Revision C	Landscape Detail Plans and Sections	7 October 2009
LC05	Revision P6	Rookwood Road Entry Walls Plan and Details	15 October 2009
LC06	Revision P7	Rookwood Road Entry Walls, Elevations, Section and Details	26 October 2009
LC07	Revision P4	Brunker Road Entry Wall Plan	7 October 2009
LC08	Revision P4	Brunker Road Entry Wall Elevations	26 October 2009
LC09	Revision P3	Brunker Road Entry Wall Detail Plan and Sections	26 October 2009
1008/32		Plan showing area of demolition works for western precinct developments of part of Sydney Water land at Cooper Road, Potts Hill in Bankstown L.G.A.	16 July 2009
8815/CC1	B	Cover Sheet and Notes	25 March 2010
8815/CC2	C	Site Setout Plan	25 March 2010
8815/CC3	C	Siteworks (Sheet 1)	25 March 2010
8815/CC4	C	Siteworks (Sheet 2)	25 March 2010
8815/CC5	C	Cut/Fill Plan	25 March 2010
8815/CC6	D	Typical Sections, Retaining Wall Details, Channel Long section	25 March 2010
8815/CC7	B	Cross Sections (Sheet 1)	23 March 2010
8815/CC8	B	Cross Sections (Sheet 2)	23 March 2010
8815/CC9	C	Drop Structure Details Inlet and Outlet Structures	25 March 2010
8815/CC10	B	Special Pit Details	23 March 2010
8815/CC11	C	Drainage Details	25 March 2010
8815/CC12	C	Soil and Water Management Plan	25 March 2010
L-001	1	Landscape Plan	3 June 2010

* This plan is approved with the exception of the gabion retaining wall for the eastern slope of the Eastern Precinct – see Plans 5128-T and Condition of Approval 21.

Delete Condition 3 and replace with the following:

3 Subdivision

(a) Prior to the registration of any lots, a staging plan for subdivision shall be submitted indicating a final subdivision plan generally consistent with the following plans prepared by YSCO Geomatics Land Resources Consultants, unless otherwise approved by the Director, Government Land and Social Projects, Department of Planning:

Drawing Number	Sheet Number	Name of Plan	Date
1008/14A	Stage 1	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 2 DP 225818 in Bankstown and Auburn LGAs.	24 June 2009
1008/29	Stage II	Plan showing proposed subdivision of part of Sydney	24 June 2009

		Water Land at Rookwood Road and Bruncker Road, Potts Hill, being Lot 1 DP 610303 in Bankstown and Auburn LGAs.	
1008/30A (sheet 1 of 2)	Stage III	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Bruncker Road, Potts Hill, being Lot 1 DP 610303 in Bankstown and Auburn LGAs.	24 June 2009
1008/30A (sheet 2 of 2)	Stage III	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Bruncker Road, Potts Hill, being Lot 1006 DP 1140109 and Lot 2 DP 456502 in Bankstown and Auburn LGAs.	24 June 2009
1008/31A	Stage IV	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Bruncker Road, Potts Hill, being Lot 105 in unregistered DP in Bankstown and Auburn LGAs.	24 June 2009

(b) Proposed Lot 108, Bagdad Street is to be subdivided into two lots in accordance with Drawing Number 1008/44H, 'Plan Showing Proposed Subdivision of Lot 108 in DP 1142117 (unregistered) at Bagdad Street, Potts Hill in Bankstown LGA', dated 26 March 2010.

Add Condition 23, 24, 25, 26 & 27.

23 Traffic Management Plan and Traffic Control Plan

A detailed Traffic Management Plan and associated Traffic Control Plan shall be prepared in consultation with Council for approval by the Certifying Authority prior to the commencement of construction. These plans shall include such details as:

- (a) Construction vehicle routes;
- (b) Number of trucks;
- (c) Hours of operation;
- (d) Access arrangements; and
- (e) Traffic control.

The Traffic Management Plan shall also note the following:

- The swept path of the longest vehicle entering and leaving the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS.
- All vehicles are to enter and leave in a forward direction.
- All vehicles should be wholly contained on site before being required to stop.
- All demolition and construction vehicles are to be contained wholly within the site
- The developer shall be responsible for all public utility adjustments/relocation works necessitated by the above work and as required by the various public utility authorities and/or their agents.
- All works/regulatory signposting with the proposed development are to be at no cost to the RTA.

24 Works within rail corridor

The Proponent shall ensure that no work is undertaken within the adjoining rail corridor without prior permission from RailCorp.

25 Electrolysis Risk Report

Should the works relating to Lot 1002 involve the use of metal, then prior to the issue of a construction certificate, the Proponent is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the

development from stray currents. The Proponent must then incorporate in the development all measures recommended in the report to control that risk.

26 Safe Work Statements

Prior to the issue of a construction certificate detailed Safe Work Method Statements for the proposed works at Lot 1001 and Lot 1002 are to be submitted to Railcorp for review and comment on the impacts of the rail corridor. The Certifying Authority shall not issue the construction certificate until written confirmation has been received from Railcorp that this condition has been satisfied.

27 Road Works

The access road in Lot 1002 is to be sealed with 10mm one coat seal to provide some waterproofing and erosion protection. The road should also be keyed in at weak points between the access road and the natural channel.

Schedule 3 – Revised Statement of Commitments

Item	Commitment	Timing
1 Land dedication	Lot 1002 on the Bagdad Street site be dedicated to Bankstown City Council at no cost to Council	At the completion of site works on Proposed Lot 1002
2 Environmental legislation	The Proponent will comply with environmental legislation and regulations	During all stages of development
3 Avoidance of environmental harm to railway corridor	The Proponent commits to exercise extreme care to prevent environmental harm within the railway corridor. Any form of environmental harm or legislative non-compliance that arises as a consequence of the development activities will remain the full responsibility of the Proponent	During all stages of development
4 Avoidance of pollution entering railway corridor	The Proponent commits to exercise extreme care to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities will remain the full responsibility of the Proponent	During all stages of development
5 Traffic Management Plan	A detailed Traffic Management Plan and associated Traffic Control Plan, will be submitted to Bankstown City Council for approval. The Traffic Management Plan will include the following details	Prior to the issue of a Construction Certificate.
	<ul style="list-style-type: none"> • Construction vehicle routes, • Number of trucks • Hours of operation, • Access arrangements; and • Traffic control. <p>The Traffic Management Plan must also include the following requirements</p> <ul style="list-style-type: none"> • All vehicles will be wholly contained within the site before being required to stop • All construction and demolition vehicles will be contained wholly within the site. 	
6 Public utilities	The Proponent will be responsible for undertaking any public utility relocation and/or adjustment works required as a result of the proposed works, as may be required by any public utility authority and/or their agents.	During undertaking of works
7 Access road	The Proponent will seal the access road with a 10mm one coat seal to provide waterproofing and erosion protection. The road must also be keyed at any weak points between the access road and the natural channel	Prior to hand over of Lot 1002 to Bankstown City Council
8 Public liabilities insurance	The Proponent commits to ensuring its contractor(s) each maintain a current public liability insurance	During all stages of development
9 Swept-path	The Proponent will provide a swept-path analysis demonstrating the longest-vehicle entering and exiting the site may do so safely in accordance with AUSTRROADS.	Prior to issue of a Construction Certificate