

APPENDIX A: STATUTORY ASSESSMENT & SUMMARY

Objects of the Environmental Planning and Assessment Act 1979 (EP&A Act)

The objects provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a project application under Part 3A must be informed by the relevant provisions of the Act, consistent with the objects of the Act.

The objects of the Act in section 5 are as follows:

(a) *To encourage:*

- i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- ii) the promotion and co-ordination of the orderly and economic use and development of land,*
- iii) the protection, provision and co-ordination of communication and utility services,*
- iv) the provision of land for public purposes,*
- v) the provision and co-ordination of community services and facilities,*
- vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats,*
- vii) ecologically sustainable development,*
- viii) the provision and maintenance of affordable housing,*

(b) *To promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*

(c) *To provide increased opportunity for public involvement and participation in environmental planning and assessment.*

On balance it is considered that the temporary Stage 1 development provides positive socio-economic benefits such as the provision of retail facilities and improved public domain. The proposal promotes adaptive reuse of some elements of the existing fabric on an established site with a low level of environmental sensitivity.

Overall the project application promotes the co-ordination of the orderly and economic use and development of land and provides a better built form and a positive amenity environment.

With respect to ESD, the EP&A Act adopts the definition in the *Protection of the Environment Administration Act 1991* including the precautionary principle, the principle of inter-generational equity, the principle of conservation of biological diversity and ecological integrity, and the principle of improved valuation, pricing and incentive mechanisms.

The Department has considered the Objects of the Act, including the encouragement of ESD in the assessment of the Project Application. The balancing of the application in relation to the Objects is provided in Section 5.

Statement of Compliance

Under Section 75I of the EP&A Act 1979 and Clause 8B of the EP&A Regulation 2000, the Director General's report is required to include a statement relating to compliance with environmental assessment requirements with respect to the project. The Department is satisfied that the environmental requirements have been complied with.

Ecological Sustainable Development Principles

There are five accepted ESD principles:

- (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle);

- (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle);
- (c) the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle);
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle); and
- (e) improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).

The Department has considered the proposed development in relation to the ESD principles and has made the following conclusions:

- **Integration Principle** – The social, environmental and economic impacts of the proposal are positive and the development would provide a positive adaptive reuse of the site for employment, commercial and retail use. The environmental impacts of the development are appropriately mitigated as discussed in this report. The Department's assessment has duly considered the issues raised by the community and public authorities. The proposal as recommended for approval will not compromise benefits or opportunities to others. The development will also improve landscaping on and surrounding the site as well as improving the public domain.
- **Precautionary Principle** – The EA is supported by technical and environmental reports which conclude that the proposal's impacts can be successfully mitigated. No irreversible or serious environmental impacts have been identified. The site has a low level of environmental sensitivity and does not contain any threatened or vulnerable species, populations, communities or significant habitats. The Proponent has demonstrated that the development design and appropriate mitigation measures will be implemented to prevent any detrimental environmental impacts. Mitigation measures are outlined in the Proponent's Statement of Commitments and/or the recommended conditions of approval. No significant climate change risks are identified as a result of this proposal.
- **Inter-Generational Principle** – The site's redevelopment for temporary retail purposes incorporating ecologically sustainable design principles and implementation of environmental management practices to be employed during construction of the new development, will ensure that the environment is protected for future generations for at least the life of the project of up to 15 years.
- **Biodiversity Principle** – There is no threat of serious or irreversible environmental damage as a result of this proposal. The proposal does not impact upon biological diversity or ecological diversity. The site is in the inner south-west of Sydney and is currently being used for light industrial - type purposes.
- **Valuation Principle** – The proposal seeks to promote employment and retail development within an existing urban area by maximising reliance on existing infrastructure, and enabling residents to live near work, leisure and other opportunities. The proposal will provide additional retail services in the locality. The project will deliver a significantly improved environment that will have greater economic, ecological and community value than the current and previous incarnations of the site.

The Proponent is committed to ESD principles and has reinforced this in the EA which explores key ESD opportunities, including but not limited to water sensitive urban design measures, provision of bicycle facilities, use of recycled building materials, use of water and energy saving appliances, proximity to public transport and other design, construction and ongoing operational measures.

Contributions are also to be paid to assist Council in providing long term services to the community. Consequently, the Department is satisfied that the proposal is consistent with the principles of ESD.

Section 75I(2) of the Act

Section 75I(2) of the Environmental Planning and Assessment Act 1979 and clause 8B of the Environmental Planning and Assessment Regulation 2000 provides that the Director general's Report is to address a number of requirements. These matters and the Departments response are set out as follow:

<i>Section 75I(2) criteria</i>	<i>Response</i>
Copy of the Proponent's environmental assessment and any preferred project report;	The Proponent's EA and response to submissions are located at Appendix C and D of this report.
Any advice provided by public authorities on the project;	All advice provided by public authorities on the project for the Minister's consideration is set out in Section 6 of this report.
Copy of any report of a panel constituted under Section 75G in respect of the project;	No statutory independent hearing and assessment panel was undertaken in respect of this project.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project;	Each relevant SEPP that substantially governs the carrying out of the project is identified, including an assessment of the impact of the SEPPs on the development proposal.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division,	An assessment of the development relative to the prevailing environmental planning instrument is provided in Appendix A of this report.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate;	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The environmental assessment of the project application is this report in its entirety. The proposal adequately complies with the DGRs.
<i>Clause 8B criteria</i>	<i>Response</i>
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in Section 7 of this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in Section 9 of this report.
The suitability of the site for the project	The project represents a redevelopment of an underutilised site within an established urban area for commercial activity suitable for the locality.
Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in Appendix F and in Section 6 of this report.

Environmental Planning Instruments (EPI's)

APPLICATION OF EPI'S TO PART 3A PROJECTS

To satisfy the requirements of section 75I(2)(d) and (e) of the Act, this report includes references to the provisions of the environmental planning instruments that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project application. An assessment of compliance with the relevant EPI's is provided immediately below which concludes that the proposal complies with these documents.

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy 55 – Contaminated Land (SEPP55)
- State Environmental Planning Policy 64 – Advertising and Signage
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Major Development) 2005
- Rockdale Local Environmental Plan 2000 (LEP 2000)

The provisions, including development standards of local environmental plans are not required to be strictly applied in the assessment and determination of major projects under Section 75R(1) in Part 3A of the Act. Notwithstanding, these standards and provisions are relevant considerations for this application as the DGRs and Section 75I(2)(e) of the Environmental Planning and Assessment Act, 1979 require the Proponent to address such standards and provisions and the Department to duly consider them. Accordingly the objectives of a number of EPIs and the development standards therein and other plans and policies that govern the carrying out of the project are appropriate for consideration in this assessment as follows.

COMPLIANCE WITH PRIMARY CONTROLS

State Environmental Planning Policy 55 – Contaminated Land

Clause 7(1)A of SEPP 55 states that a consent authority must ascertain whether the site is contaminated and requires remediation prior to issuing consent. The Proponent has provided a Draft Remediation Action Plan and a Preliminary Contamination assessment of the site by Douglas Partners (refer to Appendix 16 & 17 of the EA). These documents demonstrated that upon completion of the recommendations, the site will be suitable for the proposed development. In addition to the conclusions provided by Douglas Partners which support the proposed development, the following strategy has been developed in order to further comply with SEPP 55:

1. Undertake further analysis around hotspot areas in order to more accurately gauge the extent of any contamination, especially around Underground Storage Tanks (USTs) or pits.
2. Further assessment is to be undertaken in accordance with DECCW (EPA) guidelines.
3. Any removal of USTs to be undertaken in accordance with WorkCover and DECCW (EPA) guidelines.
4. Validation of waste material and location of USTs will be undertaken in accordance with DECCW (EPA) guidelines.
5. Any contaminated material will be disposed of to an EPA licensed facility.
6. All works will be undertaken to Council's satisfaction prior to Construction Certificate.

The Department is satisfied that the implementation of this strategy along with adherence with the recommendations of the Douglas Partners reports will ensure compliance with SEPP 55.

State Environmental Planning Policy 64 – Advertising and Signage

The aims of SEPP are to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

The Proponent has provided conceptual signage strategy in the EA which was requested by the DGR's to ensure that the proposed builtform and site layout could reasonably accommodate any proposed signage. The details of any proposed signage will need to be the subject of separate Part 4 approvals from the Council.

State Environmental Planning Policy (Infrastructure) 2007

As the proposal is a traffic generating development, clause 104 of the above mentioned SEPP needs to be complied with. Consequently the Department had to refer the subject application to the RTA as part of the notification process. Refer to **Section 6.1.2** for RTAs comments. The Department will also have to notify the RTA of its determination of the subject proposal.

In addition to referring the subject application to the RTA, clause 104 requires the consent authority to take into consideration:

- the accessibility of the site, including:
 - the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and
 - the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and
- any potential traffic safety, road congestion or parking implications of the development.

The Proponent has provided an Traffic and Parking Assessment Report by Traffic and Transport Planning Associates in Appendix 6 of the EA. This document has adequately addressed the potential traffic impacts and car parking implications of the temporary Stage 1 development other than traffic issues associated with delivery vehicles, the comments made by the SRDAC/RTA and the concern relating to noise impacts from proposed hours of operation of the loading dock, and these matters including the need to redesign of the slip lane pedestrian crossing have been addressed by conditions of approval.

State Environmental Planning Policy (Major Development) 2005

Under Schedule 1, Clause 13 of the MD SEPP, residential, commercial or retail projects with a capital investment value (CIV) of more than \$100 million that the Minister determines are important in achieving State and regional planning objectives may be declared a Major Project under Part 3A of the EP&A Act 1979. The temporary Stage 1 development with CIV of \$7.3 million is being submitted on the basis of the overall Concept Plan for the site which has CIV of \$260 million and the development is expected to generate approximately 1045 operational jobs and 799 construction jobs.

Clause 80(1) of the Regs provides that the Minister may not give approval for the carrying out of a project unless it is the subject of "an authorisation or requirement under s.75M of the Act to apply for approval for a concept plan". Once a Concept Plan is authorised or required by the Minister then a Proponent may apply for the approval of a project under s.75E of the Act.

The former Minister has formed the opinion that the overall project is a Major Project in accordance with Clause 6 of MD SEPP and has also authorised the submission of a Concept Plan under Section 75M of the Act. The temporary Stage 1 development is considered 'related development' to the concept plan. The authorisation of the concept plan by the Minister operates to the effect that the temporary use of the site for retail purposes as a Stage 1 project application can be submitted (and determined) ahead of an overall Concept Plan application.

Rockdale Local Environmental Plan 2000

The subject site is located within the Rockdale LGA and is zoned 10(a) Mixed Use. The zone permits a range of uses including shops, cinemas and residential flat buildings.

Rockdale LEP 2000			
Provisions	Permitted	Proposed	Compliance
Objectives of this plan (Clause 3)	(f) facilitate development that is consistent with the principles of ecologically sustainable development. (h) minimize the risks associated with areas subject to environmental hazards, particularly flooding. (i) maintain and improve accessibility to the City of Rockdale by identifying major transport corridors, and their links to open space and residential areas. (j) facilitate economic activity within the City of Rockdale.	The proposed development complies with the objectives of the LEP. The Department is satisfied that the proposal is consistent with the principles of ESD. The proposal improves the existing flooding and drainage scenario, and potential risks by better provision of over-land flow paths, improved floor levels, improved measures to address pollution and water quality and implementation of strategy to deal with emergencies. The proposal improves the existing access arrangements to the site and is within close proximity to public transport. The temporary Stage 1 development will provide a superior outcome for the precinct to the existing uses	YES

		on the site with the main benefit being the provision of much needed shopping facilities for local residents	
Mixed Use zone particulars – Objectives of the Zone 10 (a) (Clause 55B)	<p>(a) to take advantage of the construction of the new Wolli Creek railway station in the locality by requiring the land within the zone to be developed in an orderly and efficient manner to its optimum potential.</p> <p>(b) to maximise the amount of permanent employment within the zone.</p> <p>(c) to permit development for the purpose of bulky goods showrooms on the Princes Highway, but otherwise allow retail development only if it is intended to serve the Wolli Creek area.</p> <p>(g) to ensure that development of land will not unreasonably restrict or inhibit the future development of adjoining land, and</p> <p>(h) to promote optimum development while minimising adverse environmental impacts by facilitating the efficient use of and access to the Wolli Creek railway station and transport interchange and by controlling the amount of car parking within any development, and</p> <p>(i) to provide for adequate vehicular and pedestrian circulation and access and to ensure streetscapes are of a high visual standard, and</p> <p>(j) to ensure that future development will meet environmental requirements relating to flood prone land, stormwater management, waste management, noise and vibration, air and water quality and energy efficiency, and</p> <p>(n) to provide for the long term traffic access and circulation needs of the Wolli Creek area by limiting access and controlling development on land which will be required for new roads or the widening of existing roads.</p>	<p>The proposal development is generally consistent with the objectives of the zone. The proposal will provide retail facilities that cater to both the existing residents and future residents of the Wolli Creek area.</p> <p>The proposal will provide approx 80 – 100 retail jobs after completion. The temporary Stage 1 development will service local shopping needs. The site is self contained and will not impact on the development opportunities on other sites. Adequate car parking has been provided. A new access street will be provided from the Princes Highway that will ensure that vehicular circulation and access do not impact on residents. The proposed development will be designed to meet all environmental objectives.</p> <p>The temporary Stage 1 development does not impact upon the future access plans for the locality.</p>	YES
Development in Zone 10 (a) (Clause 55 D)	Building height	DCP 62 provides for a height of 9 storeys or 28m. However heights vary according to envelopes across the precinct. The proposal	YES

	<p>Floor space ratios</p>	<p>includes a maximum height of buildings of 6.7 metres.</p> <p>The FSR specific of the site is a maximum 2.85:1. The site has an area of 12,451 sqm and the GFA of the proposal is approximately 5705sqm. Therefore, the proposal has a FSR of 0.46:1.</p>	<p>YES</p>
	<p>Development on part of development site</p>	<p>The LEP requires a minimum of 40% non-residential floor space. Stage 1 of the proposal will provide for retail development only i.e. 100% non-residential floor space. The Proponent has provided sufficient information that has satisfactorily addressed the requirements of this clause with respect to:</p> <ul style="list-style-type: none"> • proposed location, • height, • gross floor area, • use of all buildings, • number and location of car parking spaces, • loading facilities, • vehicular access, and • landscaped areas. 	<p>YES</p>
	<p>Vehicular access and road networks</p>	<p>The proposal includes vehicular access for Arncliffe Street, Brodie Spark Drive and the Princes Highway. The access off Brodie Sparks Drive is inconsistent with the LEP provisions but based on the temporary usage will not set a precedent. There are no adverse safety impacts with access off Brodie Sparks Drive. Additionally, the proposal will rationalize the 12 existing access points down to 4.</p>	<p>NO</p>
	<p>Diagram 7 in Division 1 of Part 1 of Schedule 2 – Gertrude Street west extension.</p>	<p>The proposed temporary use of the site does not compromise the future Gertrude Street west extension. The land set aside for the extension will be used for car parking in the temporary development.</p>	<p>YES</p>

The proposed temporary Stage 1 development complies with the objectives of the LEP, the objective of the 10 (1) mixed use zone and the specific development controls for development in the 10 (a) zone.

COMPLIANCE WITH OTHER CONTROLS AND POLICIES

The Rockdale Development Control Plan No. 62 – Wollie Creek (DCP 62) is the primary DCP that applies to the site. DCP 62 sets out the core urban design controls for the site. The main controls can be summarised as follows:

- Maximum floor space ratio - 2.85:1
- Maximum building depth – 18m non-residential, 15m residential excluding balconies
- Minimum & maximum floor to ceiling heights – 3.6m ground floor fronting Arncliffe Street, 3.3m Commercial
- Minimum deep soil planting zone 15% of total site area
- Minimum 49% of the site to be used for non-residential uses

DCP 62 contains a number of objectives and controls relating to flooding that are of relevance to the development of the site. These include:

- Objectives to ensure that development flood mitigation measures are commensurate with the use and intensity of the development proposed
- Objectives to ensure that development will not exacerbate flooding of certain areas.
- Controls that require buildings to be built with a design floor level and a freeboard that is above the 0.5% annual exceedance probability.

The proposed temporary Stage 1 development is generally consistent with DCP 62.

While the proposal introduces non – compliances with setback controls to Arncliffe Street, and requirements for the introduction of active street frontages in Brodie Sparks Drive and Arncliffe Street, these are in part a consequence of retaining existing building fabric on these frontages, and for the temporary period proposed are not seen as setting a precedent as the overall Concept Plan application for the redevelopment of the site would remove the temporary use and existing fabric and replace with new development and uses in the longer term. Further, the current temporary use proposal introduces a number of benefits to the locality in terms of removal of the existing industrial use, improvements to visual amenity, improved traffic conditions (subject to conditions of approval resolving egress of trucks), and provides for a land use which is consistent with the vision for Wollie Creek and provides retail/supermarket floor space to meet the demand of the local population.

The Rockdale DCP No. 78 – Stormwater Management (DCP 78) sets out drainage requirements which aim to reduce the impact of runoff and flooding, as a result of new development, within Rockdale LGA.

The Proponent has provided a Flooding and Drainage Assessment and includes a Flood Evacuation Plan. These document has adequately assessed flooding and drainage and the potential risks associated. The Department is satisfied with the level of assessment that has been undertaken. The proposal improves the existing flooding and drainage scenario, and potential risks by better provision of over-land flow paths, improved floor levels, improved measures to address pollution and water quality and implementation of strategy to deal with emergencies. Conditions of approval have been included to mitigate any potential impacts.

APPENDIX B: DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Director-General's Requirements

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

Application number	MP09_0169
Project	Stage 1 Project Application for the temporary use of the site for retail purposes, including demolition and construction works
Location	78-96 Arncliffe Street & 31-45 Princes Highway
Proponent	Mecone on behalf of NAHAS Constructions
Date issued	15/9/09
Expiry date	Two (2) years from the date of issue. If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <p>1. Relevant EPI's policies and Guidelines to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including, but not limited to:</p> <ul style="list-style-type: none"> • Objects of the EP&A Act 1979; • NSW State Plan, Urban Transport Statement; • Draft South Sub-regional Strategy; • SEPP 55 Remediation of Land; • SEPP (Infrastructure) 2007; • Rockdale Local Environmental Plan 2000; • Relevant Rockdale Development Control Plans and policies, including, but not limited to, the Wollie Creek Streetscape Design Manual, and the Residential Amenity Improvements Scheme (RAIS); and • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. <p>2. Built Form The EA shall address the height, bulk and scale, within the context of the adjacent streetscapes and the general locality.</p> <p>The EA shall clearly detail existing built form to be retained and to be demolished. A structural engineer's report, prepared by a suitably qualified engineer, shall be submitted demonstrating the structural integrity of any walls, floors and roofs to be retained.</p> <p>3. Urban Design The EA shall address the following:</p> <ul style="list-style-type: none"> • the design quality of the proposal, with specific consideration of the façade treatment and design, particularly to Brodie Spark Drive and Arncliffe Street, massing, setbacks, building articulation, roof form design, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain; and • signage concepts for the temporary uses including details of illumination.

4. Environmental and Residential Amenity

The EA must address solar access, acoustic privacy, visual privacy, view loss and achieve a high level of environmental and residential amenity for surrounding residential occupiers.

5. Transport & Accessibility Impacts (Construction and Operational)

The EA shall address the following matters:

- Provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments*, considering the following issues:
 - Traffic generation including daily and peak traffic movements likely to be generated by the proposed development and the impact on nearby intersections;
 - Access, loading dock(s) and service vehicle movements, including consideration of current restrictions on ingress from Brodie Spark Drive and egress onto Arncliffe Street;
 - Car parking arrangements;
 - Measures to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan;
 - Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
 - Identify measures to mitigate potential impacts for pedestrians and cyclists during and after the construction stage of the project (eg signposting); and,
 - Identify and resolve barriers to efficient and safe pedestrian and cycle access and identify all possible options for pedestrian and cycle connections through the subject site. Links to Wollie Creek and Arncliffe stations and the Princes Highway bus corridor from the subject site should also be specifically addressed with any necessary infrastructure upgrades identified.

6. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

7. Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan for Wollie Creek, and provide details of any Voluntary Planning Agreement or other legally binding instrument proposed to facilitate this development.

8. Contamination

The EA is to demonstrate that the site is suitable for the proposed uses in accordance with SEPP 55.

9. Consultation

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.

10. Economic Impact Assessment

The EA shall address the economic impact of the proposal and include a detailed investigation into the impact upon the retail, commercial and residential industry within the locality (including current approvals) and having regard to the hierarchy of centres in the relevant regional strategy.

	<p>11. Public Domain The EA shall provide details on the interface between the proposed uses and public domain, and the relationship to and impact upon the existing public domain.</p> <p>The EA shall address the following;</p> <ul style="list-style-type: none"> • Potential improvements to the existing public domain including local streets, footpaths and shared - zones and identify any proposed road closures, openings and re-alignments. • Interface of proposed development and public domain; • Relationship to and impact upon existing public domain; • Provision of street lighting and CCTV; and, • Provision of a strategy to activate and enhance the presentation and amenity of the site and the public domain at the corner of Brodie Spark Drive and Arncliffe Street. <p>12. Drainage The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures</p> <p>The EA shall identify any potential hydraulic connection between the proposed development and groundwater sources and propose mitigation measures for any possible connection.</p> <p>The EA shall provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity</p> <p>13. Construction Management The EA shall provide a Construction Management Plan to demonstrate the mitigation of impacts associated with demolition and construction works including noise, vibration and dust, and include consideration of pedestrian movements and safety, and the provision of car parking for construction workers.</p> <p>14. Statement of Commitments The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project.</p>
<p>Deemed refusal period</p>	<p>60 days</p>

Plans and Documents to accompany the Application

<p>General</p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development, including details of all operational aspects of the proposed land uses; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is complete and neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<p>Plans and Documents</p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes.

	<p>4. Architectural drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; and • Photomontages of the proposal in context with the surrounding area.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy (TOA); • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of all relevant plans to scale (including 1 set at A3 size to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</p>

APPENDIX C: ENVIRONMENTAL ASSESSMENT

Refer to attached CD

APPENDIX D: PROPONENT'S RESPONSES TO SUBMISSIONS

Refer to attached CD

APPENDIX E: REVISED STATEMENT OF COMMITMENTS

Item	Issue	Commitment	Delivery
Commitments Restricting the Terms of Approval			
1		The proposed development will be carried out in accordance with plans submitted in the Stage 1 Project Application.	Ongoing
2		The project is a temporary development with a maximum operation life of 15 years from issue of Occupational Certificate.	Ongoing
Contributions made by the Proponent			
3	Section 94 Contributions	The Proponent proposes to make all relevant contributions as required by Rockdale Council S.94 and S.94A Contributions Plan with credits.	Prior to issue of Construction Certificate
Construction			
4	Construction Administration	A copy of the Minister's Approval in accordance with Part 3A of the EP and A Act 1979, a copy of the Statement of Commitments, Construction Certificate including associated approved plans, will be kept onsite at all times during construction.	Ongoing
5	Construction Management	The Proponent will appoint a Project Manager and Site Construction Manager that will be responsible for the implementation of the CEMP.	Prior to construction
6	Construction Management	<p>The Proponent shall prepare a Construction Environmental Management Plan (CEMP) in order to ensure appropriate measures are in place to minimise any potential impacts. The CEMP will include but not be necessarily limited to the following:</p> <ul style="list-style-type: none"> ▪ Demolition Plan; ▪ Waste Management Plan; ▪ Erosion and Sediment Control Plan; ▪ Soil and Water Management Plan; ▪ Traffic Management Plan; and ▪ Air Quality Management Plan. <p>The CEMP shall be prepared to the satisfaction of Council.</p>	Prior to construction

Item	Issue	Commitment	Delivery
7	Construction Management	<p>Relevant signage will be erected at the main entrance to the construction site the will include the following key information:</p> <ul style="list-style-type: none"> ▪ That unauthorised entry to the work site is prohibited; ▪ Project name; ▪ Project description; ▪ Project manager's name and contact details; ▪ Developer's name and contact details; ▪ A 24 hour emergency contact telephone number; and ▪ Approved construction hours. <p>Construction signs will be removed at completion of construction.</p>	Prior to construction
8	Construction Traffic Management	The Proponent will make provision for safe, continuous movement of traffic and pedestrians in public roads. The Proponent shall undertake all Construction Traffic Management in accordance with the CEMP and shall erect traffic warning signs conforming to the Roads and Traffic Authority's general specifications.	Prior to and during construction
9	Demolition	Demolition is proposed to be undertaken in accordance with the requirements of Australian Standard AS2601-2001: The Demolition of Structures, which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.	During demolition
10	Landscaping	<p>All landscaping works excluding those in the public domain are to be provided as per:</p> <ul style="list-style-type: none"> ▪ drawing 101 Issue B – Landscape Plan; ▪ drawing 102 Issue A – Colour Landscape Plan Stage 1 and 2; ▪ drawing 501 Issue B – Landscape details; and ▪ drawing 502 Issue B – Details, plant schedule and specification notes, <p>prepared by Site Image dated September 2009. Where possible landscape works are proposed to be undertaken in accordance with Council's requirements.</p>	Ongoing
11	Contamination	The Proponent will undertake further site investigations where necessary in accordance with Douglas Partners' Report titled Preliminary Contamination Assessment, June 2005 and addendum letter dated October 2009, and the Draft Remediation Action Plan, September 2009, and in accordance with DECCW (EPA) guidelines and to Council's satisfaction. Works shall be undertaken in order to ensure that the site is suitable for the proposed uses in accordance with SEPP 55.	Prior to construction
12	Structural	The Proponent will comply with all relevant Australian Standards including load and material standards in developing the structure of the building.	Detailed in Construction Certificate
13	Fencing	All types and extent of fencing or hoardings to be erected prior to and for construction purposes shall comply with WorkCover requirements, and shall be documented in the CEMP.	Prior to construction

Item	Issue	Commitment	Delivery																												
14	Working Hours	<p>The Proponent shall undertaken the following construction working hours:</p> <ul style="list-style-type: none"> ▪ Monday to Friday – 7am to 6pm ▪ Saturday – 8am to 1pm ▪ No work on Sundays or Public Holidays <p>Notwithstanding the above, the Proponent may apply to the Director-General to extend working hours in certain circumstances, if required.</p> <p>Notwithstanding the above hours, works and/or delivery of goods for emergencies (as required by the Police or nay other authority) may be undertaken outside the specified working hours for safety reasons where people, equipment and/or properties are in danger.</p>	During construction																												
15	Occupation Health and Safety	The Proponent shall maintain the work site in full compliance with the Occupational Health and Safety Act 2000 and Occupational Health and Safety Regulation 2001.	During construction																												
16	Construction Offices and Amenities	The Proponent will determine the location and quantity of temporary construction offices and amenities, which shall be in accordance with WorkCover and Council requirements.	Prior to construction																												
17	Storage	The Proponent will ensure that all materials, machinery and items associated with the construction shall be contained within the work site.	During construction																												
Operation																															
18	Architecture	<p>The Proponent will provide façade treatment to the development along the Arncliffe Street boundary as per the following drawings:</p> <table border="1"> <thead> <tr> <th>Drawing</th> <th>Title</th> </tr> </thead> <tbody> <tr> <td>DA 00.00 - P6</td> <td>Cover Sheet</td> </tr> <tr> <td>DA 00.02 – P6</td> <td>Site Survey</td> </tr> <tr> <td>DA 01.01 - P6</td> <td>Site Location</td> </tr> <tr> <td>DA 01.02 - P6</td> <td>Site Analysis & Locality Content</td> </tr> <tr> <td>DA 01.03 – P6</td> <td>Demolition Plan</td> </tr> <tr> <td>DA 02.00 – P9</td> <td>Ground Floor Plan Phase A</td> </tr> <tr> <td>DA 02.01 – P9</td> <td>Ground Floor Plan Phase A & B</td> </tr> <tr> <td>DA 02.02 – P6</td> <td>Roof Plan</td> </tr> <tr> <td>DA 03.01 – P6</td> <td>Elevations</td> </tr> <tr> <td>DA 04.01 – P6</td> <td>Sections A-A & B-B</td> </tr> <tr> <td>DA 05.01 – P6</td> <td>Shadow Diagrams</td> </tr> <tr> <td>DA 06.01 – P6</td> <td>Signage Details</td> </tr> <tr> <td>DA 06.02 – P6</td> <td>Corner feature details</td> </tr> </tbody> </table> <p>Prepared by Marchese and Partners, September 2009 in order to encourage activation of the street and to create a more contemporary setting in-line with new neighbouring developments.</p>	Drawing	Title	DA 00.00 - P6	Cover Sheet	DA 00.02 – P6	Site Survey	DA 01.01 - P6	Site Location	DA 01.02 - P6	Site Analysis & Locality Content	DA 01.03 – P6	Demolition Plan	DA 02.00 – P9	Ground Floor Plan Phase A	DA 02.01 – P9	Ground Floor Plan Phase A & B	DA 02.02 – P6	Roof Plan	DA 03.01 – P6	Elevations	DA 04.01 – P6	Sections A-A & B-B	DA 05.01 – P6	Shadow Diagrams	DA 06.01 – P6	Signage Details	DA 06.02 – P6	Corner feature details	As per Stage 1 Project Application and will be detailed in Construction Certificate drawings
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DA 06.02 – P6	Corner feature details																														

Item	Issue	Commitment	Delivery
19	Car Park, exists and entries	The Proponent will develop the car park and all relevant exits and entrances to the site in accordance with all relevant Australian Standards including load and material standards.	Detailed in Construction Certificate drawings
20	Traffic and Access	The Proponent will provide a 'left-in' entry to the site off the Princes Highway which shall be provided in accordance with Australian Standards, Council's requirements and RTA's requirements.	As per Stage 1 Project Application and will be detailed in Construction Certificate drawings
21	Stormwater Drainage	The Proponent will ensure that the development meets all Council's requirements and shall be implemented in accordance with drawing no. 09P800-DAC110 Rev C and drawing no. 09P800-DAC120 Rev E prepared by Hughes Trueman, September 2009.	As per Stage 1 Project Application and will be detailed in Construction Certificate drawings
22	Flooding	The Proponent will ensure that the development meets all Council's requirements and that the risk of flooding is not increased. Measures to address flooding shall be implemented in accordance with the Flood Management Report prepared by Hughes Trueman, September 2009 and the Flood Risk Management Plan, prepared by Hughes Trueman September 2009.	As per Stage 1 Project Application and will be detailed in Construction Certificate drawings
23	Sustainability	The Proponent will provide bike racks to encourage sustainable travel behaviour.	Location of bike racks to be detailed in Construction Certificate drawings.
24	Energy	The Proponent proposes to provide energy efficient fittings and fixtures as per ESD principles and report titled 78-96 Arncliffe Street, Wolli Creek, ESD Report, September 2009 prepared by Cundall.	Fittings and finishes to be specified as part of CC drawings
25	Energy	The Proponent proposes to provide low energy design solutions where possible as per ESD principles and as per recommended ESD report prepared by Cundall, September 2009.	Fittings and finishes to be specified as part of CC drawings
26	Water	The Proponent proposes to reduce water consumption where possible by installing AAA rated fittings for all taps, installing dual flush toilets, as per ESD principles and report .	Fittings and finishes to be specified as part of CC drawings
27	Well-being	The Proponent proposes to adopt the use of low-VOC paints to all internal surfaces where necessary.	Material finishes to be specified as part of CC drawings

Item	Issue	Commitment	Delivery
28	Lighting	The Proponent shall ensure that the lighting design for the proposed development is in accordance with Australian Standards AS4282:1997 Control of the Obtrusive Effects of Outdoors Lighting.	Detailed lighting plan provided as part of CC drawings
29	Acoustic Amenity	All loading and unloading of trucks and delivery vehicles shall be undertaken within the designated loading bay area as per relevant architectural plans listed in SoC No.18.	As per Stage 1 Project Application and will be detailed in Construction Certificate drawings
30	Operation Hours	The proposed development will operate between the following hours of 6:00am – 12:00 midnight, seven days per week. All deliveries shall be conducted between the following hours of 6:00am – 10:00pm seven days per week.	As per Stage 1 Project Application
31	Signage	The Proponent will provide signage in accordance with drawing no. DA 06.01 - P6 prepared by Marchese and Partners, September 2009 to Council's satisfaction as part of the preparation of Construction Certificate drawings. Signage shall be in accordance with Council's DCP No.29 – Outdoor Advertising and the State Environmental Planning Policy No. 64 – Advertising and Signage.	Prior to construction and will be detailed in Construction Certificate drawings
32	BCA	The proposed development will comply with all relevant Building Code of Australia and relevant Australian Standards.	As per Stage 1 Project Application and will be detailed in Construction Certificate drawings

APPENDIX F: SUMMARY TABLES OF SUBMISSIONS – ROCKDALE COUNCIL & PUBLIC SUBMISSION

Summary of Council submission to the EA

Issue raised in Council's Submission	Department's Response
<p>The proposal being a temporary use is permissible with development consent.</p>	<p>Noted</p>
<p>The subject site is a landmark site due to its high visibility and strategic importance. The strategic vision for the site is an outstanding development that will establish an identity for Wolli Creek as a high quality, high density urban environment. The proposed temporary use of the site does not achieve this vision.</p>	<p>While the proposed Stage 1 development does not achieve this vision, the current proposal is a step in the right direction, and it is considered that the proposal will provide a superior outcome for the precinct to the existing uses and builtform on the site with the main benefit being the provision of much needed shopping facilities for local residents. It is noted that the proposal is for a temporary period of 15 years.</p>
<p>As Wolli Creek evolves, Brodie Spark Drive will become the main retail street for the precinct, with Arncliffe Street providing a secondary retail function. These roads are identified as key pedestrian linkages. The re-use of the existing buildings on the site would prevent any retail activity at the street frontage.</p>	<p>The proposed Stage 1 development is temporary. The Department considers that the temporary supermarket provides a significant improvement on the current light industrial type uses associated with the site. The proposal demonstrates an effective adaptive reuse of the site. Reuse of the existing structures reduces the construction costs of the temporary development and maintains the existing character of the site. The overall benefits of the proposed development outweigh temporary short comings in streetscape, built form and design due to retaining parts of the existing buildings. It is noted that the proposal is for a temporary period of 15 years.</p>
<p>While the redevelopment of the site for a more intense mixed use is preferred, the Stage 1 proposal will provide a superior outcome for the precinct to the existing uses on the site with the main benefit being the provision of much needed shopping facilities for local residents. In the longer term, the Stage 2 development could provide a regional retail facility which would be of great economic benefit to Wolli Creek and the City.</p>	<p>Noted</p>
<p>A condition of consent be imposed to ensure that the Stage 1 development is only temporary (maximum 14 years and preferably shorter).</p>	<p>The Department has included a conditions of approval to allow the temporary use of the site for a maximum of 15 years from the date of the approval. This will ensure that the ultimate redevelopment of the site does not fall significantly behind surrounding more progressive and permanent redevelopment and the strategic objective of the locality will be achieved.</p>

Re-using the existing buildings in Arncliffe Street will not achieve Council's objective of a 5 metres building setback which would allow for road widening, pedestrians access and a cycle lane.

The proposed Stage 1 development is temporary. Reuse of the existing structures reduces the construction costs of the temporary development and maintains the existing character of the site. Pedestrian access improvements along Arncliffe Street are proposed by the Proponent. Longer term issues such as road widening could be addressed in the assessment of the overall Concept Plan.

It is noted that the proposal is for a temporary period of 15 years.

The existing brick walling in Arncliffe Street should be retained rather than the proposed painting of the exterior walls. This will allow for the expression of the former industrial character of the buildings and reduce the likelihood of vandalism.

Noted. The issue has generally been addressed in the Proponents response to submissions. The Proponent is seeking to achieve a uniform development with a consistent colour scheme for the entire building.

The location of the loading dock is considered to be problematic in that it provides limited opportunity for active frontage, truck movements will conflict with pedestrians and the LEP does not allow vehicle access from Brodie Spark Drive. It would be preferable for the loading dock not to be located at this corner.

It is considered that the loading dock ingress and egress can be safely operated for the temporary use, and will not in any way set a precedent for the overall Concept Plan development. The issue raised regarding the ability of 19 metres trucks to safely egress the site onto Arncliffe Street is addressed by condition.

The proposed layout of the supermarket orientates the building away from existing development in Wollli Creek and will make it difficult for local residents to access the supermarket on foot. Consideration needs to be given to pedestrian access to the entrance of the supermarket and within the car park.

Noted. The layout and orientation of the supermarket is restricted due to the retention of parts of the existing buildings. The Proponent considered three different designs and the proposed design is considered the most appropriate overall design response.

It is noted that the proposal is for a temporary period of 15 years.

Natural ventilation and light of the supermarket and second building should be provided.

Noted. This matter has been addressed by conditions of approval. It is noted that the final design and layout of the supermarket will need to comply with the BCA despite its limited lifespan of 15 years.

Council provide advice in relation to development contributions and contribution credits.

Noted. Addressed in the Proponents response to submissions and additional information provided with respect to section 94 contributions.

The proposed signage strategy is not supported due to lack of information. It is recommended that signage be the subject of a separate application.

This matter has been addressed by conditions of approval and the detailed signage proposals will need to be the subject of a separate application to Council.

Council made numerous recommendations in relation to Parking and Access including:

- driveway widths,
- dedication of land for deceleration lane,
- design of the loading dock,
- design of pedestrian access,
- waste collection, parking restrictions,
- pick-up/set-down areas & taxi stand,
- need for commuter parking & free parking

The issues raised have generally been addressed in the Proponents response to submissions. The issues relating to access, pedestrian safety, dedication, construction management have been addressed above in Section 7 and by recommended conditions of approval.

- for patrons, and
- construction management.

<p>With respect to Parking and Access, the most significant of Council's concerns relates to servicing vehicle movements in Arncliffe Street. It appears that the servicing vehicles would need to cross the centre line in Arncliffe Street. Given that Arncliffe Street is a major road and often congested with east and northbound traffic near the roundabout, Council does not consider this operation appropriate.</p>	<p>To mitigate traffic impacts of the development, the Department has included conditions of approval to ensure that large trucks can exit the site onto Arncliffe Road without encroaching over the centreline.</p>
<p>It is strongly recommended that water harvesting or water sensitive urban design measures are implemented in Stage 1. Council also required details of the method of draining storm water and how it connects to Council's surrounding drainage system.</p>	<p>Noted. Addressed in the Proponents response to submissions and additional information provided with respect to stormwater and drainage by Hughes Trueman.</p>
<p>A Waste Management Plan should be submitted</p>	<p>Addressed in the Proponents Statement of Commitments.</p>
<p>An Accessibility Report should be submitted</p>	<p>Noted. The Proponent has requested that this matter be addressed way of conditions of approval.</p>
<p>Council provided 81 draft conditions for the Department's consideration.</p>	<p>Noted. The matters raised by the Council have been addressed in the assessment of the Project Application and where necessary the Department has included conditions of approval. It is noted that most of the Council's conditions were in the form of standard requirements and have been included in the Instrument.</p>

Summary of Public submissions to the EA

Issue	%*	Department's Comment
Access, Traffic & Parking (including entrance & exits, roundabout, trucks, narrow road, increased traffic and location of loading dock)	56	The issues raised have generally been addressed in the Proponents response to submissions. The Department is satisfied with access, traffic and parking matters other than traffic issues associated with service vehicles exiting the loading dock which have been addressed by conditions of approval. If the recommendations in the Proponents Report are adhered to, along with the conditions and requirement by Council and the RTA, the site will be suitable for the temporary development.
Concept Plan (Stage 2) (including height, views, privacy, overshadowing, wind, building envelope, FSR and proximity to airport)	50	The overall concept plan is not being considered as part of the temporary Stage 1 development assessment. Once the Department receives the concept plan application for Stage 2 it will be notified to the public in accordance with the provisions of Part 3A of the EP&A Act. Members of the public and local residents will then have the opportunity to make submissions relevant to the concept plan and those submissions will be considered during the assessment of the concept plan.
Retail Demand – don't need a retail facility	37.5	<p>The Proponent has provided an Economic Impact Assessment by MacroPlan in the EA. The assessment identifies that there are a limited number of sub-regional centres established or planned within the Wolli Creek trade area to serve future residents, currently residents are required to visit the Campsie Centre, Ashfield Mall, Rockdale Plaza and Marrickville Metro centres for higher order and specialty retailing.</p> <p>MacroPlan's assessment found that there is sufficient demand for at least one sub-regional centre in the primary trade area hence the proposed Concept Plan. This demand for this type of retail facility is currently being met outside the main trade area. The Department supports the assessment. In the short term, the Temporary Stage 1 development will provide much needed shopping facilities for local residents.</p>
Retail Demand – need a retail facility	31	The Department notes that 31% of submission were in support of the provision of shopping facilities and identified that the proposed development would address a local need.
Noise Impact	31	The Proponent has provided an Acoustic Assessment by Heggies Pty Ltd in the EA. Department is satisfied that this assessment establishes appropriate noise criteria for the project based on current noise guidelines (NSW DECCW's INP, ECRTN and ENCM). Heggies determine that compliance with the criteria can be achieved at all residential receivers. Specific plant selection has not been made at this stage of the project. Heggies recommend that such equipment be reviewed at the detailed design stage to ensure compliance with the proposed criteria at all residential receivers. Heggies state that the noise from delivery vehicles slowly entering and departing the Loading Dock will be less than the noise of other vehicles passing along Brodie Spark Drive and Arncliffe Street and noise management techniques should be exercised to minimize the noise from such vehicles. It is concluded that with the adoption of standard engineering treatments to the rooftop mechanical plant, and given the enclosed Loading Dock, the proposed commercial development will not adversely impact on acoustic amenity of surrounding residences.

<p>Economic Impact</p>	<p>25</p>	<p>The Proponent has provided an Economic Impact Assessment by MacroPlan in the EA. From a supermarket and neighbourhood centre view, the temporary Stage 1 development is intended to service future residents within the Wolli Creek Redevelopment Area. Therefore the proposed development is not likely to influence the expenditure patterns of existing residents and hence provide a limited influence on existing neighbourhood centres and strip shops. MacroPlan's assessment concludes that the temporary Stage 1 development will result in significant positive community benefits and represents economic and orderly development. Further, the provision of supermarket floor space is likely to stimulate further residential and commercial development and is likely to complement the retail proposed for the Landcom Discovery Point development. The provision of two competing retail centres will create diversity and competition within the precinct which will be beneficial to local residents (i.e. the consumer).</p> <p>The Department is satisfied with the level of assessment that has been undertaken by the Proponent. Positive community impacts have been satisfactorily demonstrated. There is demand for retail facilities in the locality and completion within the precinct which will benefit consumers. The Department considers the temporary Stage 1 development suitable from an economic view. The site is within close proximity to public transport, the proposal will provide localised retail services for the residents of Wolli Creek, the temporary use of the site will enable revenue for the site for the realisation of the overall concept plan and local employment opportunities will be generated.</p>
<p>Not State/Regional Significant</p>	<p>25</p>	<p>The Minister has authorised the submission of a Concept Plan under Section 75M of the Act. The temporary Stage 1 development with CIV of \$7.3 million is considered '<i>related development</i>' to the overall Concept Plan for the site which has CIV of \$260 million and the development is expected to generate approximately 1045 operational jobs and 799 construction jobs</p>
<p>Non-compliance with LEP, DCP & MP</p>	<p>25</p>	<p>The proposal being a temporary use is permissible with development consent under the provisions of the LEP. While the proposed Stage 1 development does not achieve the strategic vision of the DCP and MP, it is considered that the proposal will provide a superior outcome for the precinct to the existing uses on the site with the main benefit being the provision of much needed shopping facilities for local residents.</p>

* A percentage representing the number of times the issue was raised in individual submissions