

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5175
Proposal Name	Eastern Creek Business Hub, Rooty Hill
Development Description	Staged Development Application involving: • Concept proposal for a development structure, including site layout activities, building envelopes and design guidelines; and • Stage 1 super lot subdivision and early works.
Location	Rooty Hill Road South, Rooty Hill
Applicant	Western Sydney Parklands Trust
Date of Issue	19 March 2012
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically: • form specifications in clause 6; and • content specifications in clause 7 .
Key issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Western Sydney Parklands) 2009; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; and • Blacktown Local Environmental Plan 1998. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met. <i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> 2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Plan; • Metropolitan Plan for Sydney 2036;

- North West Subregion Draft Subregional Strategy;
- Western Sydney Parklands Plan of Management 2020;
- Planning for Bushfire Protection 2006;
- NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005);
- NSW Coastal Planning Guideline: "Adapting to Sea Level Rise" (August 2010) and related guidelines: "Flood Risk Management Guide" and "Coastal Risk Management Guide";
- Blacktown City Council's Commercial Centres Strategy; and
- Blacktown Planning Strategy.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Concept Proposal Built Form and Urban Design

- Address the proposed height, bulk and scale of proposed future development within the context of the locality and adjoining residential land uses, including the privately owned property at Lot 2 DP 31130, 151 Rooty Hill Road South, Rooty Hill.
- Provide details of proposed urban design, building mass and streetscape controls for future development having regard to overall the concept proposal site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation and materials and finishes.
- Provide an assessment of the concept proposal against the Crime Prevention Through Environmental Design Principles.
- Provide details of proposed open space, public domain and landscaped areas.

4. Ecologically Sustainable Development (ESD)

Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

5. Amenity

- Address solar access, acoustic impacts, visual privacy, servicing requirements (including but not limited to, waste management, loading zones, mechanical plant), view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated.
- Address any potential amenity issues the proposal will have on the existing residential premises.

6. Economic Impact

- Address the economic implications the potential land uses will have on the trade area and viability of existing nearby commercial areas within the trade catchment of the proposed hub, including Evans Road, Rooty Hill, Doonside Arndell Park, Plumpton and the existing bulky goods retailing at Homebase Prospect and Hometown Minchinbury.
- The Economic Impact Study shall clearly identify its catchment area to enable an assessment of the issue within the catchment to be addressed.

7. Noise

- Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

	- Outline measures to minimise and mitigate the potential noise impacts on future occupants of the site from identified noise generating sources, including the M7 Motorway and Great Western Highway. → <i>Relevant Policies and Guidelines:</i> <i>NSW Industrial Noise Policy (EPA)</i> <i>Interim Construction Noise Guideline (DECC)</i> 8. Transport and Accessibility - Detail proposed access and parking provisions associated with the proposed development, including the type and size of vehicles accessing the site, number of car parking spaces and compliance with the relevant Australian Standards and parking codes. - Assess the implications of the proposed development on non-car travel modes (including public transport use, walking and cycling) and provision of facilities to increase non-car mode share for travel to and from the site. - Demonstrate how future users of the business hub will be able to make travel choices that support the achievement of relevant State Plan targets. - Describe the measures to be implemented 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. - Detail the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport, pedestrian and cycle access, having regard to key State and Regional strategies. - Provide an analysis of public transport provision, expected transport mode shares based on planned future demographics - Provide details of proposed daily and peak vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity, having regard to local planning controls. The key intersections to be examined/modelled include: - Rooty Hill Road South and the Great Western Highway; - Great Western Highway and Westlink M7; - Rooty Hill Road South and Church Street; - Rooty Hill Road South and Eastern Road/Francis Road; - Wallgrove Road/Old Wallgrove Road and Westlink M7. - Detailed plans of any proposed road/intersection upgrades, including the proposed new traffic signal controlled intersection. Opportunities should be investigated to align the new road and intersection with Cable Street. - Detail the proposed access arrangements for Stage 1 subdivision and early works construction and measures to mitigate any associated traffic impacts. - The above requirements should be addressed through the preparation of a Transport Management and Accessibility Plan (TMAP) for the Eastern Creek Business Hub to properly ascertain the cumulative regional traffic impacts associated with the proposed development. → <i>Relevant Policies and Guidelines:</i> <i>Guide to Traffic Generating Developments (RTA).</i> 9. Flora and Fauna - A fauna and flora survey of the site shall be prepared in accordance with OEH Threatened Species Survey and Assessment Guidelines that address impacts of the proposed development on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment.
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	- Any impacts on threatened species, populations and endangered ecological communities that cannot be avoided or mitigated must be adequately offset in accordance with OEH Principles for the Use of Biodiversity Offsets in NSW. 10. Bushfire Provide an assessment in accordance with the requirements of <i>Planning for Bushfire Protection 2006</i> that addresses the level of hazard posed to future development, identification and provision of asset protection zones, provision for access and water supply for fire fighting purposes and provision of appropriate landscaping. 11. Heritage A Heritage Impact Statement should be prepared and an assessment of the impact on heritage significance of any heritage item/s and/or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual. 12. Aboriginal Heritage - The EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005. Where it is likely that the proposed development will impact on Aboriginal Heritage, adequate stakeholders and community consultation should take place. - Impacts on Aboriginal cultural heritage must be avoided where possible. Where it is not possible, mitigation strategies must be explored in consultation with Aboriginal stakeholders. 13. Archaeological Impacts If relevant, an archaeological study is to be carried out on site to identify any European and/or Aboriginal archaeological impacts associated with the proposal 14. Utilities - In consultation with relevant agencies the EIS shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan. - Prepare an Integrated Water Management Plan detailing any proposed alternative water supply, proposed end users of potable and non-potable water, demonstration of water sensitive urban design and water conservation measures. - Arrangements to protect or relocate easements should be identified. 15. Staging Details regarding the future staging of the proposed development (if proposed). 16. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. 17. Stage 1 Subdivision and Early Works – Drainage - Indicate how the extent of cut and fill associated with the proposed development will be minimised. - Drainage associated with the proposal, including stormwater and drainage infrastructure improvements, shall be designed in consultation with Blacktown City Council and must avoid any adverse
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	impacts on downstream properties. • The proposal shall address the impact of any flooding or stormwater flows on the site from other catchments, overland flow paths and include the preparation of a detailed hydrological and hydraulic assessment (including catchment modelling). • As assessment of earthworks and filling of land within the proposed development based on an understanding of cumulative flood impacts of any possible development in the catchment. • Details of the proposed detention basin are to be provided, including ownership and maintenance details. • Plans and details of the proposed wetland areas and drainage channel/riparian corridor to be rehabilitated to be provided. • Assess the potential impact of the proposed development on surface water and ground water and measures to mitigate and manage any potential impacts, where relevant. → <i>Relevant Policies and Guidelines:</i> • <i>Water Management Act 2000</i> • <i>Blacktown Development Control Plan 2006 Part R – WSUD – Integrated Water Cycle Management</i> • <i>Submission of a MUSIC model and 80% non-potable rainwater reuse targets.</i> 18. Stage 1 Subdivision and Early Works – Sediment, Erosion and Dust controls Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. → <i>Relevant Policies and Guidelines:</i> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> 19. Waste Identify, quantify and classify the likely waste streams to be generated during Stage 1 subdivision and early works and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Draft subdivision plan and road layout plan; • Stormwater Concept Plan; • Shadow Diagrams; • View Analysis/Photomontages; • Landscape Plan; • Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Traffic Report; • Geotechnical and Structural Report; and • Arborist Report.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

	In particular you must consult with: • Blacktown City Council; • Local Aboriginal Land Council and stakeholders; • Local Heritage Group/s; • Eastern Creek Public School; • Jemena (Jemena Gas Network) The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.