

Director General's Environmental Assessment Requirements

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

Application Number	SSD 5243
Proposal Name	North Penrith Defence Site Stage 2A
Location	The Crescent, Penrith
Applicant	Landcom
Date of Issue	16 April 2012
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000, specifically:</p> <ul style="list-style-type: none"> • form specifications in clause 6; and • content specifications in parts (1) and (4) in clause 7.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; and • Penrith City Centre Local Environmental Plan 2008. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Plan; • Metropolitan Plan for Sydney 2036; and • North West Subregion Draft Subregional Strategy. <p>Detail how the development promotes or is consistent with these provisions and strategic objectives.</p> <p>3. Concept Plan Demonstrate consistency with the Concept Plan (MP 10_0075) and that the relevant future environmental assessment requirements identified in the Concept Plan approval and Statement of Commitments have been met, including those identified as being required prior to Stage 2C given the changes to the staging plan.</p>

	<p>4. Earthworks</p> <ul style="list-style-type: none"> • Provide a detailed survey showing existing and proposed levels and proposed quantities of cut and fill necessary for proposed works; • Details on the source of fill including types of materials and their source; and • Details of the location for the disposal of excess cut and the methodology of transportation to this location. <p>5. Urban Design</p> <ul style="list-style-type: none"> • Design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways. <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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. • Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. <p>7. Noise</p> <ul style="list-style-type: none"> • 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 Railway line. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> <p>8. Transport and Accessibility (Operation)</p> <ul style="list-style-type: none"> • Detail access arrangements at all stages of operation and measures to mitigate any associated traffic impacts. • 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. • Demonstrate consistency with the Concept Plan in regards to traffic generation and any potential need for upgrading or road works, including upgrade works for the Parker Street, Oxford Street, Coreen Avenue and Richmond Road intersection. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RTA)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling.</i> <p>9. Transport and Accessibility (Construction)</p> <ul style="list-style-type: none"> • Detail access arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway or traffic impacts. <p>10. Heritage</p> <p>A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas should be</p>
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	<p>undertaken in accordance with the guidelines in the NSW Heritage Manual, including Thornton Hall.</p> <p>11. Aboriginal Heritage The EIS shall address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p>12. Sediment, Erosion and Dust controls (Construction and Excavation) 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></p> <ul style="list-style-type: none"> • <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> <p>13. Utilities In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.</p> <p>14. Staging Details regarding any staging of the proposed development and consistency with the overall staging of the redevelopment of the North Penrith site outlined in the Concept Plan approval and justify any variations (if proposed).</p> <p>15. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.</p> <p>16. Drainage Drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p>17. Servicing and Waste Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Subdivision Plan, including covenants, easements and notations proposed for each land title; • Stormwater Concept Plan; • Landscape Plan; • Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; • Arborist Report; • A Heritage Interpretation Strategy; • Public Art Strategy.

Consultation	<p>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:</p> <ul style="list-style-type: none"> • Penrith City Council • Roads and Maritime Services • RailCorp • Transport NSW • Office of Environment and Heritage • Deerubbin Local Aboriginal Land Council, other registered Aboriginal stakeholders in the North Penrith area and the Aboriginal community. <p>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</p>
Further consultation after 2 years	<p>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.</p>

ATTACHMENT 1
Government Authority Responses to Request for Key Issues
For Information Only