

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

Application Number	SSD 5346
Proposal Name	North Penrith Defence Site Stages 2B & 2C
Location	The Crescent, Penrith
Applicant	Landcom
Date of Issue	4 July 2012
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.
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 (Infrastructure) 2007; and • Penrith City Centre Local Environmental Plan 2008. <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <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 2021; • Metropolitan Plan for Sydney 2036; and • North West Subregion Draft Subregional Strategy.

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

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.

4. Earthworks

- 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.

5. Urban Design

- Design quality, with specific consideration of the overall site layout, axis, vistas and connectivity, open spaces and edges, primary elements, gateways and interface with the canal system.
- Detail consistency with the North Penrith Design Guidelines.

6. 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.
- 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 including the canal system.

7. Noise

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

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

8. Transport and Accessibility (Operation)

- 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 with consideration of the capacity of the public transport network.
- Demonstrate that the design of the public domain areas adjacent to the Rail Station complement any redevelopment plans for the Penrith Rail Station.
- 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, the Castlereagh Road and Peach Tree Road

	intersection and the provision of any widened kerb-side lanes to accommodate the proposed bus corridor to Correen Avenue. • Demonstrate that adequate access for large vehicles can be accommodated along the commuter car park access route. → <i>Relevant Policies and Guidelines:</i> • <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> 9. Transport and Accessibility (Construction) • Detail impacts on transport network, including access arrangements at all stages of construction and measures to mitigate any associated public transport, pedestrian, cycleway or traffic impacts. 10. Heritage A statement of significance and an assessment of the impact on the heritage significance of any heritage items and/or conservation areas, including Thornton Hall and Combewood House, should be undertaken in accordance with the guidelines in the NSW Heritage Manual. 11. 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> • <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> 12. 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. 13. 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). 14. Contributions Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement. 15. Drainage Drainage associated with the proposal, including stormwater and drainage infrastructure. 16. 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.
Plans and Documents	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. In addition, the EIS must include the following: • Subdivision Plan, including covenants, easements and notations proposed for each land title; • Stormwater Concept Plan; • Landscape Plan, including details on any ongoing maintenance requirements for public domain areas; • Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; • Arborist Report; • A Heritage Interpretation Strategy; • Public Art Strategy.
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: • 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. 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 a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.

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