

## Modification of Major Project Approval

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

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



Daniel Keary  
**Director**  
**Government Land and Social Projects**  
**Department of Planning**

Date: 12 FEBRUARY 2010

MP08\_0069 MOD2  
File no: S09/02189

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#### SCHEDULE 1

Project Approval for Civil and Infrastructure Works Stage 1 at Potts Hill Reservoirs Land (MP 08\_0069) granted by the Minister for Planning on 2 January 2009, consisting of:

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

The above approval is modified as follows:

Delete Condition 1 and replace with the following:

### **1 Development description**

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

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

Delete Condition 2 and replace with the following:

### **2 Development in accordance with plans and documentation**

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

Drawing Number	Revision Number	Name of Plan	Date
7337-PA-01	Issue C	Title Sheet, Locality Plan and Drawing List	16 July 2008
7337-PA-02	Issue D	Site Layout	11 August 2008
7337-PA-03	Issue C	Road 2 Long Section and Typical Cross Section	16 July 2008
7337-PA-04	Issue C	Road 1 Long Section and Typical Cross Section	16 July 2008
7337-PA-05	Issue C	Bulk Earthworks Plan	16 July 2008
7337-PA-06	Issue C	Retaining Wall Plan*	16 July 2008
5128-T-01	Issue D	Wall Layout and Notes	30 September 2008
5128-T-02	Issue D	Wall Elevations Sheet No. 1	1 October 2008
5128-T-03	Issue D	Wall Elevations Sheet No. 2	1 October 2008
5128-T-04	Issue D	Wall Elevations Sheet No. 3	1 October 2008
5128-T-05	Issue D	Wall Elevations Sheet No. 4	1 October 2008
5128-T-07	Issue C	Typical Wall Sections	1 October 2008
7337-PA-07	Issue C	Site Cross Sections	16 July 2008
7337-PA-08	Issue C	Demolition Plan	16 July 2008
7337-PA-09	Issue C	Erosion and Sediment Control Plan	16 July 2008

7337-PA-10	Issue C	Erosion and Sediment Control Details	16 July 2008
7337-PA-11	Issue D	Construction Staging Plan	11 August 2008
LC01	Revision I	Landscape Planting	7 October 2009
LC02	Revision I	Landscape Details	7 October 2009
LC03	Revision I	Boundary Fencing Layout Plan	7 October 2009
LC04	Revision C	Landscape Detail Plans and Sections	7 October 2009
LC05	Revision P6	Rookwood Road Entry Walls Plan and Details	15 October 2009
LC06	Revision P7	Rookwood Road Entry Walls, Elevations, Section and Details	26 October 2009
LC07	Revision P4	Brunker Road Entry Wall Plan	7 October 2009
LC08	Revision P4	Brunker Road Entry Wall Elevations	26 October 2009
LC09	Revision P3	Brunker Road Entry Wall Detail Plan and Sections	26 October 2009
1008/32		Plan showing area of demolition works for western precinct developments of part of Sydney Water land at Cooper Road, Potts Hill in Bankstown L.G.A.	16 July 2009

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

Delete Condition 3 and replace with the following:

### 3 Subdivision

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

Drawing Number	Sheet Number	Name of Plan	Date
1008/14A	Stage 1	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 2 DP 225818 in Bankstown and Auburn LGAs.	24 June 2009
1008/29	Stage II	Plan showing proposed subdivision of part of Sydney Water Land at Rookwood Road and Brunker Road, Potts Hill, being Lot 1 DP 610303 in Bankstown and Auburn LGAs.	24 June 2009
1008/30A (sheet 1 of 2)	Stage III	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 1 DP 610303 in Bankstown and Auburn LGAs.	24 June 2009
1008/30A (sheet 2 of 2)	Stage III	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 1006 DP 1140109 and Lot 2 DP 456502 in Bankstown and Auburn LGAs.	24 June 2009
1008/31A	Stage IV	Plan showing proposed subdivision of part of Sydney Water land at Rookwood Road and Brunker Road, Potts Hill, being Lot 105 in unregistered DP in Bankstown and Auburn LGAs.	24 June 2009

Delete Condition 9 and replace with the following:

## 9 Site audit

In the Bagdad Street site, zones 4 (the Brunner Road site) zones 5, 6 and 7 of the Eastern Precinct, and zones 1A, 1B, 1C, 2, 3, and 11A of the Western Precinct, the proponent shall prepare a Site Audit Summary Report, Site Audit Statement and Validation Report, with the approval of an accredited site auditor, in accordance with the Contaminated Land Management Act 1997. These documents must verify that the land is suitable for the proposed uses. Each zone may be managed separately from other zones in regard to this matter in accordance with the timing outlined in the following table:

Zone	Site	Timing (prior to the issue of the following subdivision certificates)
11A	Western Precinct	Any residential subdivision certificate for lands within Zone 11A
1A	Western Precinct	Any residential subdivision certificate for lands within Zone 1A
1B	Western Precinct	Any residential subdivision certificate for lands within Zone 1B
1C	Western Precinct	Any residential subdivision certificate for lands within Zone 1C
2	Western Precinct	Any residential subdivision certificate for lands within Zone 2
3	Western Precinct	Any residential subdivision certificate for lands within Zone 3
4	Brunner Road Site	Stage 1 Subdivision Certificate
5	Eastern Precinct	Stage 3 Subdivision Certificate
6	Eastern Precinct	Stage 3 Subdivision Certificate
7	Eastern Precinct	Stage 3 Subdivision Certificate
N/A	Bagdad Street Site	Stage 2 Subdivision Certificate

Delete Condition 10 and replace with the following:

## 10 Construction Environmental Management Plan

Prior to the commencement of relevant works, a Construction Environmental Management Plan(s) shall be prepared for demolition, excavation and construction activities by a suitably qualified person in accordance with relevant legislation and guidelines. The Plan(s) shall include mechanisms for monitoring and recording results of management measures, and be implemented prior to and throughout the period of construction, as relevant. Detailed plans may be prepared for individual stages of construction, sites or issues as appropriate. The CEMP shall be forwarded to Department of Environment Climate Change and Water, Council and the Department of Planning.

The Plan(s) shall address, but not be limited to, the following matters where relevant:

- Contact details of site manager;
- Construction traffic, pedestrian management and parking of construction vehicles (including staff cars);
- Noise and vibration management;
- Management of impact on heritage items;
- Management of impact on native vegetation;
- Air quality (including hazardous materials) and Dust Management;
- Soil and Water Management;
- Erosion and sediment control;
- Waste management; and
- Stormwater management.

Delete Condition 21 and replace with the following:

**21 Stability of eastern slope**

*Works for the purposes of stabilising the eastern slope of the Eastern Precinct are to be completed prior to the issue of an Occupation Certificate for development on Lots 103 and 104.*

*The design of the proposed stabilisation method is to be submitted to the Certifying Authority with certification from a civil engineer to demonstrate the design will satisfactorily stabilise the eastern slope. Associated landscaping must also be shown on the plans/details submitted to the Certifying Authority prior to the issue of a Construction Certificate.*

Add Condition 22

**22 Contamination**

*The proponent shall forward to Council and the Department of Planning copies of the following:*

- i. Remedial Action Plan prior to the commencement of works;*
- ii. Validation report prior to the issue of a subdivision certificate;*
- iii. Site Audit Summary Report prior to the issue of a subdivision certificate;*
- iv. Site Audit Statement prior to the issue of a subdivision certificate; and*
- v. Site Environmental Management Plan (if required) prior to the issue of a subdivision certificate.*