

# Director-General's Requirements

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

<b>Major Project No.</b>	MP08_0116
<b>Project Description</b>	<p>Project application for Stage 2 Civil Works at Pott Hill Reservoirs site (proposed residential precinct) to include:</p> <ul style="list-style-type: none"> <li>• Subdivision</li> <li>• Demolition</li> <li>• Bulk earthworks (including excavation and compaction)</li> <li>• Soil remediation</li> <li>• Site infrastructure (including internal roads, drainage works and utilities)</li> </ul>
<b>Site</b>	<b>Potts Hill Reservoirs</b> , Rookwood Road, Bankstown (Pt Lot 2 DP 225818, Lot 2 DP 456502, Lot 11 DP 16924, Lot 23 DP 16924, Lot 55 DP 16924, Lot 64 DP 16924, Lot 65 DP 16924, Lot 66 DP 16924, Lot 67 DP 16924)
<b>Proponent</b>	Landcom
<b>Date of Issue</b>	<b>4 July 2008</b> <i>(If the environmental assessment 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.)</i>
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>(1) Executive summary.</li> <li>(2) Description of the proposal comprising: <ol style="list-style-type: none"> <li>(a) project vision, objectives and need;</li> <li>(b) description of the site, including cadastral and title details;</li> <li>(c) various precincts and staging (including infrastructure staging); and</li> <li>(d) alternatives considered.</li> </ol> </li> <li>(3) Consideration of: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies; and</li> <li>(b) proposed Concept Plan approval and show consistency with.</li> </ol> </li> <li>(4) Draft Statement of Commitments outlining commitments to public benefits including, environmental management, mitigation and monitoring measures and clear indication of responsibilities.</li> <li>(5) Signed statement from the author of the EA confirming that the information is neither false nor misleading.</li> <li>(6) Report from a quantity surveyor identifying the capital investment value of the proposed works.</li> </ol>
<b>Key Assessment Requirements</b>	<ol style="list-style-type: none"> <li><b>1. Relevant EPIs and Guidelines to be addressed</b> <ul style="list-style-type: none"> <li>• Demonstrate compliance with the submitted Concept Plan.</li> </ul> </li> <li><b>2. Subdivision</b> <ul style="list-style-type: none"> <li>• Site opportunities and constraints, identifying natural and built environmental features within and adjoining the site.</li> <li>• Subdivision layout plans showing allocation of precincts and zones.</li> </ul> </li> <li><b>3. Demolition and excavation</b> <ul style="list-style-type: none"> <li>• Assess the potential for contaminated materials.</li> <li>• Provide a management plan for correct disposal of materials.</li> </ul> </li> <li><b>4. Geotechnical</b> <ul style="list-style-type: none"> <li>• Geotechnical report assessing the suitability of the site for its proposed uses, slope stability, erosion hazard, proposed earthworks and retention methods.</li> </ul> </li> <li><b>5. Noise and vibration</b> <ul style="list-style-type: none"> <li>• Assess potential noise impact of activities on any sensitive receivers.</li> <li>• Provide a management plan for any noise impact on sensitive receivers.</li> </ul> </li> </ol>

	<p><b>6. Air quality</b></p> <ul style="list-style-type: none"> <li>Provide a management plan for the minimisation of any dust or other air quality impacts.</li> </ul> <p><b>7. Water Quality and Drainage</b></p> <ul style="list-style-type: none"> <li>Provide a management plan for the minimisation of impacts on the quality of surface water and groundwater.</li> </ul> <p><b>8. Utilities and Infrastructure</b></p> <ul style="list-style-type: none"> <li>Address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</li> <li>Provide detailed design specifications for roadworks, drainage and associated infrastructure works.</li> </ul> <p><b>9. Contamination</b></p> <ul style="list-style-type: none"> <li>Justify site suitability for proposed use in accordance with SEPP 55.</li> <li>Provide details of any remediation measures to be carried out.</li> </ul> <p><b>10. Traffic &amp; Transport</b></p> <ul style="list-style-type: none"> <li>Assess the likely volumes of construction traffic and any potential impacts on the local road network, including existing interesections.</li> <li>Demonstrate plans for safe management of construction traffic and minimising impact on the road network.</li> </ul> <p><b>11. Biodiversity</b></p> <ul style="list-style-type: none"> <li>Assess potential impacts on Endangered Ecological Communities, threatened species and their habitat as listed under the NSW <i>Threatened Species Conservation Act 1995</i> and the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</li> <li>Provide a management plan for the minimisation of impacts on biodiversity.</li> </ul> <p><b>12. Heritage</b></p> <ul style="list-style-type: none"> <li>Assess potential impacts on National, State and local heritage significance of the site, both Aboriginal and non-Aboriginal.</li> <li>Provide a management plan for the minimisation of impacts on heritage.</li> </ul>
<b>Consultation Requirements</b>	<p>An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation.</p> <p>Agencies and other authorities:</p> <ul style="list-style-type: none"> <li>Bankstown Council;</li> <li>Auburn Council;</li> <li>NSW Department of Environment and Climate Change;</li> <li>NSW Roads and Traffic Authority;</li> <li>NSW Heritage; and</li> <li>All relevant utility providers.</li> </ul> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
<b>Landowner's Consent</b>	Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
<b>Deemed refusal period</b>	60 days (see Clause 8E of the <i>Environmental Planning &amp; Assessment Regulation 2000</i> )
<b>Application Fee Information</b>	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Documents to be submitted</b>	<p>Ten (10) hard copies of the environmental assessment with plans to be to scale and A3 in size.</p> <p>Ten (10) copies of the environmental assessment and plans on CD-ROM (pdf format). Please ensure that electronic files are less than 2Mb in size.</p>

