

Director-General's Requirements

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

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| Major Project No. | MP 10-0078 |
| Project | Project Application for (North Penrith Defence Site) comprising of infrastructure and site preparation works. |
| Site | North Penrith Defence Site, Penrith – Coreen Avenue and The Crescent, Penrith |
| Proponent | Landcom |
| Date of Issue | 2 July 2010 |
| Date of Expiration | 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. |
| General Requirements | <p>The Environmental Assessment (EA) must include</p> <ol style="list-style-type: none"> (1) An executive summary; (2) A detailed description of the project including the: <ol style="list-style-type: none"> (a) details of and justification for works proposed; (b) consistency with the proposed Concept Plan; (c) alternatives considered; and (d) various components and stages of the project in detail (and should include infrastructure staging); (3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> (a) all relevant State Environmental Planning Policies, (b) any relevant Council LEP and DCP instruments, and (c) relevant legislation and policies. (4) A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with a clear identification of timeframes and who is responsible for these measures; (5) A detailed conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; (6) Identify the development contributions applicable to the site and, if relevant, and any public benefits to be provided with the development, consistent with any development contributions plans prepared to date; (7) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and |
| Key Assessment Requirements | <p>The Environmental Assessment must address the following key issues:</p> <ol style="list-style-type: none"> 1. Subdivision <ol style="list-style-type: none"> (1) Identify the existing ownership and titling arrangements. (2) Detailed subdivision layout, including covenants, easements and notations proposed for each land title. (3) Detailed design of infrastructure including roads (including typical cross sections and long sections), drainage, open space, pedestrian and bicycle infrastructure. 2. Staging <ol style="list-style-type: none"> (1) Provide an overview of the site preparation works to be undertaken in each stage of the development including how this contributes to the development of the whole site with reference to the staging plan submitted with the Concept Plan application. 3. Geotechnical <ol style="list-style-type: none"> (1) Provide a detailed geotechnical report assessing matters such as the suitability of the site for the proposed land uses, slope stability, erosion hazard, proposed earthworks and retention methods. |

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| | <p>4. Earthworks</p> <ol style="list-style-type: none"> (1) Provide a detailed survey showing existing and proposed levels and proposed quantities of cut and fill necessary for proposed works; (2) Details on the source of fill including types of materials and their source. (3) Details of the location for the disposal of excess cut and the methodology of transportation to this location (4) Provide a sediment and erosion control plan. <p>5. Site Rehabilitation Works</p> <ol style="list-style-type: none"> (1) Identify and detail any measures to be undertaken to appropriately remediate the site <i>in accordance with State Environmental Planning Policy No 55 – Remediation of Land</i> (SEPP 55). <p>6. Heritage</p> <ol style="list-style-type: none"> (1) With reference to the Heritage Impact Assessment submitted as part of the Concept Plan application, the EA shall include: <ol style="list-style-type: none"> (a) Detail of measures to address impacts that this stage of the development may have on the heritage significance of the site. (b) Awareness of the possible existence of any archaeological relics which may be disturbed during the works that may require an archaeological assessment to be undertaken. <p>7. Drainage, stormwater and groundwater management</p> <ol style="list-style-type: none"> (1) With reference to the Stormwater Management Plan submitted as part of the Concept Plan application, provide detail of measures to be implemented to manage and address impacts on drainage, stormwater and groundwater. <p>8. Noise and vibration assessment</p> <ol style="list-style-type: none"> (1) The EA shall address the issue of noise and vibration impacts from the construction works and provide details of how this will be managed and ameliorated in compliance with relevant Australian Standards. <p>9. Ecologically sustainable development</p> <ol style="list-style-type: none"> (1) Demonstrate how this stage of the development will commit to ESD principles in design and construction. <p>10. Traffic Management Plan</p> <ol style="list-style-type: none"> (1) Provide an updated Construction Traffic Management Plan (CTMP) to mitigate any potential impacts to public transport, walking and cycling accessibility, amenity, and safety during construction. The CTMP should identify vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures. |
| <p>Consultation Requirements</p> | <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> <ol style="list-style-type: none"> a) <i>Agencies and other authorities:</i> <ul style="list-style-type: none"> - Penrith City Council; - RailCorp; - NSW Department of Environment, Climate Change and Water; - NSW Office of Water; - NSW Roads and Traffic Authority; - NSW Ministry of Transport; and - All utility providers. b) <i>Adjoining Landowners</i> <p>Consultation with adjoining landowners is to be undertaken to discuss and address, where appropriate, the cumulative impact of new development upon the existing township including potential impacts upon existing and proposed regional and local</p> |

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| | <p>infrastructure.</p> <p><i>c) Public</i></p> <p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p> |
| Test of Adequacy | <p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p> |
| Deemed refusal period | 120 days (see Clause 8E of the Environmental planning and Assessment Regulation) |
| Landowner's Consent | Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000. |