

# Part 3A – Project Application

## Director-General’s Requirements

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

<b>Application No.</b>	MP 08_0049
<b>Project</b>	<p>The proponent is seeking Project Application approval for Sydney Water’s new facility, including:</p> <ul style="list-style-type: none"> <li>▪ A combination of office (6,000 sqm), warehouse and storage buildings (5,500 sqm);</li> <li>▪ Outdoor storage areas, car parking, circulation and landscaping;</li> <li>▪ Indicative gross floor area of about 11,000 sqm</li> <li>▪ Maximum building height of 9m, for office component and 12m for the warehouse element; and</li> <li>▪ Road access off Rookwood Road or Bruncker Road (two stub roads/culs-de-sac) constructed to industrial road standard.</li> </ul>
<b>Site</b>	Rookwood Road, Bankstown (Lot 2, DP 225818)
<b>Proponent</b>	Sydney Water
<b>Date of Issue</b>	27 March 2008
<b>Date of Expiration</b>	27 March 2010
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>(1) an executive summary.</li> <li>(2) a description of the proposal including: <ul style="list-style-type: none"> <li>o textual and diagrammatic articulation of the proposal;</li> <li>o description of the existing environment and suitability of the site;</li> <li>o various components and stages of the project as relevant.</li> </ul> </li> <li>(3) justification for the project and alternatives considered;</li> <li>(4) project objectives;</li> <li>(5) a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these;</li> <li>(6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below;</li> <li>(7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and</li> <li>(8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.</li> </ol>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues for both the construction and operational stages:</p> <ul style="list-style-type: none"> <li>▪ <b>Urban Design and Built Form</b> - Demonstrate that the type, bulk, scale, size and design quality on the site respond to the location (and the location’s wider context) and its character and function appropriately. The EA is to outline the existing and proposed footprints, GFA, heights, materials, colours, and landscaping. Photomontages of the proposed development are to be provided as well as shadow drawings.</li> <li>▪ <b>Compliance with the Concept Plan</b> – Provide an assessment against any submitted or approved Concept Plan and justify any non-compliance.</li> <li>▪ <b>Visual Impact</b> – Address the visual impact of the project in the context of adjoining development, impact on any heritage items (on-site or in the vicinity) and the development as viewed from publicly accessible areas.</li> <li>▪ <b>Traffic</b> – Prepare a detailed Traffic Impact Study in accordance with the <i>RTA Guide to Traffic Generating Developments</i> which addresses amongst other things peak volumes, existing and proposed traffic volumes; and identify suitable treatments to ameliorate any traffic and safety impacts associated with the development, such as identification of pedestrian movements and</li> </ul>

	<p>appropriate treatments. The EA should also demonstrate compliance with relevant Council and RTA traffic and car parking codes.</p> <ul style="list-style-type: none"> <li>▪ <b>Utilities Infrastructure</b> - Address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone and sewerage in consultation with relevant agencies.</li> <li>▪ <b>Impacts on Water Quality and Drainage</b> – Address potential on-site and off-site impacts on the quality of surface water and groundwater. Demonstrate a commitment to ‘water sensitive urban design’.</li> <li>▪ <b>Heritage</b> – Heritage impact statement addressing the heritage significance of any buildings/structures in the immediate vicinity of the proposal and details of any proposed conservation measures.</li> <li>▪ <b>Threatened Species</b> – Identify any threatened flora and fauna species in the immediate vicinity of the proposal and prepare a Species Impact Statement, where required.</li> <li>▪ <b>Ecologically Sustainable Development</b> - Demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases.</li> <li>▪ <b>Energy Savings Action Plan</b> <ol style="list-style-type: none"> <li>(1) Demonstrate that the development is capable of achieving the requirements of Greenstar and the Australian Building Rating Scheme.</li> <li>(2) Prepare an Energy Savings Action Plan in accordance with the requirements of the DWE and the Guidelines for Energy Savings Action Plans, DEUS 2005.</li> </ol> </li> </ul>
<p><b>Consultation Requirements</b></p>	<p>During the preparation of the Environmental Assessment, you should undertake relevant and justified level of consultation with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners. This should include the following:</p> <p><b>Agencies and other authorities:</b></p> <ul style="list-style-type: none"> <li>▪ Bankstown City Council;</li> <li>▪ Roads &amp; Traffic Authority and Ministry of Transport;</li> <li>▪ DECC</li> <li>▪ NSW Heritage</li> <li>▪ NSW Fire Service; and</li> <li>▪ All utility providers.</li> </ul>
<p><b>Deemed refusal period</b></p>	<p>60 days</p>
<p><b>Application Fee Information</b></p>	<p>Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i>. A Quantity Surveyors report is required verifying the capital investment value of the development.</p>
<p><b>Landowners Information</b></p>	<p>Landowner’s consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
<p><b>Documents to be submitted</b></p>	<p>Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit:</p> <ul style="list-style-type: none"> <li>• 10 hard copies of the environmental assessment report &amp; sets of subdivision plans; and</li> <li>• 5 copies of the environmental assessment report and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size)</li> </ul>