

Concept Plan Approval

Section 75O and 75P of the *Environmental Planning and Assessment Act 1979*

Under the Minister for Planning's delegation of 25 January 2010, I the Deputy Director-General:

- (a) approve the Concept Plan under section 75O of the *Environmental Planning and Assessment Act, 1979* subject to the terms and conditions referred to in Schedule 1 and 2; and
- (b) determine the further environmental assessment requirements under section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979* as set out in Schedule 3.



Richard Pearson
Deputy Director-General

Sydney

3rd June

2010

SCHEDULE 1

Application No:	06_0225 Concept
Proponent:	Hanson Construction Materials Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lot 5 in DP1145808
Concept Plan:	Hanson Asphalt and Concrete Production & Recycling Facility

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

DEFINITIONS

BCA	Building Code of Australia
Concept Plan	Concept plan for the proposed Environmental Assessment Redevelopment of Lot 11 in DP 558723, part Lot 1 in DP 400697 and part Lot 2 in DP 262213 dated November 2006 prepared by Planning Workshop Australia
Council	Blacktown City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
Minister	Minister for Planning
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Project	The development as described in the EA
Proponent	Hanson Construction Materials Pty Ltd, or their successor
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
Response to Submissions	The Proponent's response to issues raised in submissions
RTA	Roads and Traffic Authority
SCA	Sydney Catchment Authority
Site	The land referred to in Schedule 1

GENERAL TERMS OF APPROVAL

1. Concept plan approval is granted for:
 - (a) subdivision of the site;
 - (b) bulk earthworks across the site;
 - (c) development of an asphalt and concrete production & recycling facility, consisting of:
 - Stage 1
 - i. Concrete Batch Plant with a production capacity up to 144,000m³ per annum;
 - ii. Logistics/ Fuel Depot & Workshop;
 - iii. Concrete Recycling Facility importing and processing up to 100,000 tonnes per annum;
 - iv. Materials Storage Depot (with import of up to 36,000 tonnes of materials per annum); and
 - Stage 2
 - v. Asphalt / Emulsion Plant with a production capacity up to 360,000 tonnes per annum; and
 - vi. Office and Plant
 - (d) Provision of a Precinct Plan collector road through the site; and
 - (e) Provision of a range of associated infrastructure to provide essential services to the site.

Note: The general scope of this approval is depicted in the:

- *concept master plan (see Appendix 1)*

2. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:

- (a) any reports, plans, programs, strategies or correspondence that are submitted in accordance with this approval; and
- (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

LIMITS ON APPROVAL

- 3. This approval does not allow any components of the project to be carried out without further approval or consent being obtained.

CONSISTENCY OF FUTURE DEVELOPMENT

- 4. The Proponent shall ensure that all development on site is carried out generally in accordance with the:
 - (a) concept plan (see condition 1 above);
 - (b) statement of commitments; and
 - (c) conditions of this approval.
- 5. If there is any inconsistency between the above, then the most recent plan/document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.

LIABILITY TO LAPSE

- 6. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this concept plan within 5 years of the date of this approval.

SCHEDULE 3: PROJECT REQUIREMENTS

PROJECT APPLICATION REQUIREMENTS

1. The proponent shall prepare a project application(s) for industrial facilities including:
 - Concrete batch plant;
 - Logistics/ Fuel Depot & Workshop;
 - Concrete Recycling / Materials Depot;
 - Asphalt / Emulsion Plant; and
 - Office and Plant.
2. The Proponent shall ensure that in seeking approval for the implementation of the various industrial facilities, the application includes:
 - (a) a detailed description of the layout and design of the proposed development;
 - (b) an assessment demonstrating that this layout and design is generally consistent with the Concept Plan Controls;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) building design including:
 - consideration of the height, bulk and scale of the proposed buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures;
 - (e) a detailed infrastructure plan for the provision of the following:
 - water supply, sewer, gas, electricity, telecommunications services;
 - fire-fighting services, including the location and design of fire access roads;
 - external lighting;
 - stormwater management, including the provision of any regional rainwater harvesting infrastructure;
 - parking and access, including bicycle facilities;
 - (f) details of a program to monitor stormwater controls and stormwater quantity and quality, including flows and amounts of pollutants discharging to local waters;
 - (g) a detailed landscape plan using predominantly endemic species and details of the areas to be landscaped, including the location and species for all plantings.
 - (h) a description of the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
 - (i) a noise assessment of the proposed development in accordance with the NSW *Industrial Noise Policy* including:
 - demonstration that the operational noise generated by the proposed development and any other development on the project site would not exceed the noise criteria detailed in the Project Approval (MP 06_0225 Project); and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECCW's *Environmental Criteria for Road Traffic Noise*;
 - (j) an assessment of soil and groundwater salinity;
 - (k) a flood assessment;
 - (l) a greenhouse gas assessment;
 - (m) a contamination assessment;
 - (n) a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network;
 - details of any road upgrades; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;

- (o) an air quality assessment of the proposed development including details of design components to mitigate odour impacts and illustration of compliance with section 129 of the POEO Act;
- (p) a flora and fauna assessment of the proposed development;
- (q) a heritage assessment of the proposed development;
- (r) a hazard assessment in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994); and
- (s) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECCW and relevant Aboriginal groups; and
 - waste management plan.

Water Supply/Harvesting Infrastructure

3. The Proponent shall ensure that in seeking approval for the implementation of the water supply/harvesting infrastructure, the application includes:
 - (a) details of consultation with relevant government agencies including Council, SCA, NSW Department of Health and Sydney Water;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) details of water and energy requirements for the site including water supply source, sustainability of its usage, and opportunities to incorporate water and energy efficiency measures;
 - (e) details on the water treatment proposed for all drinking water produced by the water treatment plant and demonstrate compliance with the National Health and Medical Research Council's *Drinking Water Guidelines 2004* and subsequent guidelines;
 - (f) an assessment of the potential impacts of the infrastructure, including:
 - potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the water treatment plant. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken;
 - an assessment of wastes generated during construction and operation and methods for recycling, treatment, storage and disposal of the waste;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in the Project Approval (MP 06_0225 Project);
 - an assessment of soil and groundwater salinity;
 - a flood assessment;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
 - (g) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECCW and relevant Aboriginal groups; and

- a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Sewerage System

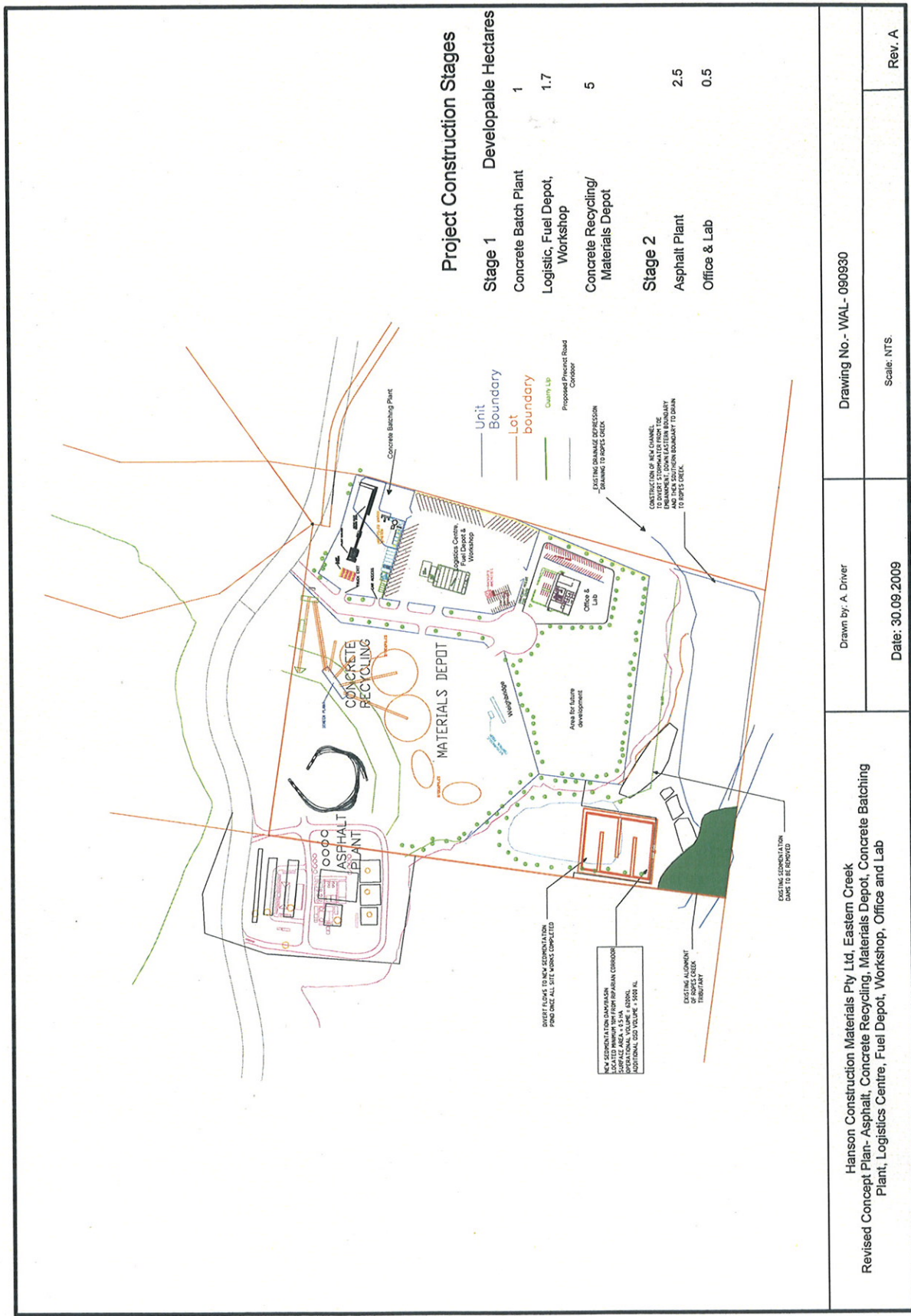
4. The Proponent shall ensure that in seeking approval for the implementation of the sewerage system, the application includes:
 - (a) details of consultation with relevant government agencies including Council, NSW Health and Sydney Water;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure, including:
 - detailed technical specifications;
 - operation of the wastewater treatment works (treatment processes, disinfection methods, effluent quantity and quality, overflow performance, etc);
 - wet weather storage requirements;
 - chemical use and storage;
 - effluent storage and management (location, capacity, overflows, etc);
 - biosolids treatment and management processes, including storage, transport and recycling or disposal; and
 - opportunities to incorporate water and energy efficiency measures;
 - (c) details of the timing for the provision of a sewage treatment facility and for when the facility would connect to Sydney Water's sewerage system;
 - (d) satisfactory arrangements for local and regional infrastructure;
 - (e) where re-use is proposed, details regarding the beneficial re-use of treated effluent in accordance with DECC's Environmental Guidelines: Use of Effluent by Irrigation, relevant National Water Quality Management Strategy guidelines and other relevant guidelines;
 - (f) where discharge of treated effluent is proposed, demonstration that DECC will issue a licence under the Protection of the Environment Operations Act 1997;
 - (g) an assessment of the potential impacts of the infrastructure, including:
 - an assessment of the potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the wastewater treatment works. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)* and *Applying SEPP 33 (DUAP, 1994)*, and where necessary, a Preliminary Hazard Analysis undertaken; ;
 - an assessment of odour and other emissions (including greenhouse gas emissions) and the management of these emissions;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in the Project Approval (MP 06_0225 Project);
 - an assessment of soil and groundwater salinity;
 - a flood assessment;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
 - (h) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECCW and local Aboriginal community groups; and

- a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Ancillary Developments/Facilities

5. The Proponent shall ensure that in seeking approval for the implementation of any ancillary development/facilities, such as the precinct road:
 - (a) a detailed description of the layout and design of the proposed development;
 - (b) an assessment justifying the suitability of the site and proposed use, having regard to any conflicts with the surrounding industrial area, such as conflicts associated with traffic, noise and air quality;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the Concept Plan Controls and if there are any inconsistencies, then justification for these inconsistencies;
 - (e) building design including:
 - consideration of the height, bulk and scale of the proposed buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures;
 - details of the provision of infrastructure and utilities to the site, including the location and design of fire access roads;
 - (f) a detailed landscape plan using predominantly endemic species only and details of the areas to be landscaped, including the location and species for all plantings;
 - (g) a description of the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
 - (h) a noise assessment of the proposed development in accordance with the NSW Industrial Noise Policy including:
 - demonstration that the operational noise generated by the proposed development and any other development on site would not exceed the noise criteria detailed in in the Project Approval (MP 06_0225 Project); and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECC's *Environmental Criteria for Road Traffic Noise*;
 - (i) a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;
 - (j) an assessment of soil and groundwater salinity;
 - (k) a flood assessment;
 - (l) a contamination assessment;
 - (m) an air quality assessment of the proposed development; and
 - (n) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and local Aboriginal community groups; and
 - waste management plan.

APPENDIX 1 INDICATIVE SITE PLAN



Drawing No.- WAL-090930

Drawn By: A. Driver

Hanson Construction Materials Pty Ltd, Eastern Creek
Revised Concept Plan- Asphalt, Concrete Recycling, Materials Depot, Concrete Batching
Plant, Logistics Centre, Fuel Depot, Workshop, Office and Lab

Scale: NTS

Date: 30.09.2009

Rev. A