NSW GOVERNMENT | Planning

Contact: Haley Rich
Phone: 02 9228 6516
Fax: 02 9228 6466
Email: haley.rich@planning.nsw.gov.au

Our ref: 10/16404

Ms Anne La Fontaine
Hewlett Packard Australia Pty Ltd
353 Burwood Highway
FOREST HILL VIC 3131

Dear Ms La Fontaine

Hewlett Packard Data Storage Project (MP 10_0142)
Director-General's Requirements

I refer to your application for the Hewlett Packard Data Storage Project in the Blacktown Local Government Area.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared based on the information you have provided to date.

Please note that the Director-General may alter these requirements at any time.

If the project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274-1111 or http://www.environment.gov.au) to determine if the proposal requires an approval under the EPBC Act. If it is subsequently determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment (EA) for the project. This will enable the Department to determine the:

- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy or CD-ROM) of the EA that will be required for exhibition purposes.

Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the EA to be hosted on a suitable website during the assessment process.

If you have any enquiries about these requirements, please contact Haley Rich the above details.

Yours sincerely

25.8.10

Chris Wilson
Executive Director
Major Projects Assessment

As delegate for the Director-General

Director-General's Requirements

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

Application Number	10_0142
Project	The Hewlett Packard Data Storage Project, including the construction, fit out and operation of a data storage facility.
Location	Off Capicure Drive, Eastern Creek (Lot 554 DP 1110447).
Proponent	Hewlett Packard Australia Pty Limited
Date of Issue	August 2010
General Requirements	The Environmental Assessment of the project must include: • an executive summary; • a detailed description of the project, including: – need for the project; – alternatives considered; – the development to be carried out onsite, including plans of all proposed building works; and – the likely staging of the project; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment; • a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project; • a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the *Environmental Planning & Assessment Act 1979*; and • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	• **Strategic and Statutory Context** – including: – detailed justification for the proposal and suitability of the site to be developed; – demonstration that the proposal is generally consistent with: o the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*; o any relevant development control plans (DCP); o the NSW State Plan, Metropolitan Strategy and draft subregional strategy; and o justification for any inconsistencies;

	• **Visual and Design** – including: – the height, bulk and scale of the project; – design quality (including suitable photomontages), especially considering the façade, massing, setbacks, building articulation, colours, materials, finishes, safety by design and public domain; – impacts on environmental amenity, including solar access and views; and – any signage, fencing and lighting. • **Sustainable Development** – including: – an assessment of the energy use of the project and all reasonable and feasible measures that could be implemented on site to minimise the project's greenhouse gas emissions; – a description of how the project will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the project; and – a description of the measures to be implemented to minimise consumption of resources, especially energy and water. • **Transport and Parking** – including: – details of the availability of non-car travel modes and measures to encourage greater use of these travel modes; – predictions of the traffic volumes to be generated and the impacts of this traffic on the safety and capacity of the surrounding road network, including modelling of key intersections; and – access and parking. • **Soil and Water** – including: – sediment and erosion controls during construction and stormwater management during operations; – consideration of potential contamination, salinity and groundwater impacts.
Other Issues	• **Noise** – including construction, operation and traffic noise. • **Hazards** – including: – from the storage and use of hazardous materials; and – fire risk and management. • **Waste** – including a detailed description of the measures that would be implemented to minimise, handle and dispose of waste on site.
References	The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.
Consultation	During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with the: • Roads and Traffic Authority; • Transgrid; • Sydney Catchment Authority; • Integral Energy; • Sydney Water; and • Blacktown City Council. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Site Design & Layout	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	State Environmental Planning Policy No 64 - Advertising and Signage
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	State Environmental Planning Policy (Infrastructure)
Sustainable Development	
	National Greenhouse Accounts Factors (Australian Department of Climate Change (DCC))
	Guidelines for Energy Savings Action Plans (DEUS)
	Guidelines for Water Savings Action Plans (DEUS)
Soil & Water	
Erosion & Sediment Control	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
Stormwater	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Quantity Management Policy (DLWC, 1998)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
Waste	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)

Your Reference:	Hewlett Packard Data Storage Facility
Our Reference:	RDC 10M1732 SYD10/00650
Contact:	Dianne Rees
Telephone	8849 2237

NSW GOVERNMENT | RTA

The Director
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Haley Rich

HEWLETT PACKARD DATA STORAGE FACILITY, CORNER OF ROBERTS ROAD AND CAPICURE DRIVE, EASTERN CREEK
CONCEPT PLAN AND STATE SIGNIFICANT SITE LISTING – DIRECTOR GENERAL'S REQUIREMENTS.

Dear Sir/Madam

I refer to your email dated 10 August 2010 (Ref: Director General's Requirements – Hewlett Packard Data Storage Facility) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is important that the development of the data storage facility takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

   These strategies include the NSW State Plan and draft North West Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

   By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the data storage facility, will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).

4. Proposed number of car parking spaces and compliance with the appropriate parking codes.

5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).

6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

7. The RTA will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to Dianne Rees on phone 8849 2237 or facsimile (02) 8849 2918.

Yours faithfully

Ken Moon
Land Use Planning and Assessment Manager
Transport Planning, Sydney Region

17 August 2010

Blacktown City Council
Growing with Pride

PCU013859

23 August 2010
MC-10-1711

DEPARTMENT OF PLANNING
GPO BOX 39
SYDNEY NSW 2001

Department of Planning
Received
25 AUG 2010
Scanning Room

Attention: Haley Rich

Dear Haley,

Re: Preliminary Environmental Assessment Report (PAR) relating to Part 3A Major Development Project from Hewlett Packard at Eastern Creek

Reference is made to your correspondence dated 10 August 2010 and accompanying documentation giving Council an opportunity to comment on the Part 3A Major Development Project from Hewlett Packard at Eastern Creek.

Please be advised Council does not object in principle to the proposal over the site, but does raise concerns to certain aspects of the proposal. Council's concerns are based on the following:

Building Design and Presentation

All aspects of the building design concept must be assessed against Council's adopted Eastern Creek Precinct Plan.

All the urban design provisions proposed for the development meet the controls required in the Precinct Plan, particularly the 'private open space' requirement (5% of total office area) and the setbacks.

Please note that the subject site falls within Noise Emission Zone 5 and Category 1 Bush Fire Prone Land and further evaluation will be needed.

Council requests that any landscaping strategy include a variety of suitable ground covers, shrubs and trees to complement the height, scale, design and function of the development by providing a variety of species which are endemic to the locality.

The landscaping plans should also consider measures designed to enable easy long-term maintenance of the property and a planting of a combination of 35 litre, 75 litre and 100 litre trees. All shrubs to be planted are to have a minimum pot size of 200mm.

Council Chambers • 62 Flushcombe Road • Blacktown NSW 2148
Telephone: (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • DX 8117 Blacktown
Email: council@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au
All correspondence to: The General Manager • PO Box 63 • Blacktown NSW 2148

Traffic, Accessibility and Parking

As no plan has been submitted for the proposal, therefore TMS comments are very general to meet the relevant standards. A traffic Impact assessment report is required as part the proposal in order to address the following:

- traffic generation
- traffic safety
- traffic management
- accessibility for both light and commercial vehicles
- parking requirements for both light and commercial vehicles
- turning path
- loading and unloading facilities

All access driveways and internal circulation roads should be designed in compliance with relevant Australian Standards.

Provision of car parking in terms of numbers and dimensions should comply with relevant precinct plan/Council DCP.

Design of car parking area, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, loading areas, headroom etc to conform to AS 2890.1-2004 and AS 2890.2-2002 for commercial vehicles.

All vehicles must enter and leave in the forward direction.

Stormwater Management

Given there are no layout plans for the proposal in the Preliminary Environmental Assessment report by CBRE Town Planning dated August 2010.

Therefore it is hard to provide comment for the site. However NSW Department of Planning should be advised that all works should be designed as per Blacktown City Councils Engineering Guide for Development – 2005, Eastern Creek Precinct Plan - Stage 3 and the following parameters:

1. The internal pipe network is to be designed in accordance with the current Council's Engineering Guide for Development to carry the 20 year ARI storm flows without surcharge. On site detention is not required as detention is provided in a regional basin.
2. A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits prior to release of the Construction Certificate.
3. A DRAINS electronic model must be provided and approved prior to release of the Construction Certificate to demonstrate that the internal pipe network can safely carry the 20 year ARI storm flows without surcharge. Blockage factors should be applied to all inlet pits with lintels/grates at 0.5 for sags and 0.2 for pits on grade. For grate only inlets the blockage factor should be 0.5 minimum.
4. Details are to be provided for the safe conveyance of overland flows within the site in the 1 in 100 year ARI event with freeboard to the floor level when the pipe and pit capacity is exceeded.
5. A minimum of 40% and preferably up to 80% of the non-potable water use for the proposed development is to be met through rainwater.

6. Prior to release of the Construction Certificate a hydraulic engineer is to prepare a non-potable water supply and pipe plan for the site. This includes mains water bypass or rainwater tank top up, filters, pumps, pipe sizes and fixtures together with appropriate labelling of pipes and taps.

7. The regional detention basin contains some water quality treatment, however the level of treatment is insufficient for the whole catchment. Documentary evidence is to be provided from the subdivision approval as to the area that the regional basin raingarden will treat and the area already approved to drain to it. If the water quality treatment of the basin has already been committed to other developments full water quality treatment will be required on site.

8. A drainage catchment plan is required to indicate what areas are draining to specific Stormwater Quality Improvement Devices.

9. Where full water quality treatment is required on site the proposed development is to achieve the objectives of Council's current Water Quality Control Policy for a site over 5Ha prior to release of the Construction Certificate. This will require:

   a) MUSIC modelling is to be undertaken to confirm that the water quality and rainwater reuse provisions have been met. Such modelling is to be undertaken in accordance with Council's draft MUSIC guidelines. Council is able to supply MUSIC rainfall and source node data for use in the model.

   b) The limitation in MUSIC is that it does not consider hydrocarbons. The Water Quality policy states that you need to achieve the greater of 90% of the total annual load, or TPH < 10 mg/L from the whole site at all times. The Stormwater Management Plan needs to address this.

   c) Any bioretention swales should be in accordance with the information available from www.monash.edu.au/fawb.

   d) The vegetation species specified for the bioretention swales are to be in accordance with Council's Draft **IWCM HANDBOOK PART 5: VEGETATION SELECTION GUIDE.**

   e) The roof systems to include a first flush systems typically capturing the first 2 mm of rainfall with a low flow outlet discharging to a bioretention swale or similar.

   f) MUSIC modelling is required to include the first flush roof systems, any proprietary products, bioretention swales or any other treatment nodes in accordance with the MUSIC guidelines. Note MUSIC defines the surface area of the bioretention system storage (i.e. the surface storage above the infiltration medium) in m2 is the surface area at half the extended detention depth.

10. Where full water quality treatment is not required on site the proposed development is to:

    a) Provide a first flush system typically capturing the first 2 mm of rainfall from the roof, with a low flow outlet discharging to a Gross Pollutant Trap. The main flow is then to be directed to a rainwater tank which will overflow to the regional basin, bypassing the Gross Pollutant Trap.

b) Install a vortex style Gross Pollutant Trap (such as CDS) with oil baffle. The Gross Pollutant Trap is to treat all the flow from the site prior to discharge to the basin excluding the overflow from the roof or rainwater tank;

c) Undertake good general WSUD practise e.g. by directing parking areas or driveways to gardens or grass swales before collection in pits.

11. The outlet to the regional basin is to match the requirements of the NSW Office of Water natural stream discharge arrangements. Energy dissipation and scour protection is to be provided, with calculations to justify the dimensions and sizes chosen.
12. Where Council is not the Certifying Authority an independent engineering consultant is to assess the final drainage plans and certify that the pipe/pit systems and water quality requirements meet Council's design standard and the consent conditions.
13. A Maintenance Schedule is to be prepared for each Stormwater Quality Improvement Device prior to release of the Construction Certificate.
14. A Positive Covenant is to be provided over the Stormwater Quality Improvement Devices as per Council's Engineering Guide for Development, prior to occupation.
15. Prior to occupation, the hydraulic engineer is to certify that all the provisions of the non-potable water supply and pipe plan have been installed as per the approved plan and are operational.
16. Prior to occupation, the hydraulic engineer is to certify that all the Stormwater Quality Improvement Devices and stormwater pipes and pits have been installed as per the approved plan.

Please note, however, that this letter is in no way to be perceived by the Department as an endorsement of the proposal, or a reflection that Council will not be making a further submission once the proposal is placed on formal public exhibition. Given that the proposal is only conceptual at this stage, Council would appreciate the opportunity to comment on the detailed plans at the exhibition stage. Council also reserves the right to raise additional issues as deemed necessary upon exhibition of the Final Environmental Assessment Report.

Should you have any further enquiries concerning this matter, please contact Momcilo Romic of Council's Development Services Unit on the number below, between 9 am and 12 noon.

Yours faithfully,

Judith Portelli
Manager Development Services