



14 May 2012

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Our ref: SSD 5248

Dear Mr Ward

**DGRs for Gazcorp Industrial Estate Western Sydney Employment Area (SSD 5248)**

The Department has received your request for Director General's environmental assessment requirements (DGRs) for the above development.

I have attached a copy of the DGRs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under Clause 3(5) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Director-General may alter these requirements at any time. If you do not lodge a DA and EIS for the development within 2 years, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document to determine if it addresses the requirements in Schedule 2 of the EP&A Regulation. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy of the EIS to assist this review.

If the Department considers that the EIS does not address the requirements in Schedule 2 of the EP&A Regulation, you may be required to submit an amended EIS. Once the Department is satisfied that the requirements have been addressed, you will be contacted regarding arrangements for public exhibition.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Mr Brent Devine, can be contacted on 02 9228 6328 or via email at [brent.devine@planning.nsw.gov.au](mailto:brent.devine@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Heather Warton  
**Director,**  
**Metropolitan and Regional Projects North**

# Director General's Environmental Assessment Requirements

## Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 5248
<b>Proposal Name</b>	Gazcorp Industrial Estate
<b>Location</b>	Wallgrove Road, Horsley Park – Fairfield LGA
<b>Applicant</b>	Gazcorp Pty Ltd
<b>Date of Issue</b>	14 May 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> <li>• form specifications in clause 6; and</li> <li>• content specifications in clause 7, parts (1) and (4).</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>• State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> The EIS shall be accompanied by a Phase 1 and Phase 2 site contamination assessment, and consideration of a remediation plan (if applicable), which is to demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies, Guidelines and Planning Agreements</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Plan</li> <li>• Metropolitan Plan for Sydney 2036</li> <li>• West Central Subregion Draft Subregional Strategy</li> <li>• Fairfield Employment Lands Strategy 2008</li> </ul>

- Fairfield Retail and Commercial Centres Study 2005
- Direct (Section 94) Development Contributions Plan 2011
- Indirect (Section 94A) Development Contributions Plan 2011
- Development Near Rail Corridors and Busy Roads – Interim Guideline.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

### 3. Layout and Urban Design

- Detail the subdivision layout for the development including staging, site coverage, lot sizes, positioning of lots, setbacks, proposed open space areas, proposed landscaped areas.
- Address Part 4, clause 18 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 which requires a development control plan to be prepared for the land.
- A suitable urban design response should be developed including landscaping incorporating endemic species.
- The layout and design of the development shall have regard to the surrounding existing and future vehicular, pedestrian and cycling networks, if applicable. In particular, it should demonstrate consistency with the Western Sydney Employment Area Southern Link Road Network Strategic Transport Assessment (AECOM).
- Outline how the extent of any cut and fill activities associated with the proposed estate has been minimised.

### 4. Economic Impact

- Assess the supply and demand for potential future land uses facilitated by the proposal and identify negative economic impacts (if relevant) and appropriate mitigation measures. An analysis of any foreseeable impacts on existing surrounding industrial areas should also be provided.
- Should any publically accessible trade retail facilities be provided on the site, the economic impact of such facilities on nearby retail and commercial centres should be considered.

### 5. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated as part of the estate.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and demonstrates water sensitive urban design and any water conservation measures.
- Demonstrate that any water quality measures to be incorporated as part of the proposal meet the designated stormwater pollution reduction targets outlined in the *Interim Reference Guideline for the South East Queensland Concept Design Guidelines for WSUD (Sydney Metropolitan Catchment Management Authority)* (WSUD Design Guidelines).
- Demonstrate that any riparian corridor management measures will meet the designated stream flow targets in the WSUD Design Guidelines.
- Demonstrate any on site stormwater retention measures to ensure a reduction in stream flows and maximise rainwater and stormwater reuse.
- Demonstrate how the proposal is consistent with Greater Metropolitan Water Sharing Plans.

→ *Relevant Policies and Guidelines:*

- *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Sources;*
- *Water Sharing Plan for the Greater Metropolitan Region Groundwater*

	<p><i>Sources.</i></p> <p><b>6. Noise</b></p> <ul style="list-style-type: none"> <li>• Identify the main noise generating sources and activities at all stages of construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</li> <li>• Investigate the impact of noise and vibration both during construction and operation of the project on residents within Horsley Park.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Industrial Noise Policy (EPA)</i></li> <li>• <i>Interim Construction Noise Guideline (DECC)</i></li> </ul> <p><b>7. Transport and Accessibility (Construction and Operation)</b></p> <ul style="list-style-type: none"> <li>• Estimate the total daily and peak hour trips anticipated to be generated by the estate, including accurate details of the future daily vehicle movements. Assess the impacts of the traffic generated on local road networks, including intersection capacity and the potential need/ associated funding for upgrading or road works, having regard to the planning controls applicable to the site. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of the RMS.</li> <li>• Consultation with the Department of Planning and Infrastructure and NSW Roads and Maritime Services should continue in regards to the final alignment of the Western Sydney Employment Area Southern Link Road.</li> <li>• The proposed development design should have consideration of the current draft network (as shown on Figure 3.1, page 14) of the Western Sydney Employment Area Southern Link Road Network Strategic Assessment (AECOM).</li> <li>• Details of the intersection layout/configuration, supported by detailed traffic analysis for the year 2031 at the following proposed intersections: <ul style="list-style-type: none"> <li>• Wallgrove Road and the Southern Link Road</li> <li>• Wallgrove Road and the site access</li> <li>• The Southern Link Road and the site access.</li> </ul> <p>The analysis should utilise traffic volumes and the strategic concept design provided in the Western Sydney Employment Area Southern Link Road Network Strategic Assessment (AECOM), and turning movements for full development of the site.</p> </li> <li>• Details of interim intersection layouts identified to support the development must be consistent with and be able to integrate with the ultimate intersection layouts at the following locations: <ul style="list-style-type: none"> <li>• Wallgrove Road and the Southern Link Road</li> <li>• Wallgrove Road and the site access</li> <li>• The Southern Link Road and the site access.</li> </ul> </li> <li>• Detail access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards.</li> <li>• Detail the proposed number of car parking spaces and compliance with appropriate parking codes.</li> <li>• Demonstrate how future uses of the development will be able to make travel choices that support the achievement of State Plan targets.</li> <li>• Detail any existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access.</li> <li>• Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site.</li> </ul>
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	<p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Western Sydney Employment Area Southern Link Road Network Strategic Assessment, Final Report (AECOM);</i></li> <li>• <i>Guide to Traffic Generating Developments (RTA);</i></li> <li>• <i>Fairfield City Wide Development Control Plan – Chapter 12 – Car Parking, Vehicle and Access Management (Version 17);</i></li> <li>• <i>Planning Guidelines for Walking and Cycling;</i></li> <li>• <i>EIS Guidelines – Road and Related Facilities (DoPI).</i></li> </ul> <p><b>8. Sediment, Erosion and Dust controls (Construction and Excavation)</b> Detail the management of bulk earthworks across the site including measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> <p><b>9. Infrastructure Requirements</b></p> <ul style="list-style-type: none"> <li>• Provide a detailed written and geographical description of the infrastructure required on-site.</li> <li>• Identify any infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and a description of the arrangements that would be put in place to ensure that these upgrades are implemented in a timely manner and maintained.</li> <li>• Provide a description of how infrastructure both on and off site will be coordinated and funded to ensure the necessary infrastructure is in place prior to the full development of the site.</li> </ul> <p><b>10. Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Undertake a fauna and flora survey of the site in accordance with OEH Threatened Species Survey and Assessment Guidelines or Biobanking Assessment Methodology.</li> <li>• Identify any known Endangered Ecological Communities (EECs) and/or threatened species that occur on the site.</li> <li>• Address impacts on flora and fauna, including threatened species, populations and EECs and their habitats and steps taken to mitigate any identified impacts to protect the environment.</li> <li>• Any impacts on threatened species, populations and endangered ecological communities that cannot be avoided or mitigated must be adequately offset in accordance with OEH Principles for the Use of Biodiversity Offsets in NSW.</li> <li>• Identify all watercourses on the site and provide scaled plans showing the location of the top of bank, riparian land, and any remnant vegetation surrounding the watercourses.</li> <li>• Provide a description of any design features and measures to be incorporated as part of the proposal to prevent environmental disturbances (short and long term), particularly in respect of maintaining the natural hydrological regime and identification of riparian buffers.</li> <li>• Address any potential ecological impacts from stormwater runoff entering into adjoining Reddy Creek.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Draft Fairfield Biodiversity Strategy 2010 (Fairfield City Council);</i></li> <li>• <i>Fisheries Management Act 1994.</i></li> </ul> <p><b>11. Bushfire</b></p> <ul style="list-style-type: none"> <li>• Demonstrate that the proposal complies with the requirements of</li> </ul>
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	<p><i>Planning for Bush Fire Protection 2006</i>, particularly in regards to public road access; internal road access; water, electricity and gas; and landscaping.</p> <ul style="list-style-type: none"> <li>• Prepare an Emergency Evacuation Plan having regard to the document <i>Guidelines for the Preparation of an Emergency / Evacuation Plan</i> (RFS).</li> </ul> <p><b>12. Utilities</b> In consultation with relevant agencies and through the preparation of an Integrated Water Management Plan and Infrastructure Management Plan, detail the existing capacity and any augmentation requirements of the utilities for the development, including water and waste water supply, and the staging of infrastructure.</p> <p><b>13. Staging</b> Provide details regarding the staging of the proposed development.</p> <p><b>14. Contributions</b> Address the following:</p> <ul style="list-style-type: none"> <li>• Council's Section 94 Contribution Plan.</li> <li>• Clause 29(3) of State Environmental Planning Policy (Western Sydney Employment Area) 2009.</li> <li>• Details of any Voluntary Planning Agreement.</li> </ul> <p><b>15. Flood and Stormwater Drainage Management</b> A detailed hydrological and hydraulic assessment should be undertaken to include the proposed development, all adjacent areas, proposed staging and the full potential forecast development of the site. The assessment is to include:</p> <ul style="list-style-type: none"> <li>• a comprehensive assessment of the impact of flooding on the proposed development and any flood risk to people and properties for the full range of the floods up to the probable maximum flood (PMF) event including potential long term cumulative impacts from potential development. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</li> <li>• Details of the drainage associated with the proposal, including stormwater and drainage infrastructure and OSD, which shall be designed in consultation with Fairfield City Council and must avoid any adverse impacts on downstream properties. The proposal shall address the impact of stormwater flows on the site from other catchments, overland flow paths and catchment modelling.</li> <li>• assessment of the impact of the proposed development on the flood behaviour (i.e. levels, velocities and duration of flooding) and the impact of the proposed development on adjacent, downstream and upstream areas.</li> <li>• assessment of the impacts of earthworks and filling of land within the proposed development. This assessment should be based on an understanding of cumulative flood impacts</li> <li>• detail an emergency response plan to manage floods above the flood planning level. This plan should include an assessment of the flood evacuation needs and impacts from the proposed development on the capacity or operation of existing local evacuation routes. Additionally, this plan should include consideration of a flood free access to or from the development site in extreme flood events.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005)</i></li> <li>• <i>"Practical Consideration of Climate Change" (DECCW, 2007)</i></li> <li>• <i>Section 117(2) Local Planning Direction 4.3 "Flood Prone Land"</i></li> <li>• <i>Planning circular PS 07-003 "New guideline and changes to section 117"</i></li> </ul>
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	<p><i>direction and EP&amp;A Regulation on flood prone land”</i></p> <ul style="list-style-type: none"> <li>• <i>Fairfield Local Environmental Plan (1994), Part 3 Clause 11 – Development of flood-labile land</i></li> <li>• <i>Fairfield Draft Local Environmental Plan 2011</i></li> <li>• <i>Fairfield City Wide Development Control Plan (2006), Chapter 11 – Flood Risk Management</i></li> <li>• <i>Rural Area Flood Study – Ropes, Reedy and Eastern Creek, Draft Final Report 2011 (BMT WBM)</i></li> </ul> <p><b>16. Waste</b> Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p> <p><b>17. Heritage</b></p> <ul style="list-style-type: none"> <li>• A Statement of Significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual. The assessment should include a consideration of wider heritage impacts in the area surrounding the site.</li> <li>• Consult any relative heritage lists maintained by the Office of Environment and Heritage, the National Trust of Australia, the Australian Government under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>, and Fairfield City Council in order to identify any items of heritage significance that may be affected by the proposal.</li> </ul> <p><b>18. Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Address Aboriginal Cultural Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010. Any impacts to Aboriginal cultural heritage as a result of the proposal must be adequately mitigated.</li> <li>• Where it is likely that the project will impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts, and management/mitigation measures.</li> </ul> <p><b>19. Archaeological Impacts</b> If relevant, an archaeological study is to be carried out on the site to identify any European and / or Aboriginal archaeological impacts associated with the proposal.</p> <p><b>20. Amenity</b> Potential amenity impacts on those residents living within the Fairfield Local Government Area and surrounding locality should be documented. Specifically, the impacts associated with noise, vibration, dust, and increased traffic generation during both construction and operation of the development. Visual impacts and loss of rural views should also be considered.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• Survey Plan of the site as existing</li> <li>• Draft Plan of Subdivision prepared by registered Surveyor</li> <li>• Demolition Plan (if applicable)</li> </ul>

	<ul style="list-style-type: none"> <li>• Remediation Plan (if applicable)</li> <li>• Detailed Earthworks Plan</li> <li>• Stormwater Concept Plan</li> <li>• Landscape Plan</li> <li>• Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology;</li> <li>• Geotechnical Report and Structural Report, including assessment of any landslip considerations and engineering requirements of the proposed business park</li> <li>• Noise Report (construction)</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Fairfield City Council</li> <li>• Roads and Maritime Services</li> <li>• Transport for NSW</li> <li>• Office of Environment and Heritage</li> <li>• Environment Protection Authority</li> <li>• NSW Rural Fire Service</li> <li>• NSW Office of Water</li> <li>• Sydney Catchment Authority</li> <li>• Sydney Water</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an adequate EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. 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.</p>