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Mr Gordon Kirby
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Dear Mr Kirkby

Subject: Supplementary Director-General's Requirements for Bringelly Road Business Hub, Leppington (SSD 6324)

I refer to the Director-General's Requirements (DGRs) which were issued for the above project on 17 January 2014.

The Director-General has received your request dated 3 April 2014 to include the following in the above application:

1. A light industrial land use on the site including the potential for warehousing/logistics and light manufacturing; and
2. An additional parcel of land (2.8ha) located to the west of the Business Hub site.

As such, the Director-General has modified the DGRs to ensure that an appropriate level of assessment of the hazards, waste, air quality and visual impacts associated with the industrial land use are included in the environmental impact statement under Schedule 2 (3) (5) of the *Environmental Planning & Assessment Regulation 2000*. A copy of the modified DGRs is attached.

If you have any enquires about these requirements, please contact Kate Masters on 02 9228 6321.

Yours sincerely,

Daniel Keary
Director – Industry, Key Sites and Social Projects
As the Director-General's nominee

cc: Director, Western Sydney Parklands Trust, PO Box 404 PARRAMATTA 2124

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD: 6324
Proposal Name	Bringelly Road Business Hub
Location	Bringelly Road, Leppington
Applicant	Western Sydney Parklands Trust
Date of Issue	16 April 2014 (as modified)
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by:</p> <ul style="list-style-type: none"> • a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Western Sydney Parklands) 2009; • State Environmental Planning Policy (Sydney Growth centres) 2006; • State Environmental Planning Policy No.33 – Hazardous and Offensive Development; • State Environmental Planning Policy No.55 – Remediation of Land; • State Environmental Planning Policy No. 64 Advertising and Signage; • State Environmental Planning Policy (Infrastructure) 2007; and

	<ul style="list-style-type: none"> • Liverpool Local Environmental Plan 2008. • Detail the nature and extent of any prohibitions that apply to the development. • Identify the development standards applying to the site. Justify any development standards not being met. • Address the relevant planning provisions, goals and strategic planning objectives in the following: <ul style="list-style-type: none"> • NSW 2021: A Plan to make NSW Number One; • Metropolitan Plan for Sydney 2036; • Draft Metropolitan Strategy for Sydney 2031; • South West Subregion: Draft Subregional Strategy; • Relevant Development Contributions Plan/s; • Development Near Rail Corridors and Busy Roads – Interim Guideline; • Liverpool DCP 2008; • Relevant Development Contributions Plan/s, including; • Liverpool and Camden Growth Centre Precincts Development Control Plans. • Detail how the development promotes or is consistent with these provisions and strategic objectives. <p>2. Layout and Urban Design</p> <ul style="list-style-type: none"> • Detail the subdivision layout and design for the development including staging, site coverage, lot sizes, setbacks, open space and landscaped areas. The layout and design of the proposed development shall demonstrate regard for the proposed Bringelly Road upgrade and realignment, and for surrounding vehicular, pedestrian and cycling networks. • Address potential land use conflicts associated with current and planned future neighbouring uses, in the layout and potential building footprints/envelopes. This should include spatial separation, siting, noise mitigation, and a suitable urban design response incorporating appropriate presentation to the public domain, and landscaping utilising endemic species. • Provide an assessment of any geotechnical and/or topographical limitations (such as site soils and slope) and, if necessary, design considerations that address these limitations. • Outline how the extent of cut and fill associated with the proposal has been minimised. <p>3. Economic Impacts</p> <ul style="list-style-type: none"> • Clarify the nature of intended future land uses. Assess the supply and demand for the future land uses facilitated by the proposal, and include a detailed justification in relation to the demand for the intended future land uses. • Assess and identify economic impacts of the proposal on existing and planned retail/commercial centres within the subject and adjoining LGAs and within the South West Growth area (including Leppington Major Centre and Edmondson Park Town Centre). Address the cumulative impacts of 'out of centre' retailing/commercial activities. Identify any required mitigation measures to deal with negative economic impacts. <p>4. Regional Open Space Impacts</p> <p>Address the loss of open space within the Western Sydney Parklands in relation to regional open space requirements for the South West Growth Centre, and in particular the Austral/Leppington North precincts.</p>
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	<p>5. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the proposal. • 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. <p>6. Contamination</p> <ul style="list-style-type: none"> • Provide a preliminary site assessment, and further detailed site assessment and remedial action plan/s (if applicable), to demonstrate that the site is suitable, or can be made suitable, for the proposed use in accordance with SEPP 55. • Identify measures for the management and disposal of any hazardous materials from the demolition/removal of existing buildings/structures (including dams). <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>EPA Guidelines, under the Contaminated Land Management Act 1997</i> <p>7. Noise and vibration</p> <ul style="list-style-type: none"> • Identify the main noise and vibration generating sources and activities at all stages of construction. • Identify current and future sensitive receivers, and assess noise and vibration impacts on these receivers, including traffic noise. • Outline measures to minimise and mitigate the potential noise and vibration impacts on current and future sensitive receivers, including surrounding occupiers of land. <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA 2000) and Application Notes;</i> • <i>Interim Construction Noise Guideline (DECC 2009);</i> • <i>Assessing Vibration: A Technical Guideline (DEC 2006); and</i> • <i>NSW Road Noise Policy (DECCW 2011).</i> <p>8. Transport and Accessibility (Operation)</p> <ul style="list-style-type: none"> • Provide a detailed traffic analysis of the proposal to the satisfaction of the Roads and Maritime Services (RMS) and Transport for NSW (TfNSW), including: <ul style="list-style-type: none"> • the traffic generation potential of the proposed development, including total daily and peak hour trips with current and future daily vehicle movements. • the traffic impacts on the safety and efficiency of the local road network (in particular Bringelly Road and Stuart Road fronting the site) and on intersection capacity, with a detailed intersection performance analysis on the Camden Valley Way / Cowpasture Road / Bringelly Road intersection. • the potential need and associated funding for upgrading of the local road network and intersection/s, to ensure they operate with an acceptable level of service. • Detail the access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards and parking codes. • Describe and detail measures to be implemented to promote sustainable
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	<p>means of transport including provision of facilities to increase the non-car mode share for travel to and from the site, including a draft work place travel plan.</p> <ul style="list-style-type: none"> • Ensure that opportunities for continuous regional cycle and pedestrian linkages can be maintained, including linkages between Western Sydney Parkland and Edmondson Regional Park. <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RTA);</i> • <i>Planning Guidelines for Walking and Cycling; and</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI).</i> <p>9. Sediment/Erosion, Bulk Earthworks and Waste (Construction, Excavation and Operation)</p> <ul style="list-style-type: none"> • Detail the management of earthworks across the site including measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust, and airborne pollutants. • Provide a bulk earthworks strategy including details of volume/s of soil to be excavated, removed from the site, or imported to the site. • Identify, quantify and classify the likely waste streams to be generated during construction and operation and the measures to be implemented to manage, reuse, recycle and safely dispose of this waste in accordance with the waste hierarchy. Identify appropriate servicing arrangements (including but not limited to waste management, loading zones, mechanical plants). <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> <p>10. Hazards and Land Use Safety</p> <ul style="list-style-type: none"> • Provide a description of the proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage. • A preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the project. Should preliminary screening indicate that the project is 'potentially hazardous,' a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). <p>11. Air Quality and Odour</p> <ul style="list-style-type: none"> • An assessment of the potential air quality impacts including odour, of the development on surrounding receivers including impacts from construction, operation and transport. • Details of the proposed mitigation, management and monitoring measures. <p>12. Visual</p> <ul style="list-style-type: none"> • An assessment of the potential visual impacts of the development on the amenity of the surrounding area (including lighting). <p>13. Flora and Fauna</p>
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	<ul style="list-style-type: none"> • Undertake a fauna and flora survey of the site in accordance with OEH Threatened Species Survey and Assessment Guidelines. Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and any draft/final recovery plans. Identify steps to be taken to avoid, mitigate or offset any impacts to the environment, threatened species, populations and endangered ecological communities. The NSW offset principles for major projects (SSD & SSI) are to be used in assessing and determining the adequacy of any offsets, refer to: (http://www.environment.nsw.gov.au/biocertification/offsets.htm). • Assess the impacts of the proposal in regard to the Biodiversity Certification Order for the Sydney Region Growth Centres. Identify removal of any 'existing native vegetation' (as defined under the Order) and address provisions of the Order regarding removal of such vegetation. Note: The development is located within the South West Growth Centre which is subject to Biodiversity Certification under the <i>Threatened Species Conservation Act 1995</i>. The subject land is predominantly within a 'non-certified' area. <p>14. Bush Fire Risk</p> <ul style="list-style-type: none"> • Assess the level of hazard posed to future development by the land or adjacent land and how the hazards may change as a result of development. • Address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS) and in particular the provision of access (including perimeter roads) and provision of water supply for firefighting purposes. <p>15. Infrastructure and Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant agencies and through the preparation of an integrated water/infrastructure management plan/s, detail the existing capacity and any augmentation requirements of the utilities for the development, including water and waste water supply, staging of infrastructure, and any potential impacts on environmental performance. <p>16. Staging</p> <ul style="list-style-type: none"> • Provide details regarding the staging of the proposed development (if proposed). <p>17. Contributions</p> <ul style="list-style-type: none"> • Identify contributions which are to be established for the development, including relevant Section 94 Contribution Plan/s and / or any Voluntary Planning Agreement/s. <p>18. Flooding, Stormwater/Water Management</p> <ul style="list-style-type: none"> • Provide a detailed hydrological and hydraulic assessment (including potential flooding impacts) for the proposed development, all adjacent areas, proposed staging and the full potential forecast development of the site which includes details of appropriate mitigation measures, if necessary, and which also includes: <ul style="list-style-type: none"> • A comprehensive assessment of flooding impacts including the maintenance/ improvement of pre development flooding regime/s downstream of the site, up to and including the 100 year ARI, and includes a sensitivity analysis for potential impacts from climate change. • Assessment of the impacts of earthworks and filling of land within the proposed development, with an understanding of cumulative flood impacts. • an emergency response plan to manage floods above the flood planning level which includes and assessment of flood evacuation
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	<p>needs to ensure risk to people and damage to project infrastructure are minimised.</p> <ul style="list-style-type: none"> • Detailed water quality modelling to assess and address impacts on stormwater runoff from the development and the site, and a detailed water quality impact assessment; • Details of on-site stormwater treatment facilities to ensure all gross pollutants and liquid contaminants are captured and removed from stormwater runoff, particularly for runoff to Bedwell Park pond/s. • Assess the impacts on surface and ground water sources (both quality and quantity), watercourses, riparian land, groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts. • Identify management strategies for the existing dams on site including disposal of sediment and water. <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005);</i> • <i>"Practical Consideration of Climate Change" (DECCW, 2007);</i> • <i>Section 117(2) Local Planning Direction 4.3 "Flood Prone Land";</i> • <i>Planning circular PS 07-003 "New guideline and changes to section 117 direction and EP&A Regulation on flood prone land";</i> • <i>Guidelines for Controlled Activities on Waterfront Land; and</i> • <i>Liverpool DCP 2008.</i> <p>19. Heritage</p> <ul style="list-style-type: none"> • Provide a Statement of Significance including field survey/s and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas being undertaken in accordance with the guidelines in the NSW Heritage Manual, by a qualified practitioner/consultant with historic sites experience. Note: Provisions of the Division 9 Part 6 of the <i>Heritage Act 1977</i> may require an excavation permit for disturbance of archaeological relics. • Address Aboriginal Heritage in accordance with the Draft <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (2005)</i> and <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)</i>. Impacts to Aboriginal cultural heritage must be avoided or adequately mitigated (in consultation with Aboriginal stakeholders). <p>20. Archaeological Impacts</p> <ul style="list-style-type: none"> • 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. Address recommendations in any archaeological zoning plan or archaeological management plan held by Liverpool City Council. <p>21. Mineral Resources</p> <ul style="list-style-type: none"> • Assess potential impacts of the proposal on any significant mineral or petroleum resources, and access for future exploration in the area.
	<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. In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Survey Plan of the site as existing; • Draft Plan of Subdivision prepared by registered Surveyor; • Demolition Plan;

	<ul style="list-style-type: none"> • Remediation Plan (if applicable); • Detailed Earthworks Plan; • Stormwater Concept Plan; • Concept Landscape Plan; • Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology; • Geotechnical Report and Structural Report, including assessment of any landslip considerations and engineering requirements of the proposed business park; and • Noise Report (construction).
Consultation	<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. In particular you must consult with:</p> <ul style="list-style-type: none"> • Liverpool City Council; • Camden Council; • Roads and Maritime Services; • Transport for NSW; • Office of Environment and Heritage; • NSW Environment Protection Authority; • Department of Primary Industries (NSW Office of Water); • NSW Rural Fire Service; • Sydney Water; and • UrbanGrowth NSW. <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>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans, as identified within the DGRs. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p>

ATTACHMENT 1 Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>,

<http://www.bookshop.nsw.gov.au>,

<http://www.publications.gov.au>

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Air Quality	<ul style="list-style-type: none"> Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC) Action for Air (DECC)
Waste	<ul style="list-style-type: none"> Waste Avoidance and Resource Recovery Strategy 2007 (DECC) Waste Classification Guidelines (DECC) Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA) Environmental guidelines: Composting and Related Organics Processing Facilities (DEC) Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA) Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Soil and Water	
<i>Soil</i>	<ul style="list-style-type: none"> Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	<ul style="list-style-type: none"> National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ) National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) State Water Management Outcomes Plan NSW Government Water Quality and River Flow Environmental Objectives

	(DECC) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Managing Urban Stormwater: Soils & Construction (Landcom) Managing Urban Stormwater: Treatment Techniques (DECC) Managing Urban Stormwater: Source Control (DECC) Technical Guidelines: Bunding & Spill Management (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) NSW State Groundwater Policy Framework Document (DLWC) NSW State Groundwater Quality Protection Policy (DLWC) NSW State Groundwater Quantity Management Policy (DLWC) Draft Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Noise	NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes NSW Road Noise Policy (EPA, 2011) Environmental Noise Control Manual (DECC) Interim Construction Noise Guideline (DEDCC, 2009) Assessing Vibration: a Technical Guide (DEC, 2006) Interim Guidelines: Assessment of Noise from Rail Infrastructure Projects Rail Infrastructure Noise Guideline draft for Consultation Other Rail Noise: http://www.environment.nsw.gov.au/noise/railnoise.htm
Hazards	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP) Hazardous Industry Planning Advisory Paper No.6 – Guidelines of Hazard Analysis (DOP) Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DOP)
Odour	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282) State Environmental Planning Policy No.64 Advertising and Signage
Biodiversity	Principles for the use of Biodiversity Offsets in NSW (DECC 2008) OEH interim policy on assessing and offsetting biodiversity impacts of Part 3A, State Significant Development (SSD) and State Significant Infrastructure (SSI) projects

State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)

Draft Guidelines for Threatened Species Assessment under Part 3A of the *Environmental Planning and Assessment Act 1979* (DEC)

Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)

The NSW State Groundwater Dependent Ecosystem Policy (DLWC)

Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

ATTACHMENT 2 - Agency Submissions