



NSW GOVERNMENT
Department of Planning

Manufacturing & Rural Industries
Major Development Assessment
Phone: (02) 9228 6495
Fax: (02) 9228 6466
Email: megan.webb@planning.nsw.gov.au
Level 4 Western Gallery
23-33 Bridge Street
GPO Box 39
SYDNEY NSW 2001

Ms Vivienne Goldschmidt
JBA Urban Planning Consultants Pty Ltd
Level 7, 77 Berry St
NORTH SYDNEY NSW 2060

Dear Ms Goldschmidt

**Director-General's Requirements
Warwick Farm Printing Project
Project Application 08_0088**

The Department has received your application for the Warwick Farm Printing Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies comments for your information.

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

If your proposal 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. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact me 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 your Environmental Assessment for the project. This will enable the Department to determine the:

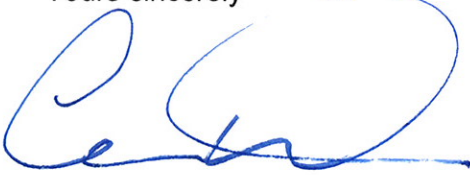
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to 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 Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Megan Webb.

Yours sincerely



2. Mar 2008

Chris Wilson
Executive Director
Major Project Assessment
As delegate for the Director-General

Director-General's Requirements

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

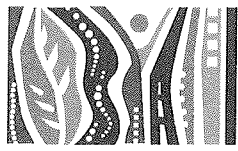
Application number	08_0088
Project	Development of a printing, warehouse and distribution facility and associated infrastructure.
Location	23 Scrivener St, Warwick Farm, Lot 1 DP 774089
Proponent	Independent Print Media Group Pty Ltd
Date of Issue	7 May 2008
Date of Expiration	7 May 2010
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project, including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – engineering and/or architectural plans for the proposed building works; and – various stages of the project; • consideration of the project against any relevant statutory provisions, including whether it is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of all the 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 general overview of environmental impacts of the project (see above), which includes: <ul style="list-style-type: none"> – a description of the existing environment; – an assessment of the potential impacts of the project, including any cumulative impacts; – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a Statement of Commitments, outlining the proposed environmental management, mitigation and monitoring measures for the project; • a conclusion justifying the project, taking into consideration the costs and benefits of the project and the suitability of the site; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Development Controls – demonstrate that the proposal is generally consistent with the Liverpool Council's relevant <i>Development Control Plans</i>, and justify any inconsistencies between the project and these DCPs; • Soil and Water – including: <ul style="list-style-type: none"> – flooding; – a detailed water balance for the project, outlining the measures that would be implemented to minimise the use of water on site; – wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water; – the proposed erosion and sediment controls during construction; – the proposed stormwater management system; and – consideration of the potential salinity, contamination and acid sulfate soil impacts of the project; • Noise – including construction, operational and traffic noise;

	<ul style="list-style-type: none"> • Traffic and Parking – including: <ul style="list-style-type: none"> – a detailed traffic impact study of the project on the safety and performance of the surrounding road network, and a description of the measures that would be implemented to upgrade and/or maintain this network over time; and – an assessment of the potential parking demand of the project; • Hazards and Risk - including a Preliminary Hazard Analysis (PHA) of the project; • Air Quality – particularly the potential Volatile Organic Compounds (VOCs) and dust emissions; • Odour; • Visual Impacts – including landscaping, the design and articulation of the building, lighting, any signage; impacts on nearby sensitive receivers and any measures to mitigate impacts; • Greenhouse Gas and Energy – calculate the scope 1 and 2 emissions of the project, and describe what measures would be implemented to ensure the operations on site are energy efficient; and • Waste – identify, classify and quantify the likely waste streams that would be generated by the project during construction and operation, and describe what measures would be implemented to minimise, reuse and/or dispose of this waste.
References	The Environmental Assessment should take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached list.
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> • Department of Water and Energy; • Roads and Traffic Authority; and • Liverpool City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Stormwater</i>	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)
<i>Flooding</i>	Floodplain Management Manual (DNR)
	Floodplain Risk Management Guideline
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Salinity</i>	NSW Salinity Strategy (DLWC)
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
<i>Wastewater Reuse</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
<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)
	Draft NSW State Groundwater Quantity Management Policy (DLWC)
<i>Contamination</i>	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)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Traffic and Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)

Hazards & Risks	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP) Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): <i>Guidelines for Hazardous Analysis</i> , (DUAP) Multi-Level Risk Assessment (DUAP)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DECC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)
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)
Greenhouse Gas and Energy	National Greenhouse Accounts (NGA) Factors Guidelines for Energy Savings Action Plans (DEUS)
Waste	Waste Avoidance and Resource Recovery Strategy 2007 (DECC) Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DECC)



Liverpoolcitycouncil
creating our future together

Our Ref: 2008/0088
Your Ref: 158866.2008
Contact: Adam Coburn
02 9821 9347

Date: 2 May 2008

Mr Sam Haddad
Director General
Department of Planning
By email

ATTENTION: Megan Webb, Environmental Planning Officer

Dear Mr Haddad,

RE: Development of Printing Facility 1 DP 774089 No.23 Scrivener Street Warwick Farm

I refer to your letter dated 12 February, 2008 seeking Council's comments in relation to the key issues and assessment requirements for the project application for the proposed printing facility.

Council, from a strategic view supports the development and the social and economic benefits that this will bring to the local government area. The development will make effective re-use of an existing facility, and promotes an advanced printing business that supports the greater metropolitan area and advanced technological pursuits.

Council have met with the proponents at a pre-DA meeting held on 24 October 2007 with regarding the establishment of a printing business on the above property. It was at this meeting that the proponent was advised that the application cannot be determined by the Council and will come under the provisions of "Part 3A Major infrastructure and other projects" of the *Environmental Planning and Assessment Act*.

Council provides the following comments in relation to the development:

ZONING

The property is zoned 4(a) Industrial under Liverpool Local Environmental Plan 1997. A printing business is defined as an industry within Council's Liverpool Local Environmental Plan 1997 (LLEP 1997) and is a permitted use with consent within this zone. The use may also fit the definition of a light industry subject to a more detailed assessment of the development's impacts on the amenity of the neighbourhood being carried out.

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool
Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170
Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **TTY** 9821 8800 **ABN** 84 181 182 471

Clause 52 of LLEP 1997 provides that

"Consent for development to be carried out on land within the 4 (a), 4 (b) or 4 (c) zone which is within 150 metres of land within a residential zone may be granted only if, in the opinion of the Council, it would be compatible with the character and amenity of the existing and likely future nearby residential areas in terms of:

- (a) its scale, bulk, design, height, siting and landscaping, and*
- (b) its operation, and*
- (c) traffic generation and carparking, and*
- (d) noise, light, dust and odour nuisance, and*
- (e) privacy, and*
- (f) stormwater drainage, and*
- (g) hours of operation, and*
- (h) overshadowing."*

Any application should address the above matters due to the presence of nearby residential areas.

DEVELOPMENT CONTROL PLANS

DCP No. 3 Parking and Service Provision is applicable to the development. The proponent should refer to this document for the calculation of the required car parking provision, the design of the car parking and circulation areas and any required loading or service area.

All vehicle accessibility on site should be in accordance with the relevant Australian Standards.

A traffic impact assessment will be required. The occurrence of horse movements in the area (given its location adjacent to a horse training and boarding area), particularly during the morning training period when horses are walked from stables to the racecourse (Warwick Farm Racecourse) and back, should be taken into account in the assessment of traffic impact.

DRAFT LEP'S OR DCP'S

Council currently has a draft LEP applicable for the LGA, and this should be considered. It is noted that use is still permissible in the draft LEP. There are no draft DCP's applicable to the proposed development or site.

SITE CONSTRAINTS

Development of the site may be constrained by the following:

Flooding

The site is affected by the 1% Annual Exceedance Probability (AEP) flood and the Probable Maximum Flood.

- Typical floodplain management requirements include the following:
- Minimum floor level requirements.
- Flood compatibility of building components.
- Structural soundness during flooding.
- No adverse impact on the 1% AEP flood with regard to flood levels and velocities.
- No net loss of floodplain storage volume below the 1% AEP flood level.
- Minimum car parking levels.
- Site access requirements during flooding.
- Safety and evacuation of people.
- Storage of goods sensitive to flood damage.
- Potential for pollution during times of flooding.

A change of use which does not increase flood risk having regard to property damage and personal safety will not generally have significant trouble complying with floodplain management requirements. However, proposed extensions to the existing building will need to closely consider floodplain management requirements.

Contamination

There is no known contamination of the site on Council records, however any application over the allotment should identify previous land uses and if required submit a preliminary contamination assessment.

Salinity

This site is mapped as having a moderate salinity potential on the DIPNR map (2003). Appropriate salinity management needs to be considered. A salinity investigation is required if excavation works to a depth of greater than 500mm are proposed. It is recommended the investigation be undertaken in accordance with the New South Wales Department of Natural Resources Guidelines (Western Sydney Salinity Code of Practice, 2003) available at the following link <http://www.dnr.nsw.gov.au/salinity/index.htm>.

Sustainable Development

Ecologically Sustainable Development principles should be incorporated in the development and its continued operation. In this regard re-use of water should be considered, particularly given the high water use of the proposed printing operations.

OTHER APPROVALS

The development will require a Roads Act Approval, clause 138, for any new access driveways within the road reservation and road opening permits (for infrastructure works etc)

EXTERNAL AUTHORITIES

Consultation should occur with Railcorp and the Australian Rail Track Corporation (ARTC) due to the proximity of the railway line and the proposed Southern Sydney Freight Line (SSFL).

DISCUSSION OF RELEVANT ISSUES

Utility Services

The availability of adequate utility services needs to be considered. Preliminary contact should be made with relevant servicing authorities.

Amenity Impacts

Any application over the property shall address noise, odour, and pollution emissions, visual and other operational aspects that may impact on the amenity of neighbouring properties.

Liverpool Council is willing to contribute in any way to efficient processing and assessment of this proposed development. In this regard I would like to make mention of the successful work that Liverpool Council carried on the ALDI distribution Centre, and would be keen to be retained to undertake the assessment work for this application.

Should you have any further enquires in regard to this matter please contact Adam Coburn or Janine McCarthy on 9821 9347.

Yours sincerely,



Adam Coburn
Director, City Planning