

# Director-General's Requirements

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

<b>Application Number</b>	MP 08_0225
<b>Project</b>	Stage 1: Infrastructure and subdivision works, including new road works, stormwater management and landscaping.
<b>Location</b>	The Bungarribee Industrial Estate is a 56ha parcel of land, bounded by Eastern Creek, the Great Western Highway, Brabham Drive and the M4 Motorway. Lots 1-6 DP 1127100
<b>Proponent</b>	Goodman Property Services Pty Ltd
<b>Date of Issue</b>	July 2010
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> <li>• an executive summary.</li> <li>• a description of the proposal including: <ul style="list-style-type: none"> <li>– description of the existing environment and suitability of the site; and</li> <li>– various components and stages of the project as relevant.</li> </ul> </li> <li>• justification for the project and consistency with clause 9 of schedule 3 of the <i>State Environmental Planning Policy (Major Development) 2005</i>; and project application (MP 08_0055) for Huntingwood West;</li> <li>• project objectives;</li> <li>• a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these;</li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below;</li> <li>• a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and</li> <li>• a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must address the following key issues:</p> <p><b>Subdivision</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should be consistent with the project approval (MP 08_0055). Any variations must be given adequate justification.</li> </ul> <p><b>Utilities Infrastructure</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the development.</li> </ul> <p><b>Infrastructure Provision Agreement</b></p> <ul style="list-style-type: none"> <li>• Demonstration that a legally binding agreement, between the Proponent, the RTA and the Department, for infrastructure provisions, has been satisfied prior to determination.</li> </ul>
<b>References</b>	The environmental assessment of the key requirements 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.
<b>Consultation</b>	<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Blacktown City Council;</li> <li>• Roads and Traffic Authority; and</li> <li>• utilities and service providers.</li> </ul> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
<b>Deemed Refusal Period</b>	60 days

## Policies, Guidelines & Plans

<b>Risk Assessment</b>	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
<b>Statutory Context</b>	
	NSW State Plan
	Draft North West Subregional Strategy
	<i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>
<b>Transport and Access</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	<i>State Environmental Planning Policy (Infrastructure)</i>
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
<b>Soil &amp; Water</b>	
<i>Salinity</i>	NSW Salinity Strategy (DLWC)
<i>Erosion &amp; Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
<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>Flood Management</i>	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<b>Site Design &amp; Layout</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	<i>State Environmental Planning Policy No 64 - Advertising and Signage</i>
<b>Sustainable Development</b>	
	National Greenhouse Accounts Factors (Australian Department of Climate Change (DCC))
	Guidelines for Energy Savings Action Plans (DEUS)
	Guidelines for Water Savings Action Plans (DEUS)
<b>Hazards</b>	
	<i>State Environmental Planning Policy No 33 - Hazardous and Offensive Development</i>
	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)

