

## Director-General's Requirements

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

<b>Application Number</b>	MP 08_0259
<b>Project</b>	Construction and operation of an industrial park including subdivision, access roads, site services, detailed earthworks, building and construction of storage and distribution centres and a range of other industrial / commercial uses, hardstand & car parking areas and landscaping.
<b>Location</b>	Greystanes Southern Employment Lands, Reconciliation Drive, Greystanes, Lot 308 DP 1035614 and Part Lots 200 & 201 in DP 1121844.
<b>Proponent</b>	Dexus Funds Management Limited
<b>Date of Issue</b>	January 2009
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a background to the site and relationship of the project to other approvals;</li> <li>• a detailed description of the project, including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered; and</li> <li>– likely staging of the project;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant statutory provisions, technical or policy guidelines (see below);</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>;</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Layout &amp; Design</b> – including details of: <ul style="list-style-type: none"> <li>▪ subdivision of the site including staging, site coverage, lot sizes and positioning of lots;</li> <li>▪ building design and proposed mechanism to ensure design excellence, heights, set-backs, floor space ratio, signage and lighting.</li> <li>▪ consistency with the Concept Plan Approval MP 06_0181, the State Significant Site provisions for the Greystanes Southern Employment Lands as detailed in the Major Projects SEPP 2005 and The Greystanes Estate Southern Employment Lands Urban Design Plan; justify any inconsistencies between the proposal and these documents.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Landscaping</b> – including landscape plans utilising 'locally endemic' species.</li> <li>• <b>Economic Impact Assessment</b> – including the supply and demand for the mix of proposed land uses &amp; lots within the estate; identify negative economic impacts (if relevant) and appropriate mitigatory measures.</li> <li>• <b>Traffic &amp; parking</b>– including details of access to the site; details of the traffic volumes likely to be generated during construction and operation; an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network and car parking requirements;</li> <li>• <b>Soils &amp; Water</b>– including the proposed erosion and sediment controls (during construction); the proposed stormwater management system; water supply including consideration of the potential for rainwater harvesting; wastewater disposal.</li> <li>• <b>Greenhouse Gas and Energy Efficiency</b> – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure that the proposal is energy efficient.</li> <li>• <b>Noise</b> – including construction, operational and traffic noise.</li> <li>• <b>Waste</b> – including construction and operational.</li> </ul>
<b>References</b>	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the 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 or affected landowners.</p> <p>In particular, you should consult with:</p> <ul style="list-style-type: none"> <li>• Holroyd City Council.</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

## Technical and Policy Guidelines

Aspect	Policy /Methodology
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Statutory &amp; Strategic</b>	
	Concept Plan Approval MP 06_0181 (as modified)
	SEPP (Major Projects) 2005 – Part 22 Greystanes Southern Employment Lands site
	SEPP No. 59 - Central Western Sydney Economic and Employment Area
	Greystanes Estate Southern Employment Lands – Urban Design Plan Issue J – July 2008
<b>Soil and Water</b>	
<i>Stormwater</i>	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
<i>Surface water</i>	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)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
<i>Soil</i>	Acid Sulfate Soil Manual (ASSMAC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
<b>Greenhouse Gas, Energy and Water Efficiency &amp; Waste</b>	
	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS)
<i>Waste</i>	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
<b>Risk Assessment</b>	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 2003:2006 Environmental Risk Management – Principles & Process (Standards Australia)

Our Reference: HC-09-01-2/05  
Contact: L Borchert  
Telephone: 9840 9883

15 January 2009

Felicity Greenway  
NSW Government, Department of Planning  
Major Development Assessment  
Manufacturing and Rural Industries  
DX 22  
SYDNEY

Dear Madam,

**PREMISES: PROPOSED LOTS 101, 102, 103 & 104 SOUTHERN EMPLOYMENT LANDS, PEMULWUY**

**PROPOSAL: CONSTRUCTION OF WAREHOUSING & DISTRIBUTION FACILITIES IN AN INDUSTRIAL PARK INCLUDING: -**

- **SUBDIVISION;**
- **ACCESS ROADS;**
- **SITE SERVICES;**
- **EARTHWORKS;**
- **BUILDING CONSTRUCTION;**
- **HARDSTAND & CARPARKING; AND**
- **ASSOCIATED LANDSCAPING AND SITE WORKS.**

**APPLICATION NO. MP 08\_0259**

I refer to your e-mail dated 8 January 2009 seeking comment from Council on the draft Director-General's requirements and/or what issues Council considers will be important to the environmental assessment of the proposal.

#### **1. Submission Requirements**

You are advised that Council suggests the following information be requested for submission to HCC as part of the application: -

- i. Submission of 8 sets (as a minimum) of all information and plans as detailed within the Holroyd City Council (HCC) Major Checklist Application. This checklist stipulates the submission requirements for Major Developments within the Holroyd Local Government Area (LGA). Please find enclosed a copy of this Checklist, however you may also download this from Council's website [www.holroyd.nsw.gov.au](http://www.holroyd.nsw.gov.au) go to 'Building and Development' then 'Forms & Checklists' and download the Major DA Checklist.
- ii. Under the 'Key Issues' section, the following plans/information should be specified to be provided to HCC as a minimum: -  
**Layout & Design:-**
  1. Architectural plans (site, elevations, etc).
  2. Proposed subdivision plan and any staging proposed, showing community title and public land.

3. Landscape plans (requirements expanded below under Landscape Comments)
4. Schedule of external colours and finishes

**Traffic & Parking: -**

1. Engineering drawings.
2. The traffic report should address/include details of internal roadways and access roads.
3. Details of signalised and non-signalised intersections and their operational performance shall be provided.
4. Entry treatment details for the junctions of north-south spine road and community title roads.

➤ **Soils & Water:-**

1. Drainage/stormwater drawing/s.
2. Waste management plan/s.
3. Erosion and sediment control plan/s.
4. Salinity Management Plan.
5. Contamination Assessment.
6. Noise Management Plan (with Items 3, 4, 5 & 6 expanded below under the Environmental Health Comments section).

- iii. Under the '**Consultation**' section of the draft Director- General's requirements, Blacktown City Council should also be consulted, as a small portion of the quarry is located within their Local Government Area (LGA). Please note that whilst the subject works do not appear to have a direct impact on the land within their LGA however it would be pertinent to include them in the proponent's consultation discussions.

## 2. Important Issues/Comments

The following provides a list of the issues/comments raised: -

### Traffic Engineer

- It should be noted that Council does not generally support cul-de-sac type roads in industrial areas due to the difficulties they raise for truck access as well as garbage and waste collection.

### Strategic Planning

- Council's opposition to the original proposal (and subsequent revisions and amendments) related principally to Boral's proposal for significant office floor space, including "associated offices" on industrial lots outside the business park / service retail precinct. Council considered that the overall proposal would have an adverse impact on surrounding major commercial centres, including Parramatta, which was contrary to the intent of SEPP 59 which may result in adverse traffic impacts.
- The Minister's Part 3A approval of 7 February 2006 limits associated offices to 50% of floor area on industrial lots within 400 metres of a Transitway bus stop and 30% beyond this distance. However, the current proposal indicates that Lots 101-104 (representing Stages 1-4 of the original proposal) will be limited to 10.3% office floor space. Therefore, the current proposal is anticipated to result in less adverse impacts than would result from development in accordance with the previous approval.

### Landscape Comments

- Future landscape plans shall utilise locally endemic plant species to achieve Environmentally Sustainable Development (ESD) principles as per the residential and northern employment lands.
- Provision of rainwater tanks and drip irrigation systems shall be provided to all landscape areas.
- Street trees shall be Eucalyptus crebra to secondary streets.
- ESD shall be implemented as per Part 1, Clause 6.8, as well as Part 2, Clause 4.0.3 for landscaping and Annexure B- Landscape Report within the Southern Employments Lands (SEL) Precinct Plan.

### Environmental Health Comments

- An Erosion & Sediment Control Plan should be submitted for the proposed subdivision. The plan should indicate the methods to control all erosion and sediment for the subdivision and should include information regarding the location of all sediment controls, locations of stockpiles and vehicle access points and stabilised access areas.
- Areas of Pemulwuy are subject to the effects of salinity. A salinity management and identification study should be submitted that identifies areas affected by salinity and the management of the salinity within the proposed subdivision.
- A contamination assessment should be included for the proposed subdivision. The previous land use is identified as a contamination indicator as outlined in State Environment Planning Policy – SEPP 55. The contamination assessment should include details of a preliminary assessment followed by a detailed assessment (phase 2) and further remediation assessment if required. Council would envisage that an accredited DECC Site Auditor would be required for these works.
- A noise management plan for the subdivision would be required. Consideration should be given to the hours of operation during the construction of the subdivision and the impact that the noise will have on the local amenity. The noise management plan should be prepared in accordance with the requirements of the DECC “Industrial Noise Policy”.

If you have any further enquiries or require additional information, please do not hesitate to contact Lydia Borchert of Council’s Environmental and Planning Services Department on 9840 9883 between 8.00am and 4.30pm, Monday to Friday or via e-mail [lydia.borchert@holroyd.nsw.gov.au](mailto:lydia.borchert@holroyd.nsw.gov.au).

Yours faithfully,

Merv Ismay  
GENERAL MANAGER

Per:  
ADAN DAVIS  
ACTING DIRECTOR  
ENVIRONMENTAL & PLANNING SERVICES