

**Mining & Industry Projects**

Contact: Haley Rich

Phone: 02 9228 6516

Fax: 02 9228 6466

Email: [haley.rich@planning.nsw.gov.au](mailto:haley.rich@planning.nsw.gov.au)

Mr Gordon Kirkby  
Director - JBA Urban Planning Consultants  
Level 7, 77 Berry Street  
NORTH SYDNEY NSW 2060



Dear Mr Kirkby

**Jacfin Ropes Creek Project  
Director-General's Requirements**

I refer to your application for the Jacfin Ropes Creek Project, in the Blacktown local government area.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared based on the information you have provided to date.

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

If the project 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. If it is subsequently determined that an approval is required under the EPBC Act, please contact the Department 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 the Environmental Assessment (EA) 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); and
- number of copies (hard-copy or CD-ROM) of the EA that will be required for exhibition purposes.

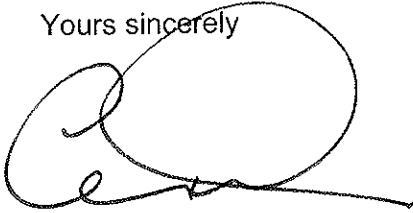
Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

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 EA to be hosted on a suitable website during the assessment process.

If you have any enquiries about these requirements, please contact Haley Rich on the above details.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a large, faint circular stamp.

13.8.10

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

# Director-General's Requirements

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

<b>Application Number</b>	Concept Plan: 10_0127 Major Project: 10_0128
<b>Project</b>	Concept Plan: establish an industrial and employment park and associated infrastructure, on 105 hectares of land in Ropes Creek.  Project Application Stage 1: subdivision of the site and the development of 2 warehouse and distribution facilities and associated infrastructure.
<b>Location</b>	Ropes Creek, Precinct 6 of the WSEA (Lot 5 in DP 262213)
<b>Proponent</b>	Jacfin Pty Ltd
<b>Date of Issue</b>	12 August 2010
<b>General Requirements</b>	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project, including: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered;</li> <li>– the development to be carried out onsite, including plans of all proposed building works;</li> <li>– the likely staging of the project;</li> <li>– operation details of the proposal; and</li> <li>– the type of activities/uses to be undertaken onsite;</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 the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and</li> <li>– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment;</li> </ul> </li> <li>• a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project;</li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project;</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>; and</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>Strategic and Statutory Context</b> – including: <ul style="list-style-type: none"> <li>– detailed justification for the proposal and suitability of the site to be developed;</li> <li>– demonstration that the proposal is generally consistent with: <ul style="list-style-type: none"> <li>○ the <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>;</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ any relevant development control plans (DCP);</li> <li>○ the NSW State Plan, Metropolitan Strategy and draft subregional strategy; and</li> <li>○ justification for any inconsistencies;</li> </ul> <ul style="list-style-type: none"> <li>• <b>Site Layout and Design</b> – including: <ul style="list-style-type: none"> <li>– details of subdivision of the site, including site coverage, lot sizes and positioning of lots;</li> <li>– details of how the proposed layout and development of the project would be undertaken to minimise potential impacts on nearby sensitive receivers;</li> <li>– details of a development control plan that includes controls for, but not limited to, building heights and design, setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; and outline and justify any inconsistencies with existing precinct plans or other DCPs that apply to the area.</li> </ul> </li> <li>• <b>Transport, Access and Parking</b> – including: <ul style="list-style-type: none"> <li>– details of the traffic volumes likely to be generated during construction and operation;</li> <li>– an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network in the short and long term, and an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area. This traffic assessment shall particularly consider impacts on Old Wallgrove Road, and the intersection of Old Wallgrove Road/Wallgrove Road and the M7;</li> <li>– details of the consistency of the project with the Government's design for the new Erskine Park Link Road and all connector roads between Mamre Road and the M7/M4, and the corridor/s identified in the Government's Draft Structure Plan for the area;</li> <li>– detailed plans of any proposed road upgrades;</li> <li>– access, including detailed consideration of various access options and justification for the proposed location of the main access points; and</li> <li>– details of the availability of non-car travel modes and measures to encourage greater use of these travel modes.</li> </ul> </li> <li>• <b>Infrastructure Requirements</b> – including: <ul style="list-style-type: none"> <li>– a detailed written and graphical description of the infrastructure required on-site;</li> <li>– the identification of the 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 these upgrades are implemented in a timely manner and maintained;</li> <li>– a description of how the provision of infrastructure both on and off site would be co-ordinated and funded to ensure the necessary infrastructure is in place prior to the detailed development of the site; and</li> <li>– maintaining access to public utility infrastructure.</li> </ul> </li> <li>• <b>Planning agreement/developer contributions</b> – including a description of the arrangements that would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the proposal.</li> <li>• <b>Noise and Vibration</b> – including construction, operation and traffic noise.</li> <li>• <b>Heritage</b> – including Aboriginal and non-Aboriginal.</li> <li>• <b>Flora &amp; Fauna</b> – including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region. Details of measures to enhance and protect any riparian zones, including setbacks should also be provided.</li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Soil and Water</b> including water supply and efficiency, proposed erosion and sediment controls (during construction); the proposed stormwater management system for the site; detailed consideration of any potential offsite drainage or flooding impacts; consideration of the potential for rainwater harvesting; wastewater disposal; and soil salinity and contamination.</li> <li>• <b>Visual</b> – including: <ul style="list-style-type: none"> <li>– a detailed description (including photomontages) of the measures to be implemented to: <ul style="list-style-type: none"> <li>o ensure the project has a high design quality and is well presented;</li> <li>o manage the bulk and scale of the buildings;</li> <li>o minimise the visual impact of the project, particularly from any nearby residential properties; and</li> </ul> </li> <li>– a detailed landscaping, lighting, and signage strategy for the whole site.</li> </ul> </li> <li>• <b>Energy efficiency</b> – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient.</li> <li>• <b>Air Quality and Odour</b> – including details of dust monitoring undertaken during bulk earth works and construction.</li> </ul>
<b>Other Issues</b>	<ul style="list-style-type: none"> <li>• <b>Hazards</b> – including: <ul style="list-style-type: none"> <li>– from the storage and use of hazardous materials; and</li> <li>– fire risk and management; and</li> </ul> </li> <li>• <b>Waste</b> – during construction and operations.</li> </ul>
<b>References</b>	The environmental assessment of the key issues 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 the:</p> <ul style="list-style-type: none"> <li>• Department of Transport and Infrastructure;</li> <li>• Sydney Water;</li> <li>• Sydney Catchment Authority;</li> <li>• NSW Office of Water;</li> <li>• Blacktown City Council; and</li> <li>• Transgrid.</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

Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Statutory Context	
	NSW State Plan
	Draft North West Subregional Strategy
	<i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	<i>State Environmental Planning Policy (Infrastructure)</i>
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
Soil & Water	
Salinity	NSW Salinity Strategy (DLWC)
Contamination	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)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA)
	<i>State Environmental Planning Policy No 55 - Remediation of Land</i>
Erosion & Sediment Control	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
Stormwater	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)
	Blacktown City Council Engineering Guide for Development 2005
	Blacktown City Council Works Specification 2005
	Council's Stormwater Quality Control Policy (current version)
Flood Management	Draft DCP – WSUD and Integrated Water Cycle Management
	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)

	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Quantity Management Policy (DLWC, 1998)
	Guidelines for the Assessment & Management of Groundwater Contamination (DECC, 2007)
<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>Biodiversity</b>	
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	Guidelines for controlled activities - Riparian corridors (DWE)
	Guidelines for controlled activities - Vegetation Management Plans (DWE)
<b>Heritage</b>	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
<i>Non-Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
<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)
<i>Potentially Hazardous Storage</i>	Department of Environment and Conservation Guidelines – technical BU Bunding and Spill Management
	Australian Standard 1940-1993: The storage and handling of flammable and combustible liquids.
	Australian Standards/New Zealand Standards 4681:2000: The storage and handling of Class 9 (miscellaneous) dangerous goods and articles.
	WorkCover NSW Dangerous Goods requirements for diesel tanks
	Protection of the Environment Operations Act 1997
	Department of Environment and Conservation Guidelines – technical BU Bunding and Spill Management