

Horsley Drive Business Park Request for DGRs – Supporting Document

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Prepared for:



Western Sydney Parklands

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striving for balance between economic, social and environmental ideals...

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CONTENTS

1	INTRODUCTION	1
1.1	Overview	1
1.2	Background	1
2	THE SITE.....	3
3	PROPOSED DEVELOPMENT	6
4	PLANNING CONTEXT.....	11
4.1	State Significant Development	11
4.2	Permissibility	11
4.3	Western Sydney Parklands SEPP	12
4.4	Draft Fairfield LEP 2011	12
5	ENVIRONMENTAL ISSUES	14
6	CONCLUSION.....	16

TABLES

- 3.1 Horsley Drive Business Park Development Summary
- 5.1 Screening Analysis of Environmental Issues

FIGURES

- 1.1 Regional Context
- 1.2 Western Sydney Parklands
- 2.1 Precinct 9 – Horsley Park
- 2.2 Aerial Photo
- 3.1 Preliminary Subdivision Layout Plan
- 3.2 Preliminary Concept Masterplan Layout
- 3.3 Indicative Staging Plan
- 3.4 Preliminary Servicing Strategy Plan
- 4.1 Western Sydney Parklands SEPP Map
- 4.2 Proposed Zoning under Draft Fairfield LEP 2011



1 INTRODUCTION

1.1 Overview

The Western Sydney Parklands Trust (the Trust) is proposing to develop a world-class business park – known as the Horsley Drive Business Park – on an approximately 21 hectare site immediately adjacent to the Smithfield-Wetherill Park Industrial Area, in accordance with the Trust's functions under the *Western Sydney Parklands Act 2006* and the *Western Sydney Parklands Plan of Management 2020*.

This report has been prepared by PJEP Environmental Planning Pty Ltd (PJEP) on behalf of the Trust to assist the Department of Planning & Infrastructure's (the Department's) initial consideration of the development as State Significant Development under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

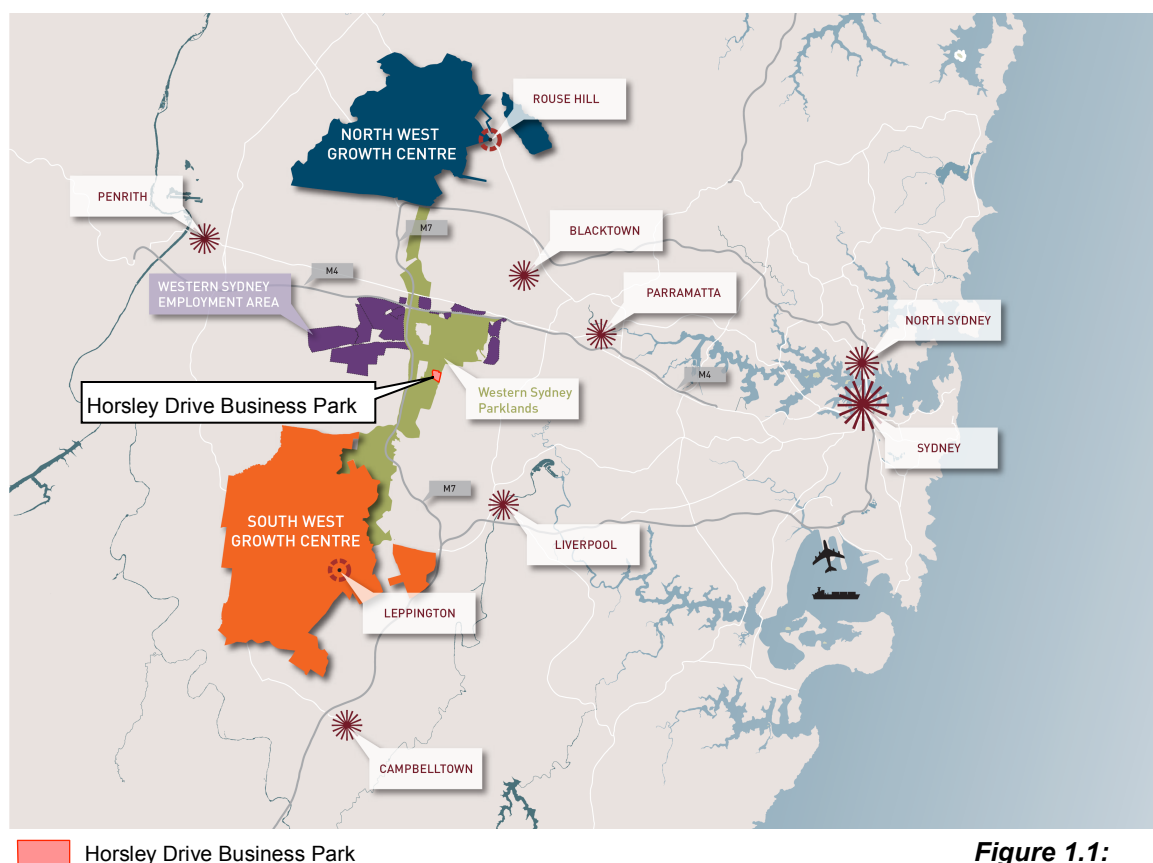
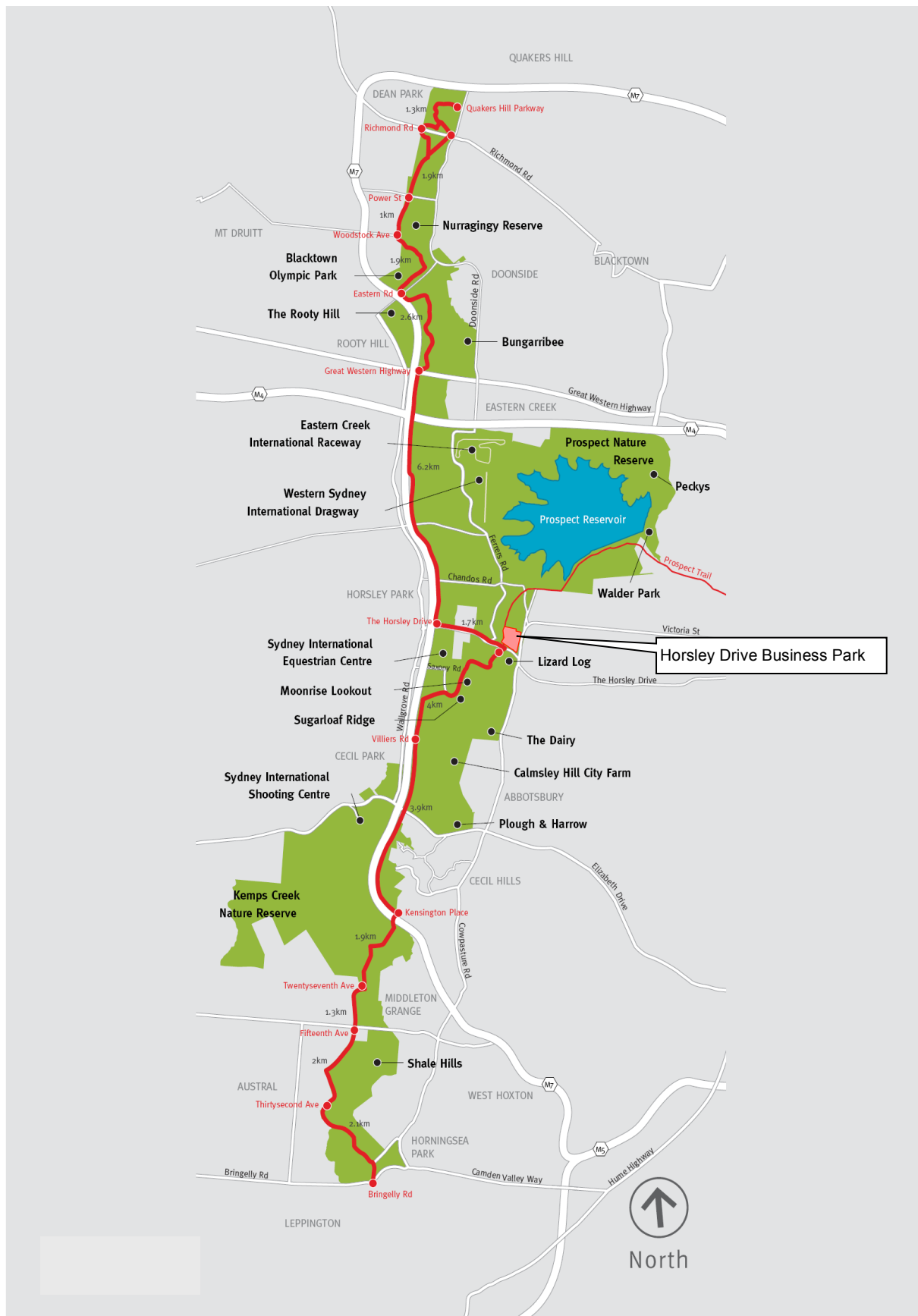


Figure 1.1:
Regional Context (Source: Department of Planning Guide to WSEA, 2009)

1.2 Background

The Western Sydney Parklands (the Parklands) is located in the heart of Western Sydney, comprising a 27 kilometre corridor stretching from Quakers Hills to Leppington (see **Figures 1.1** and **1.2**).

The Parklands runs through the 3 Local Government Areas (LGAs) of Blacktown, Fairfield and Liverpool and is adjacent to the North West and South West Growth Centres, and the Western Sydney Employment Area (see **Figure 1.1**).



 Horsley Drive Business Park

Figure 1.2: Western Sydney Parklands (Source: Parklands Plan of Management 2020)



The NSW Department of Planning & Infrastructure has spent over \$400 million since the 1970s in acquiring the land and establishing the Trust to manage the Parklands. Further capital grants of \$74 million have been committed since 2008 from a range of sources including the Department and NSW Treasury.

The Parklands were originally envisaged in the Department's *Sydney Region Outline Plan 1968* and was identified as a major initiative in the *Sydney Metropolitan Plan*.

Consisting of 5,280 hectares, the Parklands will be the largest urban parkland system in Australia and one of the largest in the world.

Much of the land is still to be developed for its long term parklands purpose. 40 percent of the Parklands is currently in interim land uses such as rural residential or vacant land. Some of the land is still to be acquired.

The Trust was established by the Minister for Planning under the *Western Sydney Parklands Act 2006* with the principal function of developing the Parklands into a multi-use urban parkland for the region of Western Sydney. The Act sets out a number of supporting functions for the Trust, including the provision of recreation, conservation, cultural and agricultural facilities, as well as the provision of "commercial, retail and transport" facilities to support the viability of the Parklands management.

The Trust released the *Western Sydney Parklands Plan of Management 2020* in December 2010, and the Plan of Management was formerly adopted by the Minister for Western Sydney on 25 January 2011. The Plan of Management establishes the vision, principles and strategic directions (including objectives and outcomes) for management of the Parklands to 2020.

The Parklands Trust was established to fund its operations from long term leases on appropriate sites within the Parklands. Accordingly, to support the core recreation, conservation, cultural and agricultural objectives for the Parklands, the Plan of Management includes the following objective:

"Develop new business opportunities to support the management and further development of the Parklands."

To support this objective, the Plan of Management includes the following stated outcome:

"Lease up to 2 percent of the Parklands over a number of sites for business uses to generate income to manage the Parklands."

In accordance with this objective and outcome, the Plan of Management proposes that 'Business Hubs' will be spread across the Parklands cover on appropriate sites (particularly where recreation and environmental values are lower), and that revenues generated from leasing land in the Hubs will be used to fund the maintenance of existing facilities and the provision of additional park infrastructure.

The proposed Horsley Drive Business Park would be one such business hub in the Parklands, within the Fairfield LGA.

2 THE SITE

The Horsley Drive Business Park is proposed to be developed on a 21.4 hectare site of the Parklands on the corner of The Horsley Drive and Cowpasture Road, Horsley Park, immediately adjacent to the existing Smithfield-Wetherill Park Industrial Area (see **Figures 1.2** and **2.1**).

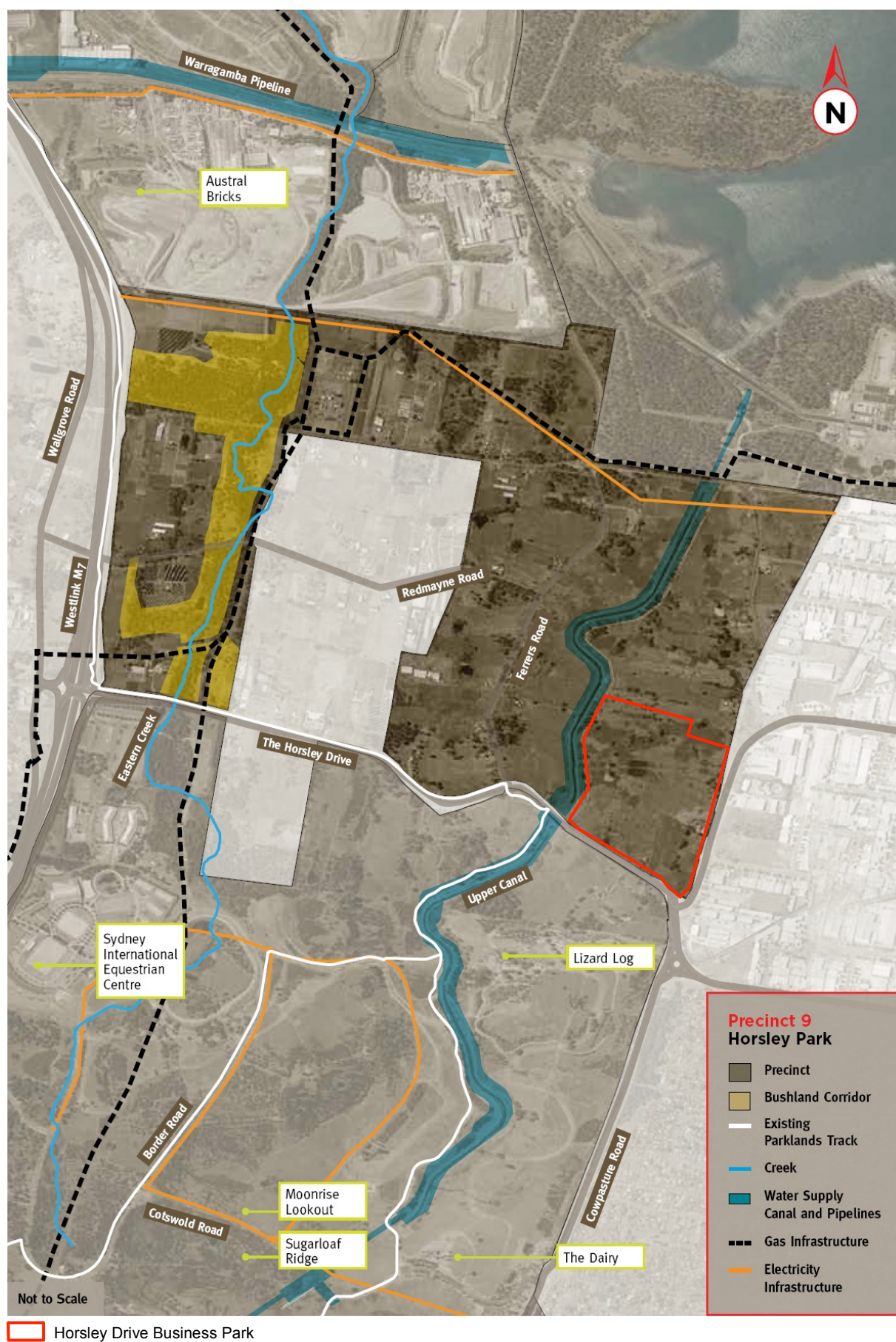


Figure 2.1: Precinct 9 – Horsley Park (Source: Parklands Plan of Management 2020)



 Horsley Drive Business Park

Figure 2.2: Aerial Photo (Source: Google maps)

The site is wholly within the Fairfield LGA, and comprises 18 separate land parcels, including:

- Lots 23 (part), 24 (part), 25, 28B, 30, 30A, 30B, 32 and 32A in DP13961;
- Lots 1 to 5 in DP 1098128;
- Lot 100 in DP 879680;
- Lot 1 in DP 1036933;
- Lot 10 in DP 879209; and
- Lot C in DP 103755.

All of the landholdings are owned by the Trust, with the exception of Lot 10 in DP 879209, which is still privately-owned. The Government is currently in discussion with the landowner regarding acquisition of this landholding.

The site is located within 'Precinct 9 – Horsley Park', under the Parklands Plan of Management (see **Figure 2.1**).

The site has an undulating topography, with a dominant east-west ridge running through the site. This ridge effectively divides the site into 2 catchments, with drainage generally to the south-east in areas south of the ridge, and to the north-east in areas north of the ridge.

The site does not contain any waterbodies, although 2 farm dams are located in the north-western area of the site.



The site is predominately cleared of vegetation and covered with pasture grasses reflective of the historic agricultural land use. Some areas of scattered scrub (mostly weed) are located in the north-western areas of the site, and scattered trees are located across the site.

The site has been used for predominantly rural purposes since the 1940s, although a fuel storage depot was operated on Lot 10 in DP 879209.

The NSW Government has been progressively acquiring the site since the 1970s for the purposes of the Parklands. Upon acquisition, the acquired land parcels have generally been left vacant.

Land use surrounding the site includes:

- North: Parklands, including an electricity transmission line easement immediately to the north of the site;
- East: Cowpasture Road, with the Smithfield-Wetherill Park Industrial Area beyond;
- South: The Horsley Drive, with Parklands beyond, including the Lizard Log Community and Passive Recreation Hub approximately 300 metres to the south;
- West: Parklands, with a regional cycleway located immediately west of the site, and Sydney Water's Upper Canal located to the west of the cycleway, approximately 35 metres from the site boundary.

3 PROPOSED DEVELOPMENT

The Trust is proposing to develop a world-class business park on the site, in a manner that is consistent with the vision, principles and strategic directions of the *Parklands Plan of Management 2020*. The preliminary concept design for the Horsley Drive Business Park is shown on **Figures 3.1 to 3.4**, and the main components of the proposed development are outlined in **Table 3.1**.

The description of the proposed development is provided to assist the Department in its initial consideration of the development as State Significant Development under the EP&A Act. It is noted that aspects of the proposed development (for example subdivision lots and layout, road layout, infrastructure and servicing arrangements) may be subject to change following detailed development design planning and environmental assessment. Final details of the proposed development will be provided in the Environmental Impact Statement (EIS) for the development.

Table 3.1: Horsley Drive Business Park Development Summary

Development Summary	Development of the Horsley Drive Business Park, including: <ul style="list-style-type: none">• subdivision;• demolition and remediation;• bulk and detailed earthworks;• construction of estate infrastructure; and• estate landscaping. <p>It is noted that the proposal does not involve development of the industrial facilities themselves, which would be subject to separate approvals. In this regard, the Trust is planning to lease the development lots to end users on long term leases.</p>
Proposed Use	General Industry, predominately warehousing distribution with ancillary office. (As outlined above, the development of the industrial facilities would be subject to separate approvals).
Subdivision	Subdivision of the site to create 11 development lots, an estate road and a service lot (stormwater).
	It is noted that the lots may be subdivided further in accordance with end user requirements, subject to separate approval.



<i>Demolition</i>	Demolition of existing site improvements, which include 2 residences and ancillary buildings, fencing, farm dams and ancillary structures and services
<i>Remediation</i>	Remediation of site contamination, including identified contamination on Lot 10 in DP 879209 where site assessments have identified localised hydrocarbon-related contamination associated with the former fuel storage depot use of that lot.
<i>Earthworks</i>	Bulk and detailed earthworks across the site (approximately 400,000m ³), and some retaining structures, to create level building pads for development and for estate infrastructure and services. Preliminary analysis indicates that earthworks can be undertaken on a balanced cut to fill basis.
<i>Landscaping</i>	Implementation of estate landscaping in accordance with an Estate Landscaping Plan
<i>Staging</i>	The development may be undertaken in stages in accordance with securing of end users. Nominal staging is shown on Figure 3.3 , and involves 3 main stages
<i>Capital Investment Value</i>	\$16.2 million (Nb. The fully developed estate would have an estimated CIV of approximately \$80 million)
<i>Employment</i>	Construction (Estate Works): 100* Operation (Fully Developed Estate): 600** * Construction of the whole estate, including the industrial facilities, would generate approximately 350 jobs. ** Based on 30 jobs per developable hectare, as used in the <i>Employment Lands Development Program 2010 Overview Report</i> for Western Sydney (North West and South West). It is noted that construction and operation of the industrial facilities would be subject to separate approvals.
<i>Infrastructure and Services (based on preliminary assessment)</i>	
<i>Roads</i>	Construction of site access intersection from Cowpasture Road (opposite Newton Road) and an internal estate road.
<i>Electricity</i>	The development is able to be serviced via the existing zone substation in Victoria Street, Wetherill Park, approximately 400 metres from the north-east corner of the site.
<i>Potable Water</i>	Existing reticulated water supplies (375mm and 250mm diameter mains) are available immediately adjacent the site in Cowpasture Road and The Horsley Drive.
<i>Sewer</i>	Existing reticulated sewer (375mm diameter main) is available approximately 200 metres north of the site on the corner of Cowpasture Road and Victoria Street, and approximately 200 metres east of the site on the corner of Newton Road and Cavanah Place.
<i>Telecoms</i>	Existing telecoms services are available immediately adjacent the site in Cowpasture Road.
<i>Gas</i>	Existing gas supplies are available immediately adjacent the site at the intersection of Cowpasture Road and Newton Road. It is noted that gas supplies would only be extended to the site in the event that an end user demand warrants the connection.
<i>Stormwater Management</i>	Provision of estate stormwater infrastructure, including on-site detention (OSD) basins and stormwater quality improvement devices, in accordance with an Estate Stormwater Management Plan. It is noted that the stormwater infrastructure may be provided in areas of the Parklands outside the site.



Figure 3.1: Preliminary Subdivision Layout Plan (Source: Hansen Yuncken)



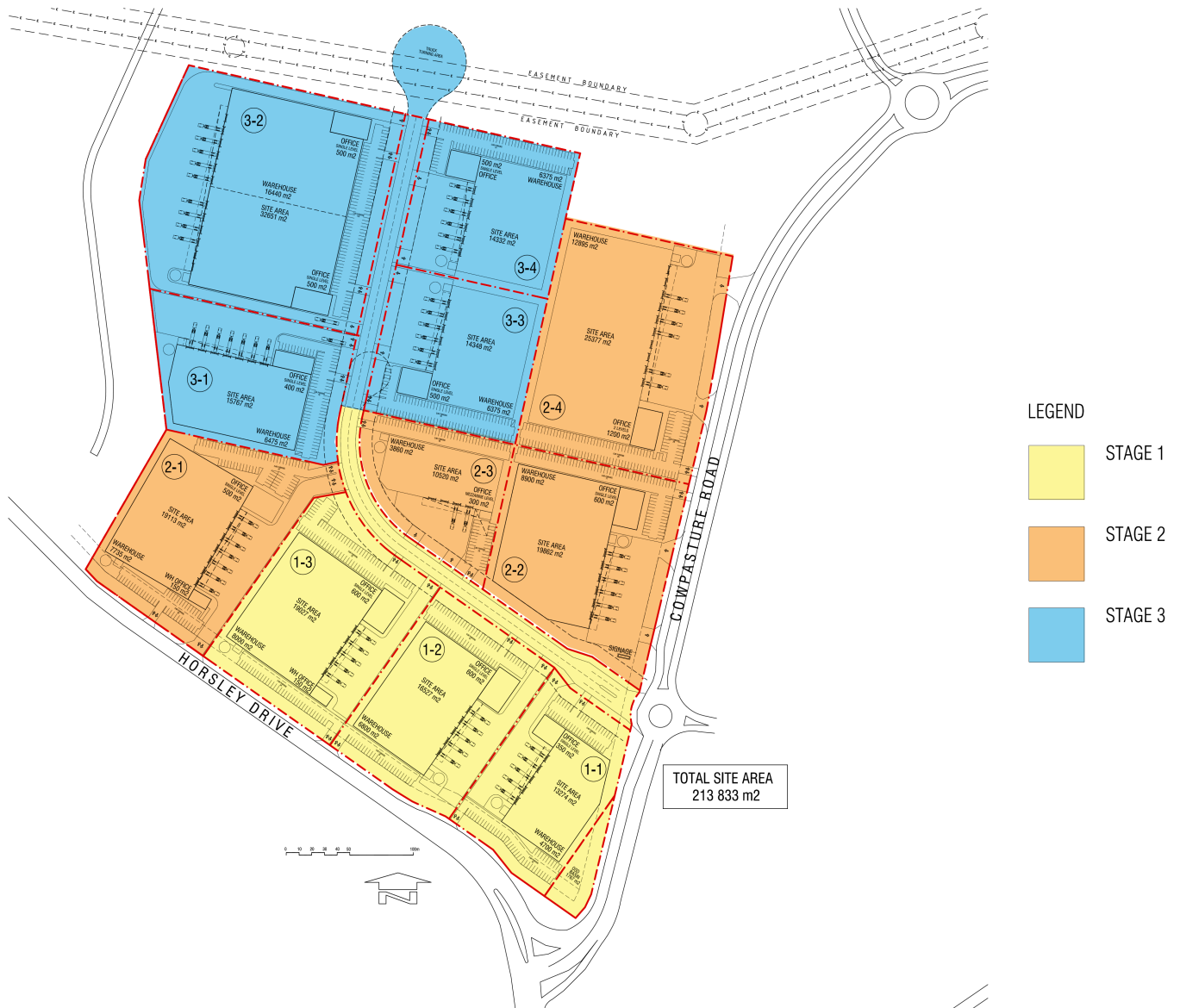


Figure 3.3: Indicative Staging Plan (Source: Hansen Yuncken)

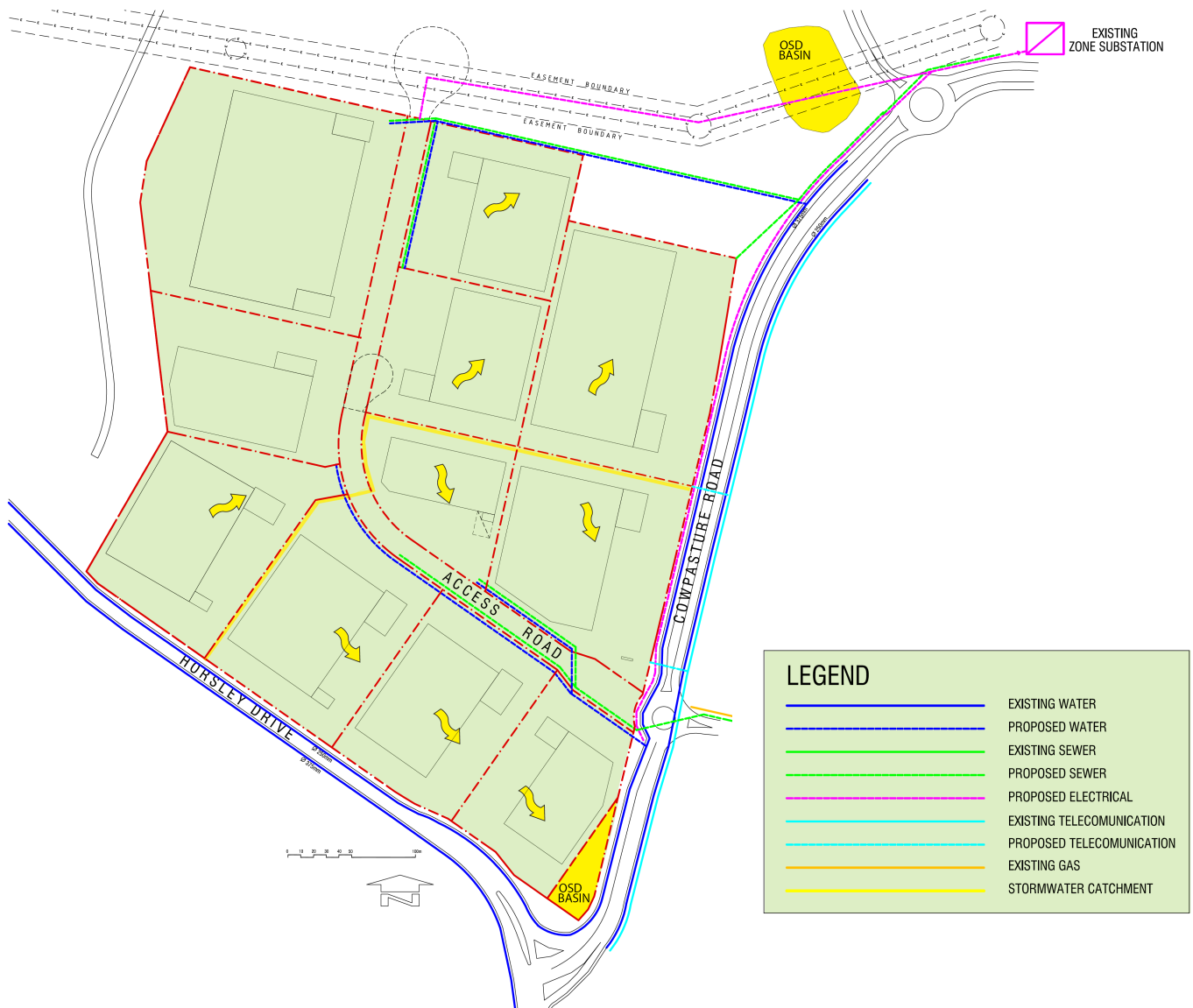


Figure 3.4: Preliminary Servicing Strategy Plan (Source: Hansen Yuncken)

4 PLANNING CONTEXT

4.1 State Significant Development

The proposal is classified as State Significant Development under Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as it involves development with a capital investment value of more than \$10 million on land within the Parklands, and therefore triggers the criteria in Clause 5 of Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*.

Consequently, the Minister for Planning is the approval authority for the proposed development.

4.2 Permissibility

The site is land to which *State Environmental Planning Policy (Western Sydney Parklands) 2009* (the Parklands SEPP) applies, and the site is unzoned under the SEPP.



The proposed Horsley Drive Business Park is considered to represent development for the purpose of general industry. Clause 11 of the Parklands SEPP provides that development for the purpose of general industry is permissible with consent (as an innominate purpose).

4.3 Western Sydney Parklands SEPP

Clause 12 of the Parklands SEPP requires a consent authority to consider a number of matters (insofar as they are relevant) when determining an application for development on land in the Parklands. The matters include:

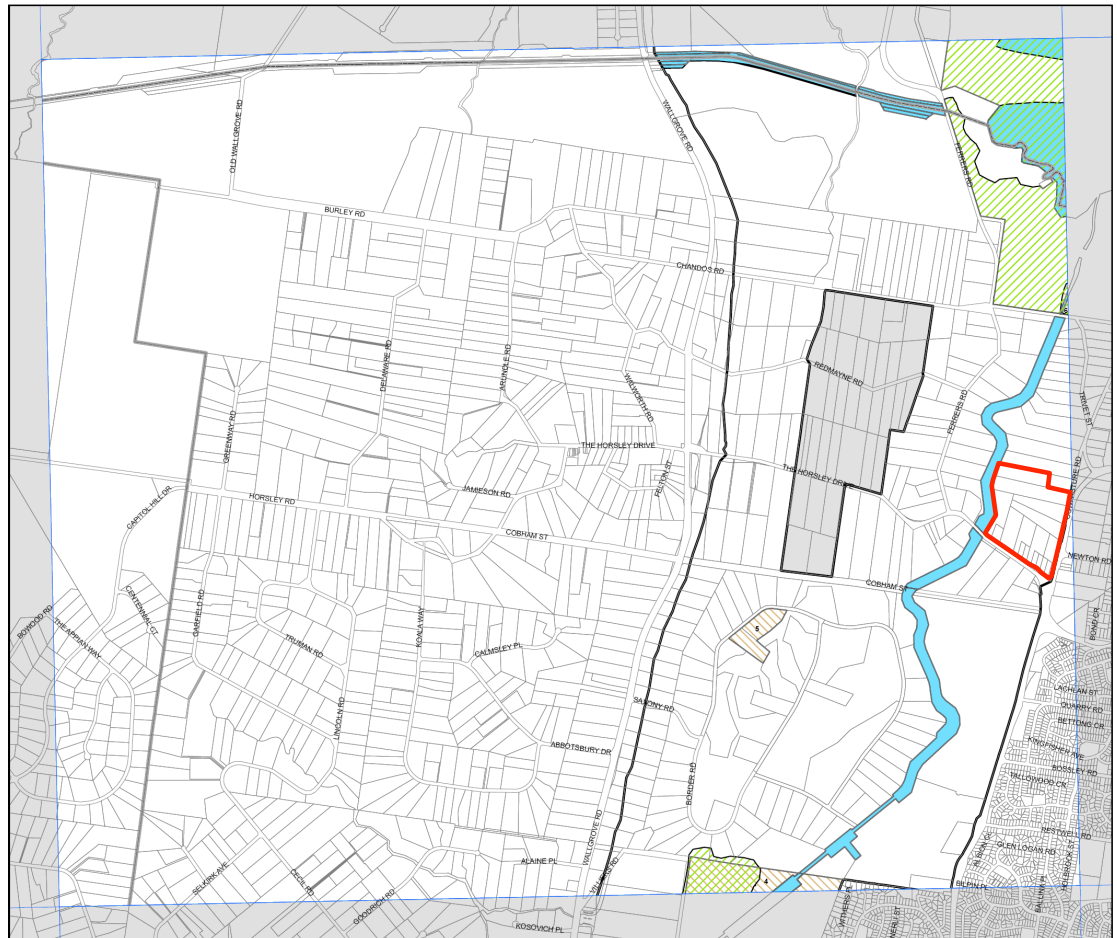
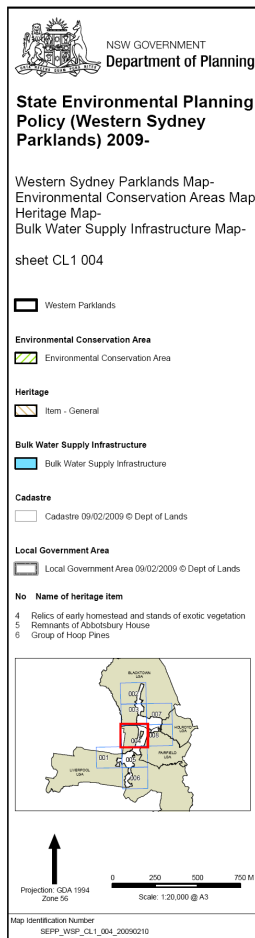
- (a) the aim of the SEPP;
- (b) the impact on drinking water catchments and associated infrastructure;
- (c) the impact on utility services and easements;
- (d) the impact of carrying out the development on environmental conservation areas and the natural environment, including endangered ecological communities;
- (e) the impact on the continuity of the Parklands as a corridor linking core habitat such as the endangered Cumberland Plain Woodland;
- (f) the impact on the Parkland's linked north-south circulation and access network and whether the development will enable access to all parts of the Parklands that are available for recreational use;
- (g) the impact on the physical and visual continuity of the Parklands as a scenic break in the urban fabric of western Sydney;
- (h) the impact on public access to the Western Parklands;
- (i) consistency with:
 - (i) any plan of management for the Parklands; or
 - (ii) any precinct plan for a precinct of the Parklands;
- (j) the impact on surrounding residential amenity;
- (k) the impact on significant views;
- (l) the effect on drainage patterns, groundwater, flood patterns and wetland viability;
- (m) the impact on heritage items; and
- (n) the impact on traffic and parking.

Figure 4.1 shows the site within the context of the Parklands SEPP, including areas of the Parklands affected by special provisions of the SEPP (including environmental conservation areas, heritage items and bulk water supply infrastructure).

4.4 Draft Fairfield LEP 2011

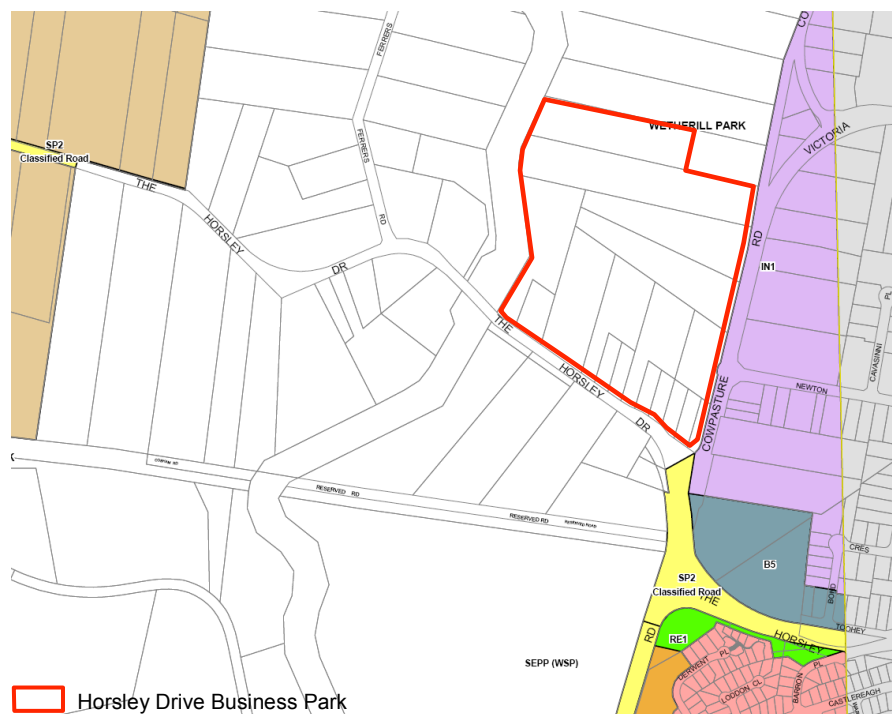
Although not applicable to the proposed development, the proposed zoning plan under the *Draft Fairfield Local Environmental Plan 2011* (Draft Fairfield LEP) is reproduced on **Figure 4.2** below, to show proposed land use zoning in the area to the east of the site.

As indicated on the figure the Smithfield-Wetherill Park Industrial Area, located immediately to the east of the site, is proposed to be zoned IN1 General Industry under the Draft LEP. This zoning is similar to the existing zoning (ie. Zone 4(a) General Industry) under the existing Fairfield LEP 1994. In this regard, the proposed Horsley Drive Business Park is consistent with the existing and proposed land use in the surrounding area, and essentially represents an extension to the existing Smithfield-Wetherill Park Industrial Area.



 Horsley Drive Business Park

Figure 4.1: Western Sydney Parklands SEPP Map (Source: Western Sydney Parklands SEPP)



 Horsley Drive Business Park

Figure 4.2: Proposed Zoning under Draft Fairfield LEP 2011 (Source: Draft Fairfield LEP)



5 ENVIRONMENTAL ISSUES

A screening analysis of the environmental issues applicable to the proposal is presented in the following table. This risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the Director-General's Requirements (DGRs) for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The Environmental Impact Statement (EIS) for the proposal will fully address these and other environmental issues relevant to the proposal.

Table 5.1: Screening Analysis of Environmental Issues

Issue	Analysis / Comment
<i>Soil and Water</i>	<i>Erosion and Sedimentation</i> <ul style="list-style-type: none">• Preliminary geotechnical assessment indicates that the site comprises topsoil (up to 0.5 metres) overlying residual silty clays then weathered bedrock at shallow to moderate depths (between 1.3 metres and 3.8 metres). The regional geology comprises shale, fine grained sandstone and laminite of the Bringelly Shale Formation.• The clays are likely to be dispersive and subject to erosion.• To manage erosion and sedimentation risks during construction, a Soil and Water Management Plan will be prepared for the proposal.
	<i>Site Contamination</i> <ul style="list-style-type: none">• Preliminary site contamination assessment undertaken on the site indicates that the site is unlikely to be significantly contaminated and is suitable for its proposed industrial use, with the exception of Lot 10 in DP 879209 which has been used as a fuel storage depot in the past and has some known hydrocarbon-related contamination.• To assess and manage contamination risk across the site detailed Phase 1 and Phase 2 site contamination assessments will be undertaken for the proposal, in accordance with relevant EPA guidelines.
	<i>Riparian Areas, Waterbodies and Stormwater</i> <ul style="list-style-type: none">• There are no natural waterbodies on the site, although 2 farm dams are located in the north-western area of the site.• The site has 2 main catchments divided by the central east-west trending ridge, with drainage north of the ridge generally to the north-east, and drainage south of the ridge generally to the south-east.• Sydney Water's Upper Canal water supply channel is located to the west of the site, however the site is located at a lower elevation and site drainage is away from the Canal.• To appropriately manage stormwater for the development a detailed Stormwater Management Plan will be prepared for the proposal.
	<i>Groundwater</i> <ul style="list-style-type: none">• Groundwater seepage was not encountered in boreholes drilled for the preliminary geotechnical assessment and site contamination assessment (boreholes were drilled to a maximum depth of 6 metres), and the geotechnical assessment indicates that groundwater seepage is unlikely to be significant on the site.• Notwithstanding, groundwater and salinity issues will be investigated for the proposal.
	<i>Flooding</i> <ul style="list-style-type: none">• It is understood that the site is not subject to significant flooding risk given its elevation.• Flood risk will be addressed in the Stormwater Management Plan for the proposal.
	<i>Noise</i> <ul style="list-style-type: none">• The closest sensitive receivers outside the Parklands are the residents of Bossley Park, approximately 400 metres south-east of the site across The Horsley Drive and Cowpasture Road.



<i>Issue</i>	<i>Analysis / Comment</i>
	<ul style="list-style-type: none"> There are also a small number of residences on rural properties within the Parklands, with the closest located approximately 50 metres to the south across The Horsley Drive. A noise impact assessment will be carried out for the proposal to assess the impact on these and other sensitive receivers in the locality.
<i>Air Quality and Greenhouse Gases</i>	<ul style="list-style-type: none"> The proposal is not expected to generate significant air or greenhouse gas emissions, subject to implementation of standard best practice dust management controls during construction works.
<i>Flora and Fauna</i>	<ul style="list-style-type: none"> The site is predominantly cleared and covered with pasture grasses, although scattered trees are located across the site and some scrub (mostly weed) is located in the north-western area of the site. Some limited aquatic habitat is provided in the 2 on-site farm dams. All existing vegetation is likely to be required to be cleared for the proposal. The site is not within or near an environmental conservation area under the Parklands SEPP (see Figure 4.1). A flora and fauna assessment will be carried out for the proposal to assess the impact on the flora and fauna values of the site, including potential impacts on threatened species. A detailed Estate Landscape Plan will also be prepared for the proposal, incorporating locally endemic species.
<i>Heritage</i>	<ul style="list-style-type: none"> Preliminary Aboriginal archaeological assessment indicates that there are no known Aboriginal sites/objects on the site, but that the site has the potential to contain archaeological material. The site does not contain any known non-indigenous heritage items (see Figure 4.1). An Aboriginal cultural heritage assessment will be undertaken for the proposal in consultation with the Aboriginal community and in accordance with relevant EPA guidelines.
<i>Traffic and Parking</i>	<ul style="list-style-type: none"> The site enjoys direct access to Sydney's arterial and motorway road network, via Cowpasture Road and The Horsley Drive which provide access to the M7 Motorway, located approximately 1.5 kilometres to the west of the site. Cowpasture Road, The Horsley Drive and the M7 Motorway are classified main roads under the care and control of the Roads and Maritime Service (RMS). A detailed traffic impact assessment will be carried out for the proposal.
<i>Visual Amenity</i>	<ul style="list-style-type: none"> The site is not adjacent to, or in close viewing proximity to, any sensitive visual receivers outside the Parklands. There are some views to the site from the closest residences in Bossley Park (the nearest residential area), however views of the proposed business park facilities would be similar to views of the existing Smithfield-Wetherill Park Industrial Area from these receivers. The proposed development does not involve development of the business park facilities, however the proposal will consider potential visual impacts in broad terms. A detailed Estate Landscape Plan will be prepared for the proposal, which will seek to minimise any identified visual impacts.
<i>Hazards and Wastes</i>	<ul style="list-style-type: none"> The proposal does not involve any significant storage or use of hazardous materials and substances. The proposal is not expected to generate a significant quantity of waste, although a Waste Management Plan will be prepared for the proposal.



6 CONCLUSION

The Western Sydney Parklands Trust and PJEP trust that the information contained in this report provides the Department of Planning and Infrastructure sufficient information to enable its initial consideration of the proposal as State Significant Development under Part 4, Division 4.1 of the EP&A Act.

It is respectfully requested that the Department, having due regard to the information in this report, provides the Director-General's Requirements (DGRs) for the proposed development.