

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 5169
Proposal Name	Horsley Drive Business Park
Location	Corner of The Horsley Drive and Cowpasture Road, Horsley Park
Applicant	Western Sydney Parklands Trust
Date of Issue	16 March 2012
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> • form specifications in clause 6; and • content specifications in parts (1) and (4) clause 7 .
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments (EPIs) Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Western Sydney Parklands) 2009 • State Environmental Planning Policy No.33 – Hazardous and Offensive Development • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Fairfield Local Environmental Plan 1994. <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> The EIS shall be accompanied by a Phase 1 and Phase 2 site contamination assessment, and consideration of a remediation plan (if applicable), which is to demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies, Guidelines and Planning Agreements Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW State Plan • Metropolitan Plan for Sydney 2036 • West Central Subregion Draft Subregional Strategy • Fairfield City Wide DCP 2006

- Fairfield Employment Lands Strategy 2008
- Fairfield Retail and Commercial Centres Study 2005
- Direct (Section 94) Development Contributions Plan 2011
- Indirect (Section 94A) Development Contributions Plan 2011
- Development Near Rail Corridors and Busy Roads – Interim Guideline.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

3. Layout and Urban Design

- Detail the subdivision layout for the development including staging, site coverage, lot sizes, positioning of lots, setbacks, proposed open space areas, proposed landscaped areas.
- A suitable urban design response should be developed incorporating appropriate presentation to the public domain, and landscaping incorporating endemic species.
- Particular design consideration should be given to the presentation of the proposed business park to the intersection of Cowpasture Road and The Horsley Drive, as well as any site access areas.
- The layout and design of the development shall have regard to the surrounding vehicular, pedestrian and cycling networks.
- Outline how the extent of cut and fill associated with the proposed business park has been minimised.

4. Economic Impact

- Assess the supply and demand for potential future land uses and lots facilitated by the proposal and identify negative economic impacts (if relevant) and appropriate mitigation measures.
- Detailed justification should be provided in relation to the demand for uses associated with the proposed business park including an analysis of the impact on existing surrounding industrial areas.

5. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the subdivision layout.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and demonstrates water sensitive urban design and any water conservation measures.

6. Noise

- Identify the main noise generating sources and activities at all stages of construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

7. Transport and Accessibility (Construction and Operation)

- A strategic four step model should be undertaken to determine the traffic and transport impacts of the proposal, including consideration of traffic generation, traffic distribution, modal split and traffic assignment. The methodology and assumptions used for the modelling shall be to the satisfaction of the Roads and Maritime Services (RMS) and Transport for NSW (TfNSW).
- Provide a detailed traffic analysis of the proposal which includes a base

	<p>case model, a separate model with full development, and a 10 year background traffic growth model. The traffic analysis is to be to the satisfaction of the RMS and TfNSW.</p> <ul style="list-style-type: none"> • Detail access and parking provisions associated with the proposed development including how compliance with the requirements of the relevant Australian Standards will be able to be adhered. • Detail the proposed number of car parking spaces and compliance with appropriate parking codes. • Demonstrate how future uses of the development will be able to make travel choices that support the achievement of State Plan targets. • Detail existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access. • Describe the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing a location specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site. • Estimate the total daily and peak hour trips anticipated to be generated by the business park, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on local road networks, including intersection capacity and the potential need/associated funding for upgrading or road works, having regard to the local planning controls. The following key intersections are to be examined/modelled: <ul style="list-style-type: none"> ○ The Horsley Drive / Cowpasture Road ○ The Horsley Drive / Ferrers Road ○ The Horsley Drive / Westlink M7 ○ Cowpasture Road / Newton Road ○ Cowpasture Road / Victoria Street. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RTA);</i> • <i>Planning Guidelines for Walking and Cycling;</i> • <i>The Metropolitan Transport Plan 2010;</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI).</i> <p>8. Sediment, Erosion and Dust controls (Construction and Excavation) Detail the management of bulk earthworks across the site including measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> <p>9. Flora and Fauna</p> <ul style="list-style-type: none"> • Undertake a fauna and flora survey of the site in accordance with OEH Threatened Species Survey and Assessment Guidelines. • Address impacts on flora and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment. • Any impacts on threatened species, populations and endangered ecological communities that cannot be avoided or mitigated must be adequately offset in accordance with OEH Principles for the Use of Biodiversity Offsets in NSW.
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	<p>10. Utilities In consultation with relevant agencies and through the preparation of an Integrated Water Management Plan and Infrastructure Management Plan, detail the existing capacity and any augmentation requirements of the utilities for the development, including water and waste water supply, and the staging of infrastructure.</p> <p>11. Staging Details regarding the staging of the proposed development (if proposed).</p> <p>12. Contributions Address Council's Section 94 Contribution Plan and / or details of any Voluntary Planning Agreement.</p> <p>13. Flood and Stormwater Drainage Management A detailed hydrological and hydraulic assessment should be undertaken to include the proposed development, all adjacent areas, proposed staging and the full potential forecast development of the site. The assessment is to include:</p> <ul style="list-style-type: none"> • a comprehensive assessment of the impact of flooding on the proposed development and any flood risk to people and properties for the full range of the floods up to the probable maximum flood (PMF) event including potential long term cumulative impacts from potential development. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity. • Details of the drainage associated with the proposal, including stormwater and drainage infrastructure and OSD, which shall be designed in consultation with Fairfield City Council and must avoid any adverse impacts on downstream properties. The proposal shall address the impact of stormwater flows on the site from other catchments, overland flow paths and catchment modelling. • assessment of the impact of the proposed development on the flood behaviour (i.e. levels, velocities and duration of flooding) and the impact of the proposed development on adjacent, downstream and upstream areas. • assessment of the impacts of earthworks and filling of land within the proposed development. This assessment should be based on an understanding of cumulative flood impacts • detail an emergency response plan to manage floods above the flood planning level. This plan should include an assessment of the flood evacuation needs and impacts from the proposed development on the capacity or operation of existing local evacuation routes. Additionally, this plan should include consideration of a flood free access to or from the development site in extreme flood events. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005)</i> • <i>"Practical Consideration of Climate Change" (DECCW, 2007)</i> • <i>NSW Coastal Planning Guideline: "Adapting to Sea Level Rise" (August 2010) and related guidelines entitled: "Flood Risk Management Guide" and "Coastal Risk Management Guide"</i> • <i>Section 117(2) Local Planning Direction 4.3 "Flood Prone Land"</i> • <i>Planning circular PS 07-003 "New guideline and changes to section 117 direction and EP&A Regulation on flood prone land"</i> • <i>Fairfield Local Environmental Plan (1994), Part 3 Clause 11 – Development of flood-labile land</i> • <i>Fairfield Draft Local Environmental Plan 2011</i> • <i>Fairfield City Wide Development Control Plan (2006), Chapter 11 – Flood Risk Management</i>
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	<p>14. Waste Identify, quantify and classify the likely waste streams to be generated during construction and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p> <p>15. Heritage A Statement of Significance and an assessment of the impact on the heritage significance of any heritage items and / or conservation areas should be undertaken in accordance with the guidelines in the NSW Heritage Manual.</p> <p>16. Aboriginal Heritage Address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010. Any impacts to Aboriginal cultural heritage as a result of the proposal must be adequately mitigated.</p> <p>17. Archaeological Impacts If relevant, an archaeological study is to be carried out on the site to identify any European and / or Aboriginal archaeological impacts associated with the proposal.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Survey Plan of the site as existing • Draft Plan of Subdivision prepared by registered Surveyor • Demolition Plan • Remediation Plan (if applicable) • Detailed Earthworks Plan • Stormwater Concept Plan • Landscape Plan • Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology; • Geotechnical Report and Structural Report, including assessment of any landslip considerations and engineering requirements of the proposed business park • Noise Report (construction)
Consultation	<p>During the preparation of the EIS, you must 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"> • Fairfield City Council • Roads and Maritime Services • Office of Environment and Heritage • Sydney Water <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>

References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. 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.
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