



14 May 2012

Mr Tim Ward  
JBA Urban Planning Consultants  
Level 7, 77 Berry Street  
**NORTH SYDNEY NSW 2060**

Contact: Brent Devine  
Phone: 02 9228 6328  
Fax: 02 9228 6455  
Email: [brent.devine@planning.nsw.gov.au](mailto:brent.devine@planning.nsw.gov.au)

Our ref: SSD 5248

Dear Mr Ward

**DGRs for Gazcorp Industrial Estate Western Sydney Employment Area (SSD 5248)**

The Department has received your request for Director General's environmental assessment requirements (DGRs) for the above development.

I have attached a copy of the DGRs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under Clause 3(5) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Director-General may alter these requirements at any time. If you do not lodge a DA and EIS for the development within 2 years, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document to determine if it addresses the requirements in Schedule 2 of the EP&A Regulation. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy of the EIS to assist this review.

If the Department considers that the EIS does not address the requirements in Schedule 2 of the EP&A Regulation, you may be required to submit an amended EIS. Once the Department is satisfied that the requirements have been addressed, you will be contacted regarding arrangements for public exhibition.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Mr Brent Devine, can be contacted on 02 9228 6328 or via email at [brent.devine@planning.nsw.gov.au](mailto:brent.devine@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Heather Warton  
**Director,  
Metropolitan and Regional Projects North**

# Director General's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD 5248
<b>Proposal Name</b>	Gazcorp Industrial Estate
<b>Location</b>	Wallgrove Road, Horsley Park – Fairfield LGA
<b>Applicant</b>	Gazcorp Pty Ltd
<b>Date of Issue</b>	14 May 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> <li>• form specifications in clause 6; and</li> <li>• content specifications in clause 7, parts (1) and (4).</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>• State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> </ul> <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"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies, Guidelines and Planning Agreements</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW State Plan</li> <li>• Metropolitan Plan for Sydney 2036</li> <li>• West Central Subregion Draft Subregional Strategy</li> <li>• Fairfield Employment Lands Strategy 2008</li> </ul>

- 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.
- Address Part 4, clause 18 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 which requires a development control plan to be prepared for the land.
- A suitable urban design response should be developed including landscaping incorporating endemic species.
- The layout and design of the development shall have regard to the surrounding existing and future vehicular, pedestrian and cycling networks, if applicable. In particular, it should demonstrate consistency with the Western Sydney Employment Area Southern Link Road Network Strategic Transport Assessment (AECOM).
- Outline how the extent of any cut and fill activities associated with the proposed estate has been minimised.

### 4. Economic Impact

- Assess the supply and demand for potential future land uses facilitated by the proposal and identify negative economic impacts (if relevant) and appropriate mitigation measures. An analysis of any foreseeable impacts on existing surrounding industrial areas should also be provided.
- Should any publically accessible trade retail facilities be provided on the site, the economic impact of such facilities on nearby retail and commercial centres should be considered.

### 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 as part of the estate.
- 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.
- Demonstrate that any water quality measures to be incorporated as part of the proposal meet the designated stormwater pollution reduction targets outlined in the *Interim Reference Guideline for the South East Queensland Concept Design Guidelines for WSUD* (Sydney Metropolitan Catchment Management Authority) (WSUD Design Guidelines).
- Demonstrate that any riparian corridor management measures will meet the designated stream flow targets in the WSUD Design Guidelines.
- Demonstrate any on site stormwater retention measures to ensure a reduction in stream flows and maximise rainwater and stormwater reuse.
- Demonstrate how the proposal is consistent with Greater Metropolitan Water Sharing Plans.

→ *Relevant Policies and Guidelines:*

- *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Sources;*
- *Water Sharing Plan for the Greater Metropolitan Region Groundwater*

*Sources.*

## **6. Noise**

- Identify the main noise generating sources and activities at all stages of construction and operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- Investigate the impact of noise and vibration both during construction and operation of the project on residents within Horsley Park.

→ *Relevant Policies and Guidelines:*

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

## **7. Transport and Accessibility (Construction and Operation)**

- Estimate the total daily and peak hour trips anticipated to be generated by the estate, including accurate details of the future daily vehicle movements. 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 planning controls applicable to the site. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of the RMS.
- Consultation with the Department of Planning and Infrastructure and NSW Roads and Maritime Services should continue in regards to the final alignment of the Western Sydney Employment Area Southern Link Road.
- The proposed development design should have consideration of the current draft network (as shown on Figure 3.1, page 14) of the Western Sydney Employment Area Southern Link Road Network Strategic Assessment (AECOM).
- Details of the intersection layout/configuration, supported by detailed traffic analysis for the year 2031 at the following proposed intersections:
  - Wallgrove Road and the Southern Link Road
  - Wallgrove Road and the site access
  - The Southern Link Road and the site access.

The analysis should utilise traffic volumes and the strategic concept design provided in the Western Sydney Employment Area Southern Link Road Network Strategic Assessment (AECOM), and turning movements for full development of the site.
- Details of interim intersection layouts identified to support the development must be consistent with and be able to integrate with the ultimate intersection layouts at the following locations:
  - Wallgrove Road and the Southern Link Road
  - Wallgrove Road and the site access
  - The Southern Link Road and the site access.
- Detail access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards.
- 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 any 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.

	<p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Western Sydney Employment Area Southern Link Road Network Strategic Assessment, Final Report (AECOM);</i></li> <li>• <i>Guide to Traffic Generating Developments (RTA);</i></li> <li>• <i>Fairfield City Wide Development Control Plan – Chapter 12 – Car Parking, Vehicle and Access Management (Version 17);</i></li> <li>• <i>Planning Guidelines for Walking and Cycling;</i></li> <li>• <i>EIS Guidelines – Road and Related Facilities (DoPI).</i></li> </ul> <p><b>8. Sediment, Erosion and Dust controls (Construction and Excavation)</b> 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"> <li>• <i>Managing Urban Stormwater – Soils &amp; Construction Volume 1 2004 (Landcom)</i></li> <li>• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i></li> </ul> <p><b>9. Infrastructure Requirements</b></p> <ul style="list-style-type: none"> <li>• Provide a detailed written and geographical description of the infrastructure required on-site.</li> <li>• Identify any 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 that these upgrades are implemented in a timely manner and maintained.</li> <li>• Provide a description of how infrastructure both on and off site will be co-ordinated and funded to ensure the necessary infrastructure is in place prior to the full development of the site.</li> </ul> <p><b>10. Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Undertake a fauna and flora survey of the site in accordance with OEH Threatened Species Survey and Assessment Guidelines or Biobanking Assessment Methodology.</li> <li>• Identify any known Endangered Ecological Communities (EECs) and/or threatened species that occur on the site.</li> <li>• Address impacts on flora and fauna, including threatened species, populations and EECs and their habitats and steps taken to mitigate any identified impacts to protect the environment.</li> <li>• 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.</li> <li>• Identify all watercourses on the site and provide scaled plans showing the location of the top of bank, riparian land, and any remnant vegetation surrounding the watercourses.</li> <li>• Provide a description of any design features and measures to be incorporated as part of the proposal to prevent environmental disturbances (short and long term), particularly in respect of maintaining the natural hydrological regime and identification of riparian buffers.</li> <li>• Address any potential ecological impacts from stormwater runoff entering into adjoining Reddy Creek.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Draft Fairfield Biodiversity Strategy 2010 (Fairfield City Council);</i></li> <li>• <i>Fisheries Management Act 1994.</i></li> </ul> <p><b>11. Bushfire</b></p> <ul style="list-style-type: none"> <li>• Demonstrate that the proposal complies with the requirements of</li> </ul>
--	---

	<p><i>Planning for Bush Fire Protection 2006</i>, particularly in regards to public road access; internal road access; water, electricity and gas; and landscaping.</p> <ul style="list-style-type: none"> <li>• Prepare an Emergency Evacuation Plan having regard to the document <i>Guidelines for the Preparation of an Emergency / Evacuation Plan</i> (RFS).</li> </ul> <p><b>12. Utilities</b> 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><b>13. Staging</b> Provide details regarding the staging of the proposed development.</p> <p><b>14. Contributions</b> Address the following:</p> <ul style="list-style-type: none"> <li>• Council's Section 94 Contribution Plan.</li> <li>• Clause 29(3) of State Environmental Planning Policy (Western Sydney Employment Area) 2009.</li> <li>• Details of any Voluntary Planning Agreement.</li> </ul> <p><b>15. Flood and Stormwater Drainage Management</b> 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"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> <li>• 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.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005)</i></li> <li>• <i>"Practical Consideration of Climate Change" (DECCW, 2007)</i></li> <li>• <i>Section 117(2) Local Planning Direction 4.3 "Flood Prone Land"</i></li> <li>• <i>Planning circular PS 07-003 "New guideline and changes to section 117"</i></li> </ul>
--	--

	<p><i>direction and EP&amp;A Regulation on flood prone land"</i></p> <ul style="list-style-type: none"> <li>• <i>Fairfield Local Environmental Plan (1994), Part 3 Clause 11 – Development of flood-labile land</i></li> <li>• <i>Fairfield Draft Local Environmental Plan 2011</i></li> <li>• <i>Fairfield City Wide Development Control Plan (2006), Chapter 11 – Flood Risk Management</i></li> <li>• <i>Rural Area Flood Study – Ropes, Reedy and Eastern Creek, Draft Final Report 2011 (BMT WBM)</i></li> </ul> <p><b>16. Waste</b> 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><b>17. Heritage</b></p> <ul style="list-style-type: none"> <li>• 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. The assessment should include a consideration of wider heritage impacts in the area surrounding the site.</li> <li>• Consult any relative heritage lists maintained by the Office of Environment and Heritage, the National Trust of Australia, the Australian Government under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>, and Fairfield City Council in order to identify any items of heritage significance that may be affected by the proposal.</li> </ul> <p><b>18. Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Address Aboriginal Cultural 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.</li> <li>• Where it is likely that the project will impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts, and management/mitigation measures.</li> </ul> <p><b>19. Archaeological Impacts</b> 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> <p><b>20. Amenity</b> Potential amenity impacts on those residents living within the Fairfield Local Government Area and surrounding locality should be documented. Specifically, the impacts associated with noise, vibration, dust, and increased traffic generation during both construction and operation of the development. Visual impacts and loss of rural views should also be considered.</p>
<b>Plans and Documents</b>	<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"> <li>• Survey Plan of the site as existing</li> <li>• Draft Plan of Subdivision prepared by registered Surveyor</li> <li>• Demolition Plan (if applicable)</li> </ul>

	<ul style="list-style-type: none"> <li>• Remediation Plan (if applicable)</li> <li>• Detailed Earthworks Plan</li> <li>• Stormwater Concept Plan</li> <li>• Landscape Plan</li> <li>• Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology;</li> <li>• Geotechnical Report and Structural Report, including assessment of any landslip considerations and engineering requirements of the proposed business park</li> <li>• Noise Report (construction)</li> </ul>
<b>Consultation</b>	<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"> <li>• Fairfield City Council</li> <li>• Roads and Maritime Services</li> <li>• Transport for NSW</li> <li>• Office of Environment and Heritage</li> <li>• Environment Protection Authority</li> <li>• NSW Rural Fire Service</li> <li>• NSW Office of Water</li> <li>• Sydney Catchment Authority</li> <li>• Sydney Water</li> </ul> <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>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an adequate 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>
<b>References</b>	<p>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.</p>

**In reply please quote:** 10/02884

**Contact:** Klaus Kerzinger 9725 0292

**Your Ref:** SSD 5248

30 April 2012

Acting Director  
Metropolitan and Regional Projects North  
GPO Box 39  
Sydney NSW 2000

Attention: Brent Devine

Dear Sir,

**REQUEST FOR DGR's PROPOSED WAREHOUSE DISTRIBUTION FACILITY  
AT WALLGROVE ROAD, HORSLEY PARK (SSD 5248)**

Reference is made to your letter dated 13 April 2012 wherein you requested comments in respect to the above matter. It is requested that the following comments be incorporated within the final Director General's Environmental Assessment Requirements (DGR's) relating to this project:

**Key Issue 1 – Environmental Planning Instruments**

**Consent Authority**

The EIS should specify the consent authority for the various development components. This includes the concept plan, Stage 1 and subsequent stages, subdivisions, bulk earthworks, road and infrastructure works together with construction certificates for buildings, drainage and road works. Clause 12 of *SEPP (State and Regional Development) 2011* should be referenced and if it is the case that the Department of Planning and Infrastructure will be the consent authority for all stages and components of this project then this issue should be clearly highlighted in the EIS.

**Development Control Plan**

The EIS should document the manner in which the proposed Concept Plan and Staged DA process will address the matters specified in Clause 18 of *SEPP (Western Sydney Employment Area) 2009*. In the absence of a requirement for a

DCP, the manner in which the development of this part of Precinct 8, will integrate with the development of the remainder of the precinct, should be the subject of special consideration.

#### **Key Issue 4 – Economic Impact**

Should it be the case that publically accessible trade retail facilities are proposed on a part of this site then the economic impact of such facilities on nearby retail and commercial centres should also be considered within the proposed EIS. Alternatively should there be uncertainty, as to whether such facilities will be included in a future stage, then the EIS should acknowledge that the economic impacts on existing nearby retail and commercial centres will be considered with subsequent development applications.

#### **Key Issue 5 – Ecological Sustainable Development**

##### **Water Quality Management**

The Sydney Metropolitan Catchment Management Authority (SMCMA) Water Sensitive Urban Design (WSUD) program delivers the tools and resources necessary for Sydney Metropolitan Councils to achieve lasting receiving water quality improvements. They have published the WSUD Interim Reference Guideline – Concept Design, which identifies appropriate targets for stormwater quality improvement in Sydney. These guidelines should be added to the list of relevant policies and guidelines to ensure that the water quality measures provided on the site are of a suitable standard.

##### **Requirement:**

Water Quality measures to be incorporated into the site will meet the designated stormwater pollution reduction targets in WSUD Design Guidelines.

##### **Relevant policies and guidelines:**

Interim Reference Guideline for the South East Queensland Concept Design Guidelines for WSUD (Sydney Metropolitan Catchment Management Authority)

##### **Riparian Corridor Management**

Flow management is critical in ensuring that riparian corridors do not suffer further degradation. Flow regimes are considered to be as equally important as water quality in determining the level of ecosystem health of streams. These aspects are reflected in the NSW Government's River Flow Objectives.

##### **Requirement:**

The EIS is to demonstrate the manner in which it is proposed to ensure that riparian corridor management measures, proposed to be incorporated into the development, will meet the designated stream flow targets in Design Guidelines for WSUD.

##### **Relevant policies and guidelines:**

Interim Reference Guideline for the South East Queensland Concept Design Guidelines for WSUD (Sydney Metropolitan Catchment Management Authority)

### **Water Sensitive Urban Design**

Whilst the Western Sydney Employment Area SEPP (2009) states that development consent should not be given without connecting roof areas to a rainwater harvesting scheme, the developer should be encouraged to explore opportunities for undertaking on-site rainwater **and** stormwater harvesting, to not only reduce potable water use on site, but also to reduce the impact of frequent flows on the health of the Reedy Creek. Therefore, whilst rainwater tanks and on site detention (OSD) will be necessary to meet the necessary stream flows, it is possible to pursue on site retention (OSR) as a more sustainable option. It involves the holding of stormwater for relatively long periods and using it again on site, rather than directly discharging it back into the stormwater network.

#### **Requirement:**

Undertake on site retention (OSR) to ensure a reduction in stream flows and maximise rainwater and stormwater reuse.

#### **Relevant policies and guidelines:**

Water Sensitive Urban Design: Basic Procedures for 'Source Control' of Stormwater (John R Argue)

### **Key Issue 6 – Noise**

This issue should be expanded to incorporate an investigation of noise, vibration and air quality issues on residents within Horsley Park, which extends beyond the 10 nearest residential occupations identified in Sections 5.9 of the JBA , *Preliminary Environmental Assessment Report*. The methodology employed in the selection of affected properties and the range of impacts reviewed should be clearly documented within the EIS.

### **Key Issue 9 – Infrastructure Requirements**

The JBA, *Preliminary Environmental Assessment Report*, refers to the need to construct the proposed Southern Erskine Park Link Road through the site. The proposed alignment "along the northern boundary of the site parallel to the existing Sydney Water Pipeline" raises the following concerns:-

- i) While the alignment shown in Figure 6 is similar to the preferred alignment shown in AECOM's Western Sydney Employment Area Strategic Transport Assessment Final Report, released 18 April 2011, it does not match the proposed alignment shown in Figures 6 & 7 of JBA's report for the western end of the site (which would impact on layout for Stage 1).
- ii) There does not yet appear to have been a final determination by the Minister for Planning and Infrastructure (or the Department) that the preferred route in AECOM's report or any other route has been formerly adopted. It is therefore premature to assume this is the final alignment, especially in light of the objections lodged against this route by the

affected Councils. The layout for Stage 1 should only be finalised once the Minister has formally endorsed the preferred route.

In view of the above concerns the DPI should formally finalise the route of the proposed Southern Erskine Park Link Road prior to the DGR's being released or alternatively require that the EIS documents the impacts associated with alternative routes.

The DPI should also specify that the full length and width construction of the Southern Link Road be required where it adjoins the development site, rather than the proposed 50% partial width road proposed. Given the Roads and Maritime Services current position that the link road will be a local road it raises the prospect of Council becoming responsible for securing the remaining required road width. This is an untenable position from Council's perspective and one that should now be resolved, by mechanisms available to the Department such as a VPA, and incorporating the preferred approach within the EIS documentation.

## **Key Issue 10 – Flora and Fauna**

### **Flora and Fauna**

The majority of the site is covered in remnant patches of Endangered Ecological Communities, which have been classified as high and moderate conservation significance. These communities should be referenced in any assessment undertaken.

Reedy Creek, which is contained within the site, is Key Fish Habitat as classified under the Fisheries Management Act 1994. A permit must be obtained from Fisheries NSW to undertake any work within and adjacent to the creek.

#### **Requirement:**

Consult with NSW Fisheries to establish their requirements and address these within the EIS.

#### **Relevant policies and guidelines:**

Draft Fairfield Biodiversity Strategy 2010, (Fairfield City Council  
Fisheries Management Act 1994

## **Key Issue 14 – Flood and Stormwater Drainage Management**

### **Flooding**

Council is currently finalising the 'Rural Area Flood Study - Ropes, Reedy and Eastern Creek', being undertaken by BMT WBM Pty Ltd. This report contains details regarding the flood levels up to the Probable Maximum Flood (PMF) for this site, which will be necessary for the developer to consider when determining the impact of flooding. Whilst this information is not yet publically available, the developer will be able to enter into a developer agreement with Council's consultant to extract the information that they need.

**Requirement:**

The Rural Area Flood Study - Ropes, Reedy and Eastern Creek', undertaken by BMT WBM Pty Ltd to be used to ascertain flood regime, and be used in ensuring that the development does not detrimentally increase flooding on this or other development.

**Relevant policies and guidelines:**

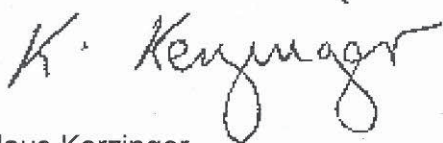
Rural Area Flood Study – Ropes, Reedy and Eastern Creek, Draft Final Report, 2011, (BMT WBM).

**Additional Key issue – Residential Amenity Impacts**

The general amenity impacts on residents living within the Fairfield Local Government Area should be thoroughly documented and summarised in a separate section of the EIS. Specifically the impacts associated with noise, vibration, dust and traffic, both during the construction and future operating stages of the development, as well as any visual impacts and loss of rural views should be discussed. Whilst it is acknowledged that some of these impacts are required to be considered under other Key Issues it would be of benefit to Fairfield residents to have these various impacts considered under a separate amenity section of the EIS.

Should you wish to further discuss issues associated with this correspondence then please contact Klaus Kerzinger of Council's Environmental Standards Department on 9725 0292 who will be pleased to assist you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Kerzinger', with a stylized flourish at the end.

Klaus Kerzinger  
**Senior Strategic Planner**



Director, Metropolitan and Regional Projects North  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Brent Devine

Dear Sir/Madam,

**Request for DGRS – Proposed Warehousing/Distribution Facility  
Wallgrove Road, Horsley Park (SSD 5248)**

Thankyou for your letter received on 25 April 2012 seeking input on the Director General Requirements (DGRs) for the above proposal.

Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) have jointly reviewed the draft DGRs and the preliminary environmental assessment (PEA) report provided. It is noted that the site is on land that was included in a strategic transport assessment for the Western Sydney Employment Area (WSEA) Southern Link Road Network led by the Department of Planning and Infrastructure (DP&I).

The final report of strategic transport assessment which was publicly exhibited for comment in late 2011 by DP&I show the preferred option for the Southern Link Road Network. The report also included a strategic concept design for the roads in the network. The preferred option includes an east-west link which impacts on the subject site, and the PEA refers to this new link road as an RMS proposed road.

TfNSW and RMS advises that the future classification, delivery and funding responsibility of the proposed Southern Link Road Network has not been determined at this time. The provision of this link should be considered as part of the wider infrastructure delivery strategy led by DP&I for the South of the Warragamba Pipeline Precinct in WSEA. TfNSW and RMS however supports the strategic concept design prepared for the Southern Link Road Network and recommend that this form the basis for assessing the land requirements on the subject site for the future east-west link road.

To ensure that work to date undertaken for the Southern Link Road Network are appropriately considered and that road network impacts are addressed, TfNSW and RMS requests that the following amendments be made to the draft DGRs.

**Key Issues**

**3 Layout and Urban Design**

*Amend the 4<sup>th</sup> dot point (changes shown underlined):*

- The layout and design of the development shall have regard to the surrounding existing and future vehicular, pedestrian and cycling networks, if applicable. In particular, it should demonstrate consistency with DP&I's Western Sydney Employment Area Southern Link Road Network Strategic Transport Assessment (Final Report, 22 November 2010).

## 7 Transport and Accessibility (Construction and Operation)

*Insert immediate under the heading:*

Prepare a traffic impact study that includes (but not limited to):

*Move the 8<sup>th</sup> dot point forward to replace the first two dot points with the following amendments (changes shown underlined):*

- Estimate the total daily and peak hour trips anticipated to be generated by the estate, including accurate details for the current and future daily vehicle movements.
- Assess the impacts of traffic generated on the state and local road networks, including intersection capacity and the potential need/associated funding for upgrading or road works, having regard to the local planning controls applicable to the site. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of the RMS.

*Insert the following new dot points:*

- Details of the ultimate intersection layouts / configuration, supported by detailed traffic analysis for the year 2031 at the following proposed intersections:
  - Wallgrove Road / Southern Link Road
  - Wallgrove Road / Site Access
  - Southern Link Road / Site Access

This analysis would utilise traffic volumes and the strategic concept design provided in DP&I's *Western Sydney Employment Area Southern Link Road Network Strategic Transport Assessment* (Final Report, 22 November 2010), and turning movements for full development of the site.
- Details of interim intersection layouts identified to support the development must be consistent with and be able to tie-in with the ultimate intersection layouts at the following locations:
  - Wallgrove Road / Southern Link Road,
  - Wallgrove Road / Site Access,
  - Southern Link Road / Site Access.

### **-> Relevant Policies and Guidelines:**

*Remove:*

- *The Metropolitan Transport Plan 2010* (no longer Government policy)

## 9 Infrastructure Requirements

*Amend the 3<sup>rd</sup> dot point (changes shown underlined):*

- Provide a description of how infrastructure both on and off site will be co-ordinated and funded to ensure the necessary infrastructure is in place prior to the detailed full development of the site.

*Insert the following new dot point:*

- Provide a Road Works Delivery Strategy which lists how any works-in-kind would be delivered. The strategy would include details on the timing and scope of works.

**Consultation**

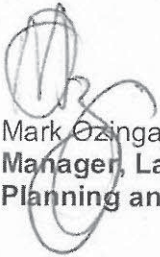
Amend the list of agencies to be consulted (change shown underlined). The agency name should read:

- *Transport for NSW*

Transport for NSW and the Roads and Maritime Services would appreciate ongoing discussions with DP&I and the developer in the preparation of EIS for the proposal, to ensure that impacts on the road network and future infrastructure requirements are addressed.

Should you have any questions on this matter, please contact James Li on 8202 2196 or [james.li@transport.nsw.gov.au](mailto:james.li@transport.nsw.gov.au)

Yours sincerely,



10/5/12

Mark Ozinga  
**Manager, Land Use and Transport Planning  
Planning and Programs**

CD12/05677



Department of  
Primary Industries  
Office of Water

Metropolitan and Regional Projects North  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Contact Janne Grose  
Phone 02 4729 8262  
Fax 02 4729 8141  
Email [janne.grose@water.nsw.gov.au](mailto:janne.grose@water.nsw.gov.au)

Our ref ER21872  
Your ref SSD-5248

Attention: Brent Devine

Dear Brent

**Warehousing/ Distribution Facility  
Gazcorp Industrial Estate Wallgrove Road, Horsley Park (SSD 5248)  
Key Issues and Assessment Requirements**

I refer to your letter of 13 April 2012 requesting input into the environmental assessment requirements for the preparation of the Environmental Impact Statement (EIS) for the State Significant Development proposal.

The NSW Office of Water (Office of Water) has reviewed the Preliminary Environmental Assessment (PEA) and provides the following key issues to be addressed in the EIS including an expanded list of assessment requirements detailed in **Attachment A**.

Key issues to be addressed for the proposal include:

- An assessment of the impact of the proposal on watercourses and riparian areas, groundwater sources and groundwater dependent ecosystems; and
- Adequate mitigating and monitoring requirements to address impacts to surface water and groundwater sources and dependent ecosystems.

The Office of Water requests that all referrals from the Department of Planning and Infrastructure for this proposal include one (1) **hard copy** and one (1) **CD** copy of the EIS and any other accompanying documentation.

Should you require further information please contact Janne Grose, Planning and Assessment Coordinator on (02) 4729 8262 at the Penrith office.

Yours sincerely

**Mark Mignanelli**  
Manager Major Projects, Mines and Assessment  
30 April 2012

NSW Office of Water Key Issues and Assessment Requirements  
Warehousing/ Distribution Facility  
Gazcorp Industrial Estate Wallgrove Road, Horsley Park (SSD 5248)

### Relevant Legislation

The EIS to take into account the objects and regulatory requirements of the *Water Act 1912* and *Water Management Act 2000* (WMA 2000), as applicable. Proposals and management plans should be consistent with the Objects (s.3) and Water management principles (s.5) of the WMA 2000.

### Water Sharing Plans

The proposal is within the area covered by the *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources* and the *Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources*. The EIS is required to demonstrate how the proposal is consistent with the rules of the Water Sharing Plans.

Refer: <http://www.water.nsw.gov.au/Water-Management/Water-sharing/default.aspx>

### Relevant Policies

The EIS should take into account the following policies (as applicable):

- NSW State Rivers and Estuary Policy (1993);
- NSW State Groundwater Policy Framework Document (1997);
- NSW State Groundwater Quality Protection Policy (1998);
- NSW State Groundwater Dependent Ecosystems Policy (2002); and
- Office of Water Guidelines for Controlled Activities (2010/ 2011).

Refer: <http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

### Licensing Considerations

The EIS is required to provide details on:

- Any proposed surface water and groundwater extraction and water supply works to take water; and
- Any bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring.

### Riparian Protection

To ensure the protection of riparian areas and *waterfront land*, as defined in the WMA 2000 the EIS is required to include the following:

- Details of all watercourses on the site and scaled plans showing the location of the top of bank, riparian land and any remnant riparian vegetation surrounding the watercourses; and
- Description of the design features and measures to be incorporated into the proposal to guard against long term actual and potential environmental disturbances, particularly in respect of maintaining the natural hydrological regime and the identification of riparian buffers.

Any Asset Protection Zones should be located outside the riparian land. The Office of Water supports the zoning of the riparian corridor along Reedy Creek as E2 in accordance with the SEPP (Western Sydney Employment Area) 2009.

Refer: <http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

### **Groundwater Assessment**

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include details on the following:

- Works likely to intercept, connect with or infiltrate the groundwater sources;
- Potential impacts on any existing groundwater users within the area (including the environment) and safeguard measures to mitigate impacts.
- Measures to prevent the proposed development from diminishing the current quality of groundwater, both in the short and long term.
- Protective measures for any groundwater dependent ecosystems.

**End Attachment A  
30 April 2012**

All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Headquarters  
Locked Bag 17  
Granville NSW 2142

Telephone: (02) 8741 5175  
e-mail: csc@rfs.nsw.gov.au



PCU033112



Director General  
NSW Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

RECEIVED

30 APR 2012

Director-General

Your Ref: SSD 5248

Our Ref: S12/0008  
DA12041882968 MA

**ATTENTION: Brent Devine**

24 April 2012

Dear Sir/Madam,

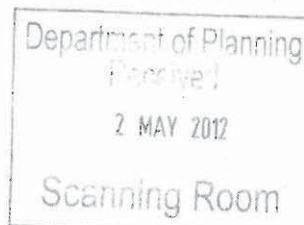
**Request for DGRs for Proposed Warehousing/Distribution Facility at Wallgrove Road, Horsley Park, Fairfield Local Government Area.**

I refer to your letter dated 13 April 2012 seeking Director-General's environmental assessment requirements (DGRs) for the above development in accordance with Section 89C of the *Environmental Planning and Assessment Act 1979*.

The Rural Fire Service has reviewed the proposal and provides the following for consideration during the preparation of the Environmental Assessment.:

1. Public road access shall comply with section 4.1.3 (1) of *Planning for Bush Fire Protection 2006*
2. Internal road access shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.
3. Water, electricity and gas shall comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.
4. Landscaping shall comply with the principles of appendix 5 of *Planning for Bush Fire Protection 2006*.
5. An Emergency / Evacuation Plan is to be prepared in line with the NSW RFS document *Guidelines for the Preparation of an Emergency / Evacuation Plan*.

For any queries regarding this correspondence please contact Matthew Apps on 1300 679 737.



Yours sincerely

A handwritten signature in dark ink, appearing to read 'Iona Cameron', with a stylized, flowing script.

Iona Cameron

**Acting Team Leader, Development Assessment**

The RFS has made getting information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under *Planning for Bush Fire Protection 2006*.



Contact: Tracy Appel  
Phone: 02 9873 8559  
Fax: 02 9873 8599  
Email: [Tracy.Appel@heritage.nsw.gov.au](mailto:Tracy.Appel@heritage.nsw.gov.au)  
Your ref: SSD – 5248

Mr Cameron Sargent  
Acting Director  
Metropolitan & Regional Projects North  
GPO Box 39  
SYDNEY NSW 2001

Attention: Brent Devine

Dear Mr Sargent

**Re: SSD 5248 – Request for Input into Director General's Requirements (DGRs) for Proposed Warehousing/Distribution Facility at Wallgrove Road, 813-913 Wallgrove Road, Horsley Park, Fairfield Local Government Area**

Thank you for your letter dated 13 April 2012 seeking formal agency input to the Director-General's requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the project. Generally, in relation to Heritage, it is advised that the EIS should address the following issues:

- The heritage significance of the site and any impacts the development may have upon this significance should be assessed. This assessment should include natural areas and places of Aboriginal, historic or archaeological significance. It should also include a consideration of wider heritage impacts in the area surrounding the site;

The applicant or the applicant's representative should consult lists maintained by the Office of Environment & Heritage, the National Trust of Australia (NSW), the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999* and the local council in order to identify any identified items of heritage significance in the area affected by the proposal. Please be aware, however, that these lists are constantly evolving and that items with potential heritage significance may not yet be listed;

- Non-Aboriginal heritage items within the area affected by the proposal should be identified. This should include any buildings, works, relics, landscaping, views, trees or places of non-Aboriginal heritage significance. A statement of significance and an assessment of the impact of the proposal on the heritage significance of identified items should be undertaken by a qualified practitioner/consultant with historic sites experience. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual and the Heritage Office publication 'Statements of Heritage Impact.' Please note that the Heritage Branch's website can provide lists of suitable consultants.
- The proposal should have regard to any impacts on places, items or relics of significance to Aboriginal people. Where it is likely that the project will impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/mitigation measures. For guidelines regarding the assessment of Aboriginal sites, please contact the Office of Environment & Heritage,



Conservation and Regulation Division;

- Where possible refer to archaeological zoning plans or archaeological management plans held by Local Councils.

The Heritage Branch would be happy to review any further documentation that may address any likely heritage impacts on *Stage Heritage Register* items or archaeological relics/deposits. If you have any further enquiries regarding your request for input on the DGRs, please contact Tracy Appel using the details provided on this letter.

Yours sincerely



30/04/2012

**Vincent Sicari**

Manager

Conservation Team

Heritage Branch, Environment and Heritage, Policy and Programs Group

Office of Environment & Heritage

**AS DELEGATE OF THE NSW HERITAGE COUNCIL**



## Office of Environment & Heritage

Our reference: DOC12/15477

Mr Cameron Sargent  
A/Director  
Metropolitan and Regional Projects North  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Sargent

I refer to your letter received by the Office of Environment and Heritage (OEH) on 17 April 2012 requesting input into the Director-General's Environmental Assessment Requirements (DGRs) for a proposed warehousing/distribution facility at Wallgrove Road, Horsley Park (SSD 5248).

OEH has reviewed the draft DGRs and recommends the following amendments:

### **Section 14. Flood and Stormwater Drainage Management**

Delete section 14 in the draft DGRs and replace with the following:

#### **14. 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:

- 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 impacts of sea level rise and increases in rainfall intensity due to climate change.
- Details of the drainage associated with the proposal, including stormwater drainage infrastructure and any on-site flood risk management measures, which shall be designed in consultation with Fairfield City Council and must avoid any adverse flood impacts on adjacent and downstream properties. The proposal shall address the impact of stormwater flows on the site from other catchments, overland flow paths and mainstream flooding.
- An 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.
- An assessment of the impacts of earthworks and filling of land within the proposed development. This assessment should be based on an understanding of staging development and cumulative flood impacts.
- A detail 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