



Planning & Infrastructure

Development Assessment Systems & Approvals Industry Projects

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Our ref: 13/12162

SSD-6056

Mr Richard Campbell
Tactical Project Management
Level 15, 124 Walker Street
NORTH SYDNEY NSW 2060

Dear Mr Campbell

State Significant Development - Director-General's Requirements Western Sydney Urban Farm, Eastern Creek (SSD-6056)

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the Western Sydney Urban Farm development.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies and Blacktown City Council. Their comments, which you should address appropriately when preparing the EIS, are also attached (see Attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these DGRs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

Your proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGR's may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'Hm' followed by a long, wavy horizontal line.

Heather Warton

15/8/13

Director

Industry, Social Projects and Key Sites

Development Assessment Systems & Approvals

As the Director-General's nominee

Director-General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

State Significant Development

Application Number	SSD 13_6056
Development	<p>The proposal involves the construction and operation of a commercial facility, primarily for the production of truss tomatoes, including:</p> <ul style="list-style-type: none"> • a large glasshouse with approximate floor area of up to 100,000m²; • an office and packaging building (with floor area between 4,000-6,550 m²); • car parking and loading facilities; • on-site water detention (OSD); and • other ancillary services.
Location	Corner of Great Western Highway and Pikes Lane, Eastern Creek
Applicant	Tactical Project Management
Date of Issue	August 2013
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> • detailed description of the development, including: <ul style="list-style-type: none"> – need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – plans of any proposed building works; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, <u>using sufficient baseline data</u>; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and

	<ul style="list-style-type: none"> consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> Strategic Context – including: <ul style="list-style-type: none"> demonstration that the proposal is consistent with the aims and objectives of all relevant environmental planning instruments, policies and guidelines including, but not limited to: <ul style="list-style-type: none"> <i>State Environmental Planning Policy (Western Sydney Parklands) 2009</i>; <i>Western Sydney Parklands Plan of Management 2020</i>; <i>Draft Metropolitan Strategy for Sydney 2031</i>; relevant Development Control Plans (DCPs); and <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>; detailed justification for the proposal and suitability of the site to be developed. Traffic and Transport – including: <ul style="list-style-type: none"> details of transport routes and both interim and final access arrangements including measures to upgrade Pike Lane; daily and peak traffic movements likely to be generated during construction and operation; assessment of predicted impacts on road safety and the capacity of the surrounding road network including current traffic counts and modelling of the key intersection of Doonside Road/Brabham Drive/Great Western Highway; measures to be implemented to promote sustainable means of transport including public transport and pedestrian and bicycle linkages; and provision of onsite parking in accordance with the relevant standards and guidelines. Soil and Water – including: <ul style="list-style-type: none"> a site water balance and an outline of the proposed water requirements, including sources of water, usage and efficiency measures; detailed assessment of potential impacts on watercourses and riparian areas, flooding risk and flood extents, groundwater sources and groundwater dependent ecosystems including adequate mitigating and monitoring measures; potential soil contamination (including acid sulphate soils) and any proposed management measures; details of proposed erosion and sedimentation controls (during

	<p>construction);</p> <ul style="list-style-type: none"> – details of proposed drainage and stormwater infrastructure (during operation); and – wastewater management, spill containment and bunding. <ul style="list-style-type: none"> • Biosecurity and food safety- including: <ul style="list-style-type: none"> – design measures for the facility to ensure that transfer of diseases or pests does not occur including quarantine and hygiene protocols for staff and visitors; – details for any proposed pest and disease monitoring to ensure chemical use is kept to a minimum; and – product handling and processing in accordance with NSW Food Authority standards and requirements. • Visual – including: <ul style="list-style-type: none"> – an assessment of the visual impact of the design and siting of the building(s), landscaping, lighting and any signage; – glass reflectivity and potential impacts on passing motorists; and – details of any proposed mitigation measures. • Biodiversity – including: <ul style="list-style-type: none"> – impacts on flora and fauna, including threatened species, populations and endangered ecological communities, such as <i>Cumberland Plains Woodland</i>, and their habitats; – measures to mitigate or offset any identified impacts. • Air Quality and Odour – including: <ul style="list-style-type: none"> – a detailed assessment of the potential air quality impacts (particularly odour and dust) of the development on surrounding receivers, including impacts from construction and operation; and – details of the proposed mitigation, management and monitoring measures. • Waste Management – including: <ul style="list-style-type: none"> – details of the quantities and classification of solid and liquid waste to be generated on site including compost facilities and unsealed products; and – details on waste storage, handling, treatment and disposal. • Noise – including: <ul style="list-style-type: none"> – a detailed assessment of potential construction and operational noise impacts, including potential impacts on nearby sensitive receivers; and – details of the proposed noise management and monitoring measures. • Heritage – assessment of European heritage (including the remaining 'beehive') and Aboriginal cultural heritage. • Land Use Safety – a preliminary risk screening completed in accordance with <i>Applying SEPP 33</i> (DoP, 2011). Should the screening indicate that the project is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP, 2011).
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"> • Blacktown Council; • Roads and Maritime Services; • Office of Environment and Heritage; and • NSW Department of Primary Industries (including NSW Food Authority). <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 a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director-General in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Risk Assessment	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA) EIS Guidelines – Road and Related Facilities (DoPI) NSW Planning Guidelines for Walking and Cycling
Soil and Water	
<i>Soil</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)

	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Biodiversity	
	Threatened Species Survey and Assessment Guidelines: Field Survey methods for Fauna – Amphibians (OEH)
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities Working Draft (OEH)
	NSW Offset Principals for Major Projects (OEH)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Waste Management	
	Waste Classification Guidelines (DECC)
	NSW Waste Avoidance and Resource Recovery Strategy 2007 (EPA)
Noise	
	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (EPA)
	Environmental Noise Control Manual (DECC)
	Interim Construction Noise Guideline (DECC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC) 2005
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010
<i>Non-Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Multi-level Risk Assessment (DPI 2011)
	Planning for Bushfire Protection 2006 (NSW RFS)

ATTACHMENT 2
Agency EIS Requirements