

Director-General's Requirements

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

Application No.	MP 07_0162
Project Description	Concept Plan - the proponent is seeking approval for the development of an industrial park consisting of approximately 90 lots for industrial and ancillary uses; - part of the site is proposed to be retained for environmental purposes to protect, manage and conserve biodiversity. Project Application - bulk earthworks; - roads and services; - water quality ponds and drainage detention basins; - landscape works and site rehabilitation of riparian zones and drainage corridors; - external road works and intersections on Sparks Road and Hue Hue Road; - external water and sewerage connections; - construction of a recycled stormwater line along Hue Hue Road to the wier at Wyong River; - subdivision of 82 hectares (NDA) of employment lands into a variety of lot sizes to meet anticipated demand; - creation of residual lot(s) of environmental lands incorporating riparian zones and drainage corridors; - creation of a management regime for the ongoing maintenance of the public domain and residual environmental lands.
CIV	\$260 million
Site	Warner Industrial Park (Precinct 14 Wyong Employment Zone) Lots 4 and 6-8 DP239704; Lots 15-19 and 25-26 DP259530; Lot 5 DP259531 and Lot 9 DP239704.
Proponent	Warner Business Park Pty Ltd part of the Terrace Tower Group.
Date of Issue	13 December 2007
Date of Expiration	13 December 2009
General requirements	The Environmental Assessment (EA) for the Concept Plan and Project Application must include: - an executive summary. - a detailed description of the proposal including: - strategic justification for the project and alternatives considered; - description of the existing environment and suitability of the site; - various components and stages of the project as relevant. - a consideration of the following with any variations to be justified: - all relevant State Environmental Planning Policies (with particular regard to Major Projects SEPP, SEPP 11, SEPP 14 & SEPP 55); - applicable planning instruments, including Wyong LEP and relevant DCPs; - draft State Significant Site Study for Wyong Employment Zone and draft amendment to Major Projects SEPP; - other relevant legislation and policies, including the draft <i>Central Coast Regional Strategy</i>; - Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). - an assessment of the environmental impacts of the project, with particular focus

	on the key assessment requirements specified below. ▪ a draft Statement of Commitments, outlining commitments to the project's management, provision/contribution towards infrastructure, mitigation and monitoring measures with a clear identification of who is responsible for these measures. ▪ a conclusion justifying the project, taking into consideration the cumulative impacts of the proposal, mitigation measures to address these impacts and whether or not the project is in the public interest. ▪ a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading. ▪ a report from a quantity surveyor identifying the capital investment value for the concept plan and project application.
Key Assessment Requirements	The EA is to address issues raised by the Department and other agencies, summarised as follows: Biodiversity ▪ address the impact of the development on flora and fauna and their habitats, including identified endangered ecological communities, threatened species and their habitat, having regard to the EPBC Act, the NSW <i>Threatened Species Conservation Act 1995</i> and the draft Part 3A <i>Guidelines for Threatened Species Assessment</i>. ▪ recommend offset measures to avoid and/or mitigate impacts on endangered ecological communities, threatened species and their habitat and consider the connective importance of biodiversity and the development of ecological corridors to link flora and fauna. ▪ specifically address the impacts of the development on Buttonderry Creek and Porters Creek wetlands and identify measures to protect, manage and conserve those areas. ▪ demonstrate consistency with proposed Biodiversity Offset Strategy for the overall Wyong Employment Zone that has been negotiated with Council, Department of Planning and Department of Environment and Climate Change. ▪ identify future tenure and management responsibility of proposed conservation lands. Heritage ▪ address the impact of the development on both Aboriginal and non-Aboriginal heritage having regard to NSW Heritage Office Guidelines, draft Part 3A <i>Guidelines for Aboriginal Cultural Heritage Assessment</i> and DECC's <i>Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i>. Urban Design ▪ demonstrate that the project will provide for a variety of industries. ▪ provide details of industrial lot sizes and development staging. Development staging should be clearly addressed and justified in detail including, among other things, infrastructure staging. ▪ prepare a Visual Management Strategy and Landscape Management Plan addressing the visual impact of the development in the context of the location. Contamination and Geotechnical ▪ identify and address contamination and geotechnical issues associated with the development works. All relevant legislation and guidelines related to contamination and geotechnical issues are to be addressed. ▪ provide a geotechnical report that includes details on the classification of soil type generally found within the subject site and demonstrate how the proposal complies with all relevant standards.

Utilities and Infrastructure

- prepare a utility and infrastructure servicing report addressing existing capacity, constraints and requirements of the development for sewerage, stormwater, waste disposal, wastewater treatment, recycled water, gas, electricity and telecommunications in consultation with relevant agencies.
- consideration should be given to technologies which may reduce the demand or need for servicing or provide for the supply of sustainable services.

Bushfire Risk Assessment

- demonstrate compliance with the 2006 *Planning for Bush Fire Protection* and identify the ongoing management arrangements of any proposed APZ.

Ecologically Sustainable Development (ESD)

- demonstrate how the development will commit to ESD principles in design, construction and ongoing operation phases having particular regard to:
 - greenhouse gas emissions;
 - the affect on and implications of climate change;
 - energy savings and the requirements of BASIX and the Australian Building Rating Scheme; and
 - other relevant considerations.

Traffic and Transport

- prepare a detailed traffic study in accordance with the RTA's *Guide to Traffic Generating Developments* addressing the cumulative impacts of the development including, among other things, impacts on local road networks, existing and proposed traffic volumes, efficiency of emergency vehicle access, alternative vehicular access points and vibration impacts.
- identify and address proposed public transport requirements of the development and any alternatives such as pedestrian and cycle networks.

Water Quality, Drainage and Stormwater Management

- prepare a Water Management Plan detailing how a sustainable and efficient water supply can be sourced, drainage and stormwater management objectives and the potential on-site and off-site impacts on the quality of surface water and groundwater associated with the development.
- address the integration of development staging with Council's proposed Integrated Water Cycle Management Scheme.

Flooding

- prepare a flood analysis report addressing the potential for flooding resulting from or impacting on the development including the estimation of the extent of flood prone areas, high hazard areas and floodways and the implications of the full range of floods on wetlands and riparian zones.
- identify which parts of the site will provide compensatory flood storage in order to ensure that only flood compatible uses are approved in those areas and detail viable strategies to manage and adverse impacts of the development on flood behaviour.
- demonstrate consistency with the aims and intent of the 2005 *Floodplain Development Manual* and relevant local and regional policies.

Developer Contributions and/or Planning Agreements

- address and provide details of the likely scope of state and local contributions and/or planning agreements covering matters such as management of stormwater and water quality, environmental works, road works, infrastructure and facilities either on or off the site.

Consultation Requirements	During the preparation of the EA, you must consult with the relevant local, State or Commonwealth government agencies, service providers, community groups and/or affected land owners. In particular you must consult with: ▪ Wyong Shire Council ▪ Commonwealth Department of Environment, Water, Heritage and the Arts ▪ Transport Agencies, including: RTA; Ministry of Transport and RailCorp ▪ Department of Environment and Climate Change ▪ Department of Water and Energy ▪ NSW Rural Fire Service ▪ Department of Primary Industries ▪ Mine Subsidence Board ▪ Utilities and Emergency Services, including: NSW Police Service, NSW Ambulance, NSW Brigades, Energy Australia, AGL and Telstra. The EA should document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.
Deemed refusal period	120 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Landowners Information	The consent of the landowner is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.
Application Fee Information	Fees are applicable to the application. A Quantity Surveyors report is required verifying the capital investment value of the development. The fee is calculated based on estimated costs of works as per the <i>Environmental Planning and Assessment Regulation 2000</i>.