



NSW GOVERNMENT
Department of Planning

Major Projects Assessment

Industry

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Our Ref: 9042128

Mr Phil Drew
Town Planner
Industrial Commercial Property Solutions Pty Ltd
Level 18, Maritime Trade Towers, 201 Kent Street
SYDNEY NSW 2000

Dear Mr Drew

Minchinbury Employment Park Project (09_0099)
Director General's Requirements

I refer to your concept plan application for the Minchinbury Employment Park Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant authorities, and are based on the information you have provided to date. I have also attached a copy of the authorities' comments for your information.

Please note that the Director-General may alter these requirements at any time.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

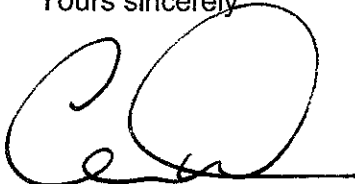
- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If it does not, it may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Georgia Ivancevic on 9228 6457 or Georgia.Ivancevic@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'CW' followed by a flourish.

24.6.04

Chris Wilson
Executive Director
Major Projects Assessment
As delegate for the Director-General

Director-General's Requirements

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

Application Number	Concept Plan: 09_0099
Project	The Minchinbury Employment Park Project, which involves the establishment of an employment park (for logistics and light industry uses); and associated infrastructure.
Location	60 Wallgrove Road (Lot 1 DP 1040948) Minchinbury, Blacktown
Date of Issue	June 2009
Proponent	Industrial Commercial Property Solutions Pty Ltd
General Requirements	<p>The Environmental Assessment of the concept plan must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the proposed site and the proposed works to be undertaken within the precinct to support the proposal; • a detailed description of the concept plan, including the: <ul style="list-style-type: none"> - need for the proposal; - alternatives considered; - likely staging of the proposal; - plans of the proposed development; and - details of the type of activities/uses likely to be undertaken; • a risk assessment of the potential environmental impacts of the proposal, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the proposal, including any cumulative impacts, taking into consideration any relevant laws, policies or guidelines (see below); - a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the proposal; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the proposal on economic, social and environmental grounds, taking into consideration whether the proposal is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>, and in particular, ecologically sustainable development; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Site Design and Layout – including: <ul style="list-style-type: none"> - details of the subdivision of the site, including site coverage, lot sizes and positioning of lots; - details of the access and parking; - details of the urban design and landscaping provisions, including: <ul style="list-style-type: none"> o demonstrate how a high standard of architectural design will be ensured, considering the gateway position of the site and including building heights, materials, articulation of the buildings, external appearance, massing, setbacks, floor space ratio, landscaping, lighting, and signage;

- demonstrate whether the design of the project meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency; and
- demonstrate that the proposal is consistent with *Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008*, *State Environmental Planning Policy No 59 – Central Western Sydney Economic and Employment Area* and any relevant Development Control Plan (DCP), and justify any inconsistencies;
- **Infrastructure** – including:
 - a detailed written and graphical description of the infrastructure that is required both on and off-site to facilitate the orderly and economic development of the proposal; and
 - a description of the arrangements that would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the proposal;
- **Transport** – including:
 - details of the traffic volumes likely to be generated during construction and operation;
 - an assessment of the predicted impacts of this traffic on the capacity, efficiency, and safety of the surrounding road network, with modelling of key intersections;
 - an assessment of where off site works are required as a result of traffic impacts;
 - an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area. Particular consideration is to be given to the ability of the Wallgrove Road/Minchinbury and M4 and M7 Interchanges to safely and efficiently accommodate the proposal; and
 - provisions for walking, cycling and public transport;
- **Soil and water** – including:
 - detailed consideration of any potential offsite drainage or flooding impacts;
 - impacts on the riparian values of any watercourses on site and downstream of the project;
 - stormwater management system, spill containment and bunding;
 - sewage management;
 - site water balance, including a detailed description of the measures that would be implemented on site to minimise the water use of the project;
 - soil contamination; and
 - proposed erosion and sediment controls (during construction);
- **Energy efficiency** – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient;
- **Flora and fauna** – including:
 - details of the type and extent of vegetation to be cleared;
 - impacts on critical habitats, threatened species or populations or ecological communities and their habitats in the region;
 - justification for the proposed site layout and access, and alternatives considered to minimise impacts;
 - proposed offset measures to avoid and/or mitigate any significant impacts, including details of the provision and protection of land for conservation purposes; and
 - details of the objectives, ownership and maintenance regime for conservation areas;
- **Noise** – including construction, operational, and traffic noise;
- **Air quality** – including construction and operation;
- **Waste** – during construction and operation; and
- **Heritage** – including Aboriginal and non-Aboriginal.

References	The Environmental Assessment should take into account the relevant State Government policies, guidelines and plans. While not exhaustive, the policies, guidelines and plans that may be relevant to the project are included in the attached list.
Consultation	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Roads and Traffic Authority; • Blacktown City Council; • Sydney Water; and • Integral Energy. <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Policies, Guidelines and 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)
Site Layout and Design	<i>Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008</i>
	<i>State Environmental Planning Policy No 59 – Central Western Sydney Economic and Employment Area</i>
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	Special Infrastructure Provisions Plan, as part of the <i>Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008</i>
Transport	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Soil and Water	
Soils	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Blacktown City Council Soil Erosion and Sediment Control Policy
	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)
	<i>State Environmental Planning Policy No. 55 – Remediation of Land</i>
Surface Water	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	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 drinking water guidelines (NHMRC/NRMMC)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Bunding and Spill Management (EPA)

Aspect	Policy /Methodology
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	Environmental Guidelines: Use of Effluent by Irrigation (DEC)
	NSW Guideline for Urban and Residential use of Reclaimed Water (NSW Recycled Water Coordination Committee)
	Greywater and Sewage Recycling in Multi-Unit Dwellings and Commercial Premises - Interim Guidance (NSW Health)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies – Draft for Public Comment (EPHC, NRMMC & AHMC)
	Guidelines for Water Savings Action Plans (DEUS)
	Blacktown City Council Engineering Guide for Development 2005
	Blacktown City Council Works Specification 2005
	Blacktown City Council's Stormwater Quality Control Policy
Energy Efficiency	
	AGO Factors and Methods Workbook (AGO, 2006)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Flora and Fauna	
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Air	
	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)
Waste	
	Waste Classification Guidelines (DECC)
	Blacktown City Council's Site Waste Management & Minimisation DCP
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non-Indigenous</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
Strategic Plans	
	Draft North West Subregional Strategy
	Sydney Metropolitan Strategy
	<i>Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008</i>
	<i>State Environmental Planning Policy No 59 – Central Western Sydney Economic and Employment Area</i>
	Employment Lands for Sydney Action Plan