



NSW GOVERNMENT
Department of Planning

Major Projects Assessment

Industry

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Mr David Hoy
Director
Urbis
GPO Box 5278
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Our ref: S09/00354

Dear Mr Hoy

Riverstone West Warehouse Project (MP 09_0059)
Director-General's Requirements

I refer to your application for the Riverstone West Warehouse Project.

I note that the project is currently prohibited under the *Blacktown Local Environmental Plan 1988*, but could be made permissible with consent by the proposed amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP)*.

While the Department has no objection to proceeding with the Part 3A assessment process for the project, you should note that the project application can not be determined before the SEPP is made. In addition, you should note that the application is likely to be determined by the Planning Assessment Commission rather than the Minister due to the political donations that have been made by the proponent.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies' 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*);
- consultation and public exhibition arrangements; 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 agencies to determine if it adequately addresses the Director-General's requirements, and 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 Felicity Greenway on 92286338 or Felicity.Greenway@planning.nsw.gov.au.

Yours sincerely



David Kitto
A/Executive Director
Major Projects Assessment
As delegate for the Director-General

Director-General's Requirements

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

Application number	Project Application: 09_0059
Project	To establish a warehouse and associated infrastructure.
Location	Riverstone West Precinct, 81 Riverstone Parade, Blacktown LGA (Lot 211 DP 1830505)
Date of Issue	May 2009
Proponent	North West Transport Hub Pty Ltd
General Requirements	<p>The Environmental Assessment must include the following:</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 Riverstone West Precinct to support the establishment of the proposed warehouse distribution centre; • a detailed description of the proposal, including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – likely staging of the project, including how the works on the site would be coordinated with the precinct-wide bulk earthworks and infrastructure works to ensure orderly and economic development; – plans of any proposed building works; and – details of the type of activities/uses likely to be undertaken and key operational details e.g. hours of operation; • a risk assessment of the potential environmental impacts of the project, 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 project, including any cumulative impacts, taking into consideration any relevant statutory provisions and technical or policy guidelines (see below); – a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the project. • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project 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 layout and design – including: <ul style="list-style-type: none"> – details on the status of subdivision of the site, including site coverage, lot sizes and positioning of lots; – a site analysis drawing identifying constraints and opportunities (including issues relating to easements traversing the site); – demonstrate (including a photomontage of the building) how the project has regard for a high standard of architectural design and its ability to set a benchmark for design excellence in the Riverstone West Precinct, including building heights, materials, articulation of the buildings, external appearance, external storage areas and associated screening, setbacks, floor space ratio, access, parking, landscaping (including a detailed landscape plan), lighting, and signage; – details of all loading & unloading areas, truck manoeuvring areas, any truck wash bays and any on site truck parking areas;

	<ul style="list-style-type: none"> - 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; - demonstrate that the proposal is consistent with Draft <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Amendment No. 7</i> and the <i>Draft Riverstone West DCP</i>, and justify any inconsistencies; • Infrastructure provision – including: <ul style="list-style-type: none"> - 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 project; - 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 project; and - preparation of a draft Voluntary Planning Agreement (VPA) for Council's perusal. The VPA is to facilitate all necessary off-site works. • Traffic – 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 safety and capacity of the surrounding road network, an assessment of where off site works are required as a result of traffic impacts and an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area; • Soil & water – including: <ul style="list-style-type: none"> - demonstration of the suitability of the pad (in a geotechnical sense) to support the proposed project; - detailed consideration of any potential offsite drainage or flooding impacts; - stormwater management system, spill containment and bunding; - site water balance, including a detailed description of the measures that would be implemented on site to minimise the water use of the project; - 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; • Noise – including construction, operational, and traffic noise; • Air - during construction and operation; • Waste management – during construction and operation; and • Hazards – including details of any on site fueling activities or storage of chemicals.
References	<p>The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. 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>
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 the:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Roads and Traffic Authority; • Blacktown City Council; • Department of Water and Energy; • State Rail Authority; • Sydney Water; • NSW Fire Brigade; • Transgrid / Integral Energy; • Telstra • Alinta

	The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.
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	
	Draft State Environmental Planning Policy (Sydney Region Growth Centres) Amendment No.7 2006
	Draft Riverstone West DCP
Infrastructure Provisions	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	Special Infrastructure Provisions Plan, as part of the Draft State Environmental Planning Policy (Sydney Region Growth Centres) Amendment No.7 2006
Traffic	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Soil and Water	
<i>Soils</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
<i>Surface Water</i>	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)
	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)

Aspect	Policy /Methodology
	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, NRMCC & 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, NRMCC & 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)
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
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Technical Guidelines: Bunding & Spill Management (DECC)
Strategic Plans	
	Draft North West Subregional Strategy
	Sydney Metropolitan Strategy
	Draft State Environmental Planning Policy (Sydney Region Growth Centres) Amendment No:7 2006 and Draft Riverstone West DCP
	Employment Lands for Sydney Action Plan