



Planning

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Mr Stuart Penklis
Mirvac Projects Pty Limited
Lv 26, 60 Margaret Street
SYDNEY NSW 2000

Dear Mr Penklis

Hoxton Park Warehouse Project

I would like to advise you the Minister has declared the Hoxton Park Warehouse Project to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) applies and authorised the submission of a concept plan.

However, in declaring the project the Minister decided to exclude the proposed development to the north of the industrial zone from the project under Section 75B(4) of the EP&A Act, as he was not satisfied that the development was sufficiently related to development to which Part 3A of the EP&A Act applies.

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, 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. If it is subsequently 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 and 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.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers at the details listed above.

Yours sincerely

 11/3/10

David Kitto
Director
Mining & Industry
As delegate for the Director-General

Director-General's Requirements

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

Application Number	Concept Plan: 10_0007 Infrastructure Project Application: 10_0008 Dick Smith Warehouse Project Application: 10_0009 Big W Warehouse Project Application: 10_0010
Project	The Hoxton Park Warehouse Project, which includes the: <ul style="list-style-type: none"> • subdivision of the site; • the preparation of the site for industrial development; • the development of two large warehouses and a range of associated infrastructure; and • the use of the remainder of the site for industrial/warehouse development.
Location	Cowpasture Road, Hoxton Park (Part Lot 400 DP 1141990)
Proponent	Mirvac Projects Pty Limited
Date of Issue	March 2010
General Requirements	The Environmental Assessment of the project must include: <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project, including: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – the development to be carried out on site, including plans of all proposed building works; and the – likely staging of this development; • 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 the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); – a description of the measures that would be implemented to avoid, minimise, and if necessary offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment; • a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project; • a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project; • 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 & Assessment Act 1979</i>; and • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.

Key Issues	<ul style="list-style-type: none"> • Design/Visual – including: <ul style="list-style-type: none"> - assess whether the project is consistent with the relevant design controls in the Liverpool Local Environmental Plan or Development Control Plan, and justify any inconsistencies with these controls; - describe in detail what measures would implemented to: <ul style="list-style-type: none"> o minimise the visual impact of the proposed high-bay warehouse on the surrounding area, and break up and articulate the bulk and scale of the large warehouses on site; o ensure that the entrance to the site off Cowpasture Road provides a suitable “gateway” to the new industrial area; o ensure that the project presents a well-designed and visually pleasing “face” to both the M7 Motorway the proposed residential area to the north of the site, and o minimise water and energy use on the site; - a detailed landscaping, lighting, and signage strategy for the whole site; - the proposed design controls for the development of the remaining land on the site; • Infrastructure – demonstrate that suitable arrangements are in place, or will be put in place, to provide the necessary local and regional infrastructure for the project; • Soil & Water – including: <ul style="list-style-type: none"> - detailed modelling of the potential flooding impacts of the project, with suitable sensitivity analysis; - an assessment of the potential impacts of the project on: <ul style="list-style-type: none"> o the quality and quantity of water resources in the area; and o the riparian values of Hinchinbrook Creek; - a detailed description of the proposed water management system on site, including the proposed erosion and sediment controls (during construction) and the proposed stormwater management system for the site; - soil salinity and contamination; • Transport – including: <ul style="list-style-type: none"> - robust predictions of the traffic volumes likely to be generated during construction and operation; and - an assessment of the predicted impacts of this traffic on the capacity, efficiency, and safety of the surrounding road network, including modelling of key intersections; and • Noise – including construction, operational, and traffic noise.
Other Issues	<ul style="list-style-type: none"> • Biodiversity; • Heritage – both Aboriginal and non-Aboriginal • Air Quality; • Waste – during construction and operations.
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 and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; • Department of Environment, Climate Change and Water; • NSW Office of Water; and • Liverpool City Council.

	The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Risk	
	AS/NZS 4360 Risk Management (Standards Australia)
	HB 203:2006 Environmental Risk Management – Principals and Process
Site Design and Layout	
	State Plan
	Draft South West Subregional Strategy
	Liverpool Development Control Plan 2008
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	State Environmental Planning Policy No 64 - Advertising and Signage
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	State Environmental Planning Policy (Infrastructure)
Soil and Waters	
<i>Soils</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	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)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
<i>Flood Management</i>	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<i>Surface Water</i>	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
	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)
	Guidelines for controlled activities - In-stream works (DWE)
	Guidelines for Controlled Activities – Outlet Structures (DWE)
	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)
	Storing and Handling Liquids: Environmental Protection - Participants Manual (DECC)
	Environmental Compliance Report: Liquid Chemical Storage, Handling and Spill Management - Part B Review of Best Practice and Regulation (DEC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
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)
	Guidelines for controlled activities - Riparian corridors (DWE)
	Guidelines for controlled activities - Vegetation Management Plans (DWE)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
Greenhouse Gas, and Energy and Water Efficiency	
	National Greenhouse Accounts (NGA) Factors (DCC)
	Guidelines for Energy Savings Action Plans (DEUS)
	Guidelines for Water Savings Action Plans (DEUS)
Waste	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
<i>Non-Indigenous</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)