



Planning

Mining & Industry Projects

Contact: Haley Rich

Phone: 02 9228 6516

Fax: 02 9228 6466

Email: haley.rich@planning.nsw.gov.au

Mr Gordon Kirkby
Director - JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060


Dear Mr Kirkby

Jacfin Horsley Park Project Director-General's Requirements

I refer to your application for the Jacfin Horsley Park Project, in the Fairfield local government area.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared based on the information you have provided to date.

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

If the project 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 the Environmental Assessment (EA) 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 EA that will be required for exhibition purposes.

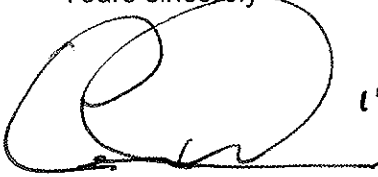
Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

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 EA to be hosted on a suitable website during the assessment process.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', with a large loop at the start and a horizontal line at the end. To the right of the signature is the date '13.8.10'.

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

Director-General's Requirements

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

Application Number	Concept Plan: 10_0129 Major Project: 10_0130
Project	Concept Plan: establish an industrial and employment park and associated infrastructure, on 100 hectares of land in Horsley Park. Project Application Stage 1: subdivision of the site and the development of a warehouse and distribution facility.
Location	Burley Road, Horsley Park (Lot A DP 392643)
Proponent	Jacfin Pty Ltd
Date of Issue	12 August 2010
General Requirements	<p>The Environmental Assessment of the project must include:</p> <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 onsite, including plans of all proposed building works; and – the likely staging of the project; • 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); and – 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"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and suitability of the site to be developed; – demonstration that the proposal is generally consistent with: <ul style="list-style-type: none"> ○ the <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>; ○ any relevant development control plans (DCP); ○ the NSW State Plan, Metropolitan Strategy and draft

	<p>subregional strategy; and</p> <ul style="list-style-type: none"> - justification for any inconsistencies; <ul style="list-style-type: none"> • Site Layout and Design – including: <ul style="list-style-type: none"> - details of subdivision of the site, including site coverage, lot sizes and positioning of lots; - details of how the proposed layout and development of the project would be undertaken to minimise potential impacts on nearby sensitive receivers; - details of a development control plan that includes controls for, but not limited to, building heights and design, setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; and outline and justify any inconsistencies with existing precinct plans or other DCPs that apply to the area. • Transport, Access and Parking – including: <ul style="list-style-type: none"> - 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 in the short and long term, and an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area. This traffic assessment shall particularly consider impacts on Old Wallgrove Road, and the intersection of Old Wallgrove Road/Wallgrove Road and the M7; - details of the consistency of the project with the Government's design for the new Erskine Park Link Road and all connector roads between Mamre Road and the M7/M4, and the corridor/s identified in the Government's Draft Structure Plan for the area; - detailed plans of any proposed road upgrades; - access, including detailed consideration of various access options and justification for the proposed location of the main access points; and - details of the availability of non-car travel modes and measures to encourage greater use of these travel modes. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - a detailed written and graphical description of the infrastructure required on-site; - the identification of the infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and a description of the arrangements that would be put in place to ensure these upgrades are implemented in a timely manner and maintained; - a description of how the provision of infrastructure both on and off site would be co-ordinated and funded to ensure the necessary infrastructure is in place prior to the detailed development of the site; and - maintaining access to public utility infrastructure. • Planning agreement/developer contributions – including 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; • Noise and Vibration – including construction, operation and traffic noise. • Heritage – including Aboriginal and non-Aboriginal. • Flora & Fauna – including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region. Details of measures to enhance and protect any riparian zones, including setbacks should also be provided. • Soil and Water including water supply and efficiency, proposed erosion and sediment controls (during construction); the proposed stormwater management system for the site; detailed consideration of any potential off-
--	--

	<p>site drainage or flooding impacts; consideration of the potential for rainwater harvesting; wastewater disposal; and soil salinity and contamination.</p> <ul style="list-style-type: none"> • Visual – including: <ul style="list-style-type: none"> – a detailed description (including photomontages) of the measures to be implemented to: <ul style="list-style-type: none"> ○ ensure the project has a high design quality and is well presented; ○ manage the bulk and scale of the buildings; ○ minimise the visual impact of the project, particularly from any nearby residential properties; and – a detailed landscaping, lighting, and signage strategy for the whole site. • 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. • Air Quality and Odour.
Other Issues	<ul style="list-style-type: none"> • Hazards – including: <ul style="list-style-type: none"> – from the storage and use of hazardous materials; and – fire risk and management; and • 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 the:</p> <ul style="list-style-type: none"> • Department of Transport and Infrastructure; • Sydney Water; • Transgrid; • NSW Office of Water; • Sydney Catchment Authority; • Penrith City Council; and • Fairfield City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Statutory Context	
	NSW State Plan
	Draft North West Subregional Strategy
	State Environmental Planning Policy (Western Sydney Employment Area) 2009
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	State Environmental Planning Policy (Infrastructure)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
Soil & Water	
Salinity	NSW Salinity Strategy (DLWC)
Contamination	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)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	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)
	State Environmental Planning Policy No 55 - Remediation of Land
Erosion & Sediment Control	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
Stormwater	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)
Flood Management	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Quantity Management Policy (DLWC, 1998)
	Guidelines for the Assessment & Management of Groundwater Contamination (DECC, 2007)

Site Design & Layout	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	<i>State Environmental Planning Policy No 64 - Advertising and Signage</i>
Sustainable Development	
	National Greenhouse Accounts Factors (Australian Department of Climate Change (DCC))
	Guidelines for Energy Savings Action Plans (DEUS)
	Guidelines for Water Savings Action Plans (DEUS)
Biodiversity	
	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)
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-Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Hazards	
	<i>State Environmental Planning Policy No 33 - Hazardous and Offensive Development</i>
	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
Waste	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)



PENRITH CITY COUNCIL

Serving Our Community

PW:IMS No. 2657593

Peter Wood

(02) 4732 7577

12 August 2010

Mr Chris Ritchie
Manager – Industry Major Development Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Dear Chris,

**Proposed Jacfin Horsley Park Major Project
Lot A DP392643 No.2b Aldington Road, Kemps Creek NSW 2178**

I refer to your request of 9 August 2010 regarding the above major project proposal, your referral of the Draft Director General Requirement's and the Preliminary environmental Assessment. Thankyou for the opportunity to input to the Director-General's requirements and comment on issues key to the environmental assessment of the proposal.

Council notes that the property is located on land within Precinct 8 (South of Sydney Catchment Authority Warragamba Pipelines) of Western Sydney Employment Area under State Environmental Planning Policy (Western Sydney Employment Area) 2009 and therefore recognises the permissibility and appropriateness of the proposal in the established IN1 General Industrial Zone.

It is also noted that the aims of the SEPP to only permit development once a DCP has been prepared for the land may be satisfied by a concept plan in accordance with S75M of the EP & A Act, 1979. Notwithstanding this the aims and objectives of the SEPP reinforce the need for employment generation, logical, orderly and cost effective development and provision of services and infrastructure.

In this regard this site is presently removed from existing development and infrastructure established in Erskine Park Employment Area and the timing of the WSEA Link Road network to this location is questioned. Furthermore this 100Ha site must deliver a commensurate level of on site employment for Western Sydney residents. It is therefore recommended that these matters be emphasised in the Director General's Requirements in the Strategic and Statutory Context, Infrastructure and Transport requirements for the concept plan to embody appropriate timing, staging and employment targets.



**PENRITH
CITY COUNCIL**
Serving Our Community

The DGR's are comprehensive and supported by Council with the following additions suggested:

- Traffic Impact Assessment should also require modelling of future impacts on Mamre Rd and Bakers Lane (assuming the future link road extension to Bakers Lane);
- The site includes an existing watercourse and dam which should be considered for opportunities for stormwater harvesting/on-site detention and minimising stormwaer impacts on adjoining properties and the locality through consultation with DECCW and Council's Development Engineers. Opportunities to harvest into the Sydney Water network could also be explored;
- Other issues could emphasis waste minimisation and opportunities for re-use of materials on site.

Once again thankyou for the opportunity to input. Please contact me if you have any queries or require information, including property address lists for notification purposes.

Peter Wood
Development Assessment Co-ordinator

In reply please quote: G14-03-232 Pt.6
Your Ref:

Contact: Robert Cologna on 9725 0278

5 August 2010

Chris Wilson
Executive Director
Major Projects Assessment
Dept of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Haley Rich

Dear Ms Rich

JACFIN HORSLEY PARK PROJECT, DIRECTOR-GENERAL'S REQUIREMENTS

I refer to your email and the attached Director-General's requirements relating to Jacfin Horsley Park Project adjoining the Fairfield local government area.

Under further preparation of these requirements, Council requests the following issues be addressed.

Traffic and Transport

Council requests that appropriate consideration be given to local road issues and the ability of the road network to satisfy access and capacity needs of current and future land use activities, including the following issues:

- Model traffic generation levels. This process should confirm there is adequate capacity in the road network and interchanges (including M7) to meet traffic generation levels projected for future land use activities in the area (particularly employment lands) that will be utilizing the network.
- Clarify implications for road access to the road network for current major land use activities in the area, in particular extractive industry.
- Identify whether there are any planning implications for local road networks and the need to retain local roads.
- Confirmation that the proponent will be responsible for construction of all new roads associated with the development

Flooding issues

The environmental assessment must demonstrate that:

- The proposed development does not increase flood levels associated with either mainstream or over land flooding.
- The bridges over creeks are constructed to a minimum 500mm above the 100yr ARI event flood levels.

5 August 2010

- The flood management plans is to conform to the requirements of the NSW Government Floodplain Management Manual.

State Government Technical and Policy Guidelines

- **Soil and Water: Water Quality**-Add "Managing Urban Stormwater Environmental Targets Consultation Draft-October 2007" (Dept of Environment & Climate Change-CMA Sydney Metropolitan). N.B. These are the guidelines currently used by Council's Drainage Engineers.

Council Roads

It is noted that the local roads Old Wallgrove Road, Burley Road and a road reservation west of Old Wallgrove Road are within close proximity to the proposal.

- At this stage, the information provided to Council does not clarify the degree to which Council roads may or may not be affected by the proposal. In this regard a survey plan should be prepared for the proposal clarifying the above and include a delineation of roads, including their dimensions.


Impact

The site is located near possible rural residential land within the Fairfield Council area therefore the following issues would need to be addressed by the proponent

- Potential noise impacts from the proposal-Council would require an acoustic study be undertake to determine what noise impacts would be generated and what means should be employed to mitigate these impacts.
- Reduce potential visual impacts-suitable measures to mitigate visual impacts of the proposal on adjoining residential development.

Please contact the undersigned if you would like to discuss any of the above matters further.

Kind regards



Andrew Mooney
Senior Strategic Land Use Planner