



Planning

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Mr Gordon Kirkby
Director Industry and Infrastructure
JBA Planning
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Mr Kirkby

**Director-General's Requirements
Bushell's Ridge Industrial Employment Estate
(Concept Plan: 11_0027 & Project Application: 11_0028)**

The Department has received your application for the proposed Bushell's Ridge Industrial Employment Estate.

I have attached a copy of the Director-General's requirements for the above 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.

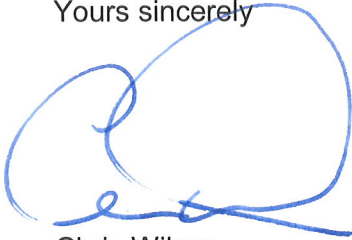
The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all

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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 Chris Ritchie at the details listed above.

Yours sincerely



23.3.11

Chris Wilson
Executive Director
Major Projects Assessment
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: 11_0027 Project Application: 11_0028
Project	<p>The Bushell's Ridge Industrial Employment Estate, which includes:</p> <ul style="list-style-type: none"> • subdivision of the site to provide approximately 150 allotments for employment uses; • preparation of the site for industrial development; • services, utilities and associated infrastructure to service the estate; • defining maximum possible parameters for gross floor area, building heights and densities; and • development of Stage 1 of the estate for warehousing and distribution purposes.
Location	Bushell's Ridge Road, Bushell's Ridge (Lots 191, 192, 193 & 195 DP 1032847, Lot 111 DP 745245 and Lot 108 DP 755245)
Proponent	Darkinjung Local Aboriginal Land Council
Date of Issue	March 2011
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 on site, including plans of all proposed building works; – likely staging of this development; and – likely interactions between the project and other existing developments in the area; • 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"> • Strategic Justification – including demonstration that the proposal is consistent with the aims and objectives of the Central Coast Regional Strategy and the draft North Wyong Shire Structure Plan (or its latest version); • Flora and fauna – including: <ul style="list-style-type: none"> – measures to be taken to avoid impacts on biodiversity; – accurate predictions of the type and amount of vegetation to be cleared; – a detailed assessment of the potential impacts of the project on any threatened species, populations, ecological communities or their habitats; – justification for the proposed site layout and access, and alternatives considered to minimise impacts; – where impacts cannot be avoided, proposed biodiversity offset measures to mitigate any impacts, including details of the provision and protection of land for conservation purposes; – an offset strategy that ensures the project will maintain or improve the biodiversity conservation value of the region in the medium to long term (in accordance with NSW and Commonwealth policies); and – details of the objectives, ownership and maintenance regime for conservation areas. • Soil & Water – including: <ul style="list-style-type: none"> – detailed modelling of potential surface and groundwater impacts of the project; – a detailed site water balance for the project, including a description of measures that would be implemented to minimise water use on site; – a detailed assessment of the potential impacts of the project on: <ul style="list-style-type: none"> ○ the quantity and quality of both surface water and groundwater resources; ○ water users, both in the vicinity of and downstream of the project; ○ any riparian and ecological values of watercourses both on-site and downstream of the project; ○ detailed modelling of the potential flooding impacts of the project, with suitable sensitivity analysis; ○ impacts and management of downstream flooding; and ○ soil salinity and contamination; – a detailed description of the proposed water management system on site, including the proposed erosion and sediment controls (during construction) and the proposed operational stormwater management system for the site. • Site Design and Layout – including: <ul style="list-style-type: none"> – details of subdivision of the site, including site coverage, lot sizes and positioning of lots considering the topography of the site; – details of how the proposed layout and development of the project would be undertaken to minimise potential impacts on nearby sensitive receivers; – details of 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 – demonstration that the proposal is generally consistent with relevant design controls in the Wyong Shire Local Environmental Plan/s or relevant Development Control Plan/s, and justify any inconsistencies. • Transport – a detailed traffic impact study, including: <ul style="list-style-type: none"> – identification of all existing and proposed traffic routes for access to/from the site and connections to the road network;

	<ul style="list-style-type: none"> - details of all types and volumes of traffic likely to be generated during construction and operation including an assessment of the potential impacts at each stage of the development and at full capacity; - an assessment of the predicted impacts of this traffic on the capacity, efficiency, and safety of the surrounding road network; - detailed modelling of traffic generation on existing and future 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; and - provisions for walking, cycling and public transport. <ul style="list-style-type: none"> • Heritage – the EA must include an assessment of impacts on Aboriginal and historic heritage. The EA must demonstrate the likely impacts of the project on: <ul style="list-style-type: none"> - Aboriginal heritage (including cultural and archaeological significance) and where impacts are proposed, outline the proposed mitigation and management measures (including an evaluation of the effectiveness and reliability of the measures) in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005). The assessment must be undertaken by suitably qualified heritage consultants and demonstrate effective consultation with Aboriginal communities in determining and assessing impacts, developing and selecting options and mitigation measures (including the final proposed measures); and - Historic heritage (including archaeology) and where impacts to State or locally significant historic heritage items are proposed, outline the proposed mitigation and management measures (including an evaluation of the effectiveness and reliability of the measures) generally consistent with the guidelines in the NSW Heritage Manual (1996). The assessment must be undertaken by suitably qualified heritage consultants and where impacts to State or local historic heritage items are proposed, include a statement of heritage impact (including significance assessment). • Infrastructure – including: <ul style="list-style-type: none"> - a detailed written and graphical description of the infrastructure (particularly road, water, electricity and sewer infrastructure) that is required on site; - potential impacts on any existing infrastructure, such as Transgrid powerlines; - identification of the infrastructure upgrades required off-site to facilitate the orderly and economic development of the proposal; and - a description of how infrastructure provision would be coordinated to ensure that infrastructure is in place prior to the detailed development of the site. • Planning agreement/developer contributions – including: <ul style="list-style-type: none"> - a description of the financial arrangements or special infrastructure contributions that would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the proposal. • Noise – including construction, operational, and traffic noise and the potential impacts on nearby sensitive receivers; • Bushfire Hazards – including an assessment of the potential bushfire risks of the project and consideration of asset protection zones;
Other issues	<ul style="list-style-type: none"> • Air quality – including construction and operation; • Waste – during construction and operation; • Visual – including an assessment of the visual impact of the proposal (height, scale and lighting) on nearby sensitive receivers;

	<ul style="list-style-type: none"> • Greenhouse Gas and Energy Efficiency – including a comprehensive assessment of the project's predicted scope 1 and 2 Greenhouse Gas Emissions, an assessment of the energy use on site, and demonstrated measures to be implemented to ensure the proposal is energy efficient; and • Cumulative Impacts - including potential cumulative impacts on air, soil, water, noise and traffic that may arise from the combined operation of the project, together with the operations of other sites within the vicinity of the estate.
References	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.
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"> • the Roads and Traffic Authority; • Department of Environment, Climate Change and Water; • NSW Office of Water; • TransGrid; • NSW Rural Fire Service; • the Department of Environment, Water, Heritage and the Arts; and • Wyong Shire 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

Aspect	Policy /Methodology
Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
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)
Soil and Water	
<i>Soils</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	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>
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
<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)

Aspect	Policy /Methodology
	<p>Environmental Guidelines: Use of Effluent by Irrigation (DEC)</p> <p>NSW Guideline for Urban and Residential use of Reclaimed Water (NSW Recycled Water Coordination Committee)</p> <p>Greywater and Sewage Recycling in Multi-Unit Dwellings and Commercial Premises - Interim Guidance (NSW Health)</p> <p>National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)</p> <p>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)</p> <p>Guidelines for Water Savings Action Plans (DEUS)</p>
Transport	
	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p>
Heritage	
<i>Aboriginal</i>	<p>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 (DEC)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW)</p>
<i>Non-Indigenous</i>	<p>NSW Heritage Manual (NSW Heritage Office & DUAP)</p>
Noise	
	<p>NSW Industrial Noise Policy (DECC)</p> <p>Environmental Criteria for Road Traffic Noise (NSW EPA)</p> <p>Environmental Noise Control Manual (DECC)</p>
Bushfire Hazards	
	<p>Planning for Bushfire Protection 2006 (DoP)</p>
Air	
	<p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</p>
Waste	
	<p>Waste Classification Guidelines (DECC)</p> <p>Waste Avoidance and Resource Recovery Strategy (Resource NSW)</p>
Greenhouse Gas and Energy Efficiency	
	<p>AGO Factors and Methods Workbook (AGO 2006)</p> <p>Guidelines for Energy Savings Action Plans (DEUS 2005)</p> <p>Guidelines for Water Savings Action Plans (DEUS 2005)</p>