



NSW GOVERNMENT

Department of Planning

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Our ref: 9040698
Your ref: 21/13701/116091

Mr Andrew Ginns
Principal Environmental Planner
GHD Pty Ltd
10 Bond Street
SYDNEY NSW 2000

Dear Mr Ginns

Proposed Inter-Modal Freight Terminal, Brolgan Road, Parkes – Parkes Local Government Area

I refer to your correspondence of 2 November 2005 with which you request Director-General's assessment requirements for the preparation of an Environmental Assessment in relation to the above project.

The Director-General's Environmental Assessment Requirements are attached, pursuant to section 75F(2) of the *Environmental Planning and Assessment Act 1979*. It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

- fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

You should keep the contact officer for this project, Keiran Thomas ((02) 9228 6415, keiran.p.thomas@dipnr.nsw.gov.au), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

29.11.05

Chris Wilson
A/Deputy Director-General
As delegate for the Director-General

PARKES INTER-MODAL FREIGHT TERMINAL

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Construction and operation of an inter-modal freight terminal at Parkes, including: <ul style="list-style-type: none"> a) installation of basic infrastructure including master sidings and passing sidings on the Parkes-Narromine rail line, terminal sidings, rail connections and internal roadways; b) construction and operation of a container storage facility and an operational depot; c) construction and operation of warehousing and distribution facilities, engineering facilities, containerised fuel storage facilities and on-site refuelling facilities; and d) construction of minor infrastructure items including administration offices, maintenance sheds, plant storage and landscaping.
Site	Lot 6 DP857631, Lot 1 DP859593, Lot 98 DP750179, Lot 99 DP750179 and Lot 1 DP1082995.
Proponent	Terminals Australia Pty Ltd
Date of Issue	24 November 2005
Date of Expiration	24 November 2007
General Requirements	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal, including construction, operation, and staging; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • justification for undertaking the project with consideration of the benefits and impacts of the proposal; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and • certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> • Strategic Assessment – the Environmental Assessment must include a strategic assessment of the project in the context of the strategic direction of the locality and region with consideration of Parkes Shire Council's <i>Parkes Transport Hub: Local Environmental Study</i>. As part of this analysis, the assessment should have consideration to the surrounding land uses, the scale, scope and location of the project, as well as existing and future rail and road infrastructure, and likely freight demand, volumes and origin/destination. • Traffic and Transport Impacts – the Environmental Assessment must assess the traffic implications of the project, with reference to the capacity, safety and design of key haulage routes to and from the project site. Clear details of any road or rail infrastructure upgrades, particularly at the entrance to the site and at any road/rail interfaces, must be provided in the Environmental Assessment. Assessment of road and rail traffic impacts must include consideration of cumulative traffic impacts and the effect of likely and target modal splits (including maximisation of rail haulage), and must be undertaken in accordance with the RTA's <i>Guide to Traffic Generating Developments</i>. • Noise Impacts – the Environmental Assessment must assess the predicted noise impact resulting from all noise sources associated with project, with a particular focus on traffic noise at night and in the vicinity of residential and sensitive land uses along haulage routes. The noise assessment must be undertaken in accordance with the <i>Industrial Noise Policy</i>, the <i>Environmental Noise Control Manual</i> and <i>Environmental Criteria for Road Traffic Noise</i>; • Water Quality Impacts – the Environmental Assessment must assess the implications of the project for surface water and groundwater quality, especially in relation to the storage and transfer of potential contaminants. Clear details of

	<p>the water balance for the site, and the contaminant management processes to be applied to the project must be provided.</p> <ul style="list-style-type: none"> • Land Use Safety – the Environmental Assessment must include a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DUAP, 1994), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the project. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i> (DUAP, 1997) and <i>Multi-Level Risk Assessment</i> (DUAP, 1997). • General Environmental Risk Analysis (in relation to all components of the project) – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.
Consultation Requirements	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • NSW Department of Environment and Conservation; • NSW Roads and Traffic Authority; • The Australian Rail Track Corporation Ltd; • Parkes Shire Council; and • the local community. <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
Deemed refusal period	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's environmental assessment period for the project.</p>