



NSW GOVERNMENT
Department of Planning

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Our ref: 9043259-1

Mr Darren Searle
Property Development Manager
CSR Limited
Locked Bag 6
Chatswood NSW 2057

Dear Mr Searle,

**Director General's Requirements
CSR Concept Plan and Stage 1 Project Application, Erskine Park**

The Department has received your Concept Plan and Stage 1 Project applications for the proposed industrial/warehoused complex at Erskine Park in the Penrith local government area (Application number: 06_0208).

I have attached a copy of the Director-General's requirements (DGRs) for these applications. These requirements have been prepared in consultation with relevant government authorities and are based on the information that you have provided to date.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the Environmental Assessment for the project to determine the:

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

As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

Finally, if your proposal contains any actions that could have a significant impact on Matters of National Environmental Significance, it will require an additional approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Chris Ritchie, Manager Manufacturing and Rural Industries, on 02 9228 6413.

Yours sincerely



F.F.06

Chris Wilson
Executive Director
As delegate of the Director-General

Director-General's Requirements

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

Project	Concept Plan and Stage 1 Project applications for the proposed industrial/warehouse complex on CSR land at Erskine Park.
Site	Lots 91, 92, 93 in DP 838541 Lenore Lane, Erskine Park
Proponent	CSR Limited
Date of Issue	8 August 2006
Date of Expiration	8 August 2008
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the proposed concept plan and Stage 1 project applications for the project, including the: <ul style="list-style-type: none"> - need for the project; - alternatives considered; and - various components and stages of the project, including the provision of utilities to the site; • consideration of any relevant statutory provisions; • a general overview of the environmental impacts of the proposal identifying the key issues for further assessment, and taking into consideration any issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment; - an assessment of the potential impacts of the project, including any cumulative impacts; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying why the project should be approved; and • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Layout/Design – demonstrate that the proposal is generally consistent with the <i>Erskine Park Employment Area Development Control Plan</i>, and justify any inconsistencies between the proposal and the DCP; • Planning agreement/developer contributions – review the proposal against the requirements in the <i>Erskine Park Employment Area Section 94 Contributions Plan</i>, particularly in relation to the proposed changes to the Biodiversity Management Strategy for the Erskine Park Employment Area, and either include a draft planning agreement for the redevelopment of the site, or describe what development contributions are proposed to be paid for the redevelopment of the site; • Soil & water – including detailed plans for the proposed diversion of the creek on site; the proposed erosion and sediment controls (during construction); the proposed stormwater management system including including detailed consideration of any potential offsite drainage impacts; flooding; water supply including consideration of the potential for rainwater harvesting; and wastewater disposal; • Traffic & parking – including details of the traffic volumes likely to be generated during construction and each stage of operations; an assessment of the predicted impacts of this traffic on the safety and

	<p>efficiency of the surrounding road network; and suitable evidence demonstrating that proposal would not compromise the access arrangements for any adjoining landowners.</p> <ul style="list-style-type: none"> • Flora & fauna – demonstrate what measures would be implemented to offset the proposed clearing of vegetation on-site, including riparian vegetation; • Noise – including construction, operational, and traffic noise; • Aboriginal heritage; and • Visual – including landscaping, design, signage and lighting.
References	The Environmental Assessment must take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached list.
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 Natural Resources; and • Penrith City Council. <p>The consultation process and the issues raised during this consultation should be described in the EA</p>
Deemed Refusal Period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	
	<ul style="list-style-type: none"> • <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom); • <i>Guidelines for Fresh and Marine Water Quality</i> (ANZECC); • <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (DEC);
Noise	
	<ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Environmental Noise Control Manual</i> (DEC);
Lighting	
	<ul style="list-style-type: none"> • <i>Control of Obtrusive Effects of Outdoor Lighting</i> (Standards Australia, 1997, AS 4282-1997)
Air Quality	
	<ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC);
Traffic	
	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development and Road Design Guide</i> (RTA); • <i>RTA Road Design Guide</i> (RTA); • relevant Austroad standards;
Waste	
	<ul style="list-style-type: none"> • <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).