



NSW GOVERNMENT
Department of Planning

Manufacturing & Rural Industries
Major Development Assessment
Phone: (02) 9228 6413
Fax: (02) 9228 6466
Email: chris.ritchie@planning.nsw.gov.au
Level 4 Western Gallery
23-33 Bridge Street
GPO Box 39
SYDNEY NSW 2001

Mr Colin Rockliff
National Manager – Master Planning & Architecture
Goodman International
Level 10
60 Castlereagh Street
Sydney NSW 2000

Our ref: S08/00366

Dear Mr Rockliff

**Director-General's Requirements
Oakdale Central and DHL Logistics Hub Project
Application No. 08_0065 and 08_0066**

The Department has received your applications for the Oakdale Central concept plan and DHL Logistics Hub project in the Western Sydney Employment Lands.

I have attached a copy of the Director-General's requirements for the proposal. These requirements have been prepared in consultation with the relevant public authorities, and are based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information.

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.

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. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of National Environmental Significance. As a result, if it is 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 before you propose to submit your Environmental Assessment for the project to determine the:

- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements that will apply; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

As you know, the Department will review the Environmental Assessment 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, I would appreciate it if the documents submitted to the Department in the future 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.

If you have any enquiries about these requirements, please contact Chris Ritchie.

Yours sincerely



21/4/08

David Kitto
Acting Executive Director
Major Project 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: 08_0065 Project Application: 08_0066
Project	Concept Plan: establish a regional distribution park of warehouses, distribution centres and freight logistics facilities on 62 hectares of land adjacent to the Sydney Water Pipeline, and provide associated infrastructure. Project Application: establish a DHL Logistics Hub and associated infrastructure within the Oakdale Central precinct.
Location	"Oakdale" Estate, Horsley Park in the Fairfield and Penrith LGA (Lot 2 DP 120673)
Proponent	Goodman International
Date of Issue	April 2008
Date of Expiration	April 2010
General Requirements	<p>The Environmental Assessment must include the following for both the concept plan and project application:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the existing site and landuse; • a detailed description of the concept plan and proposal including: <ul style="list-style-type: none"> – the need for the proposal; – the alternatives considered; – engineering and/or architectural plans; and – various components and stages of the project; • consideration of any relevant statutory provisions, including whether the proposal is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of all the environmental impacts of the proposal, identifying the key issues for further assessment and taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of 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 proposal, including cumulative impacts; – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the proposal; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the benefits of the project; • a table indicating where each of the Director-General's requirements have been addressed in the Environmental Assessment; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Site Layout and Design – including details of: <ul style="list-style-type: none"> – subdivision of the site, including site coverage, lot sizes and positioning of lots; – development controls and guidelines for the design and future development of the site covering, but not limited to, building heights and design, setbacks, floor space ratio, stormwater management and

	<p>drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; and</p> <ul style="list-style-type: none"> – demonstrate that the proposal is generally consistent with <i>Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008</i> and any relevant Development Control Plan (DCP), and justify any inconsistencies; • 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; • Traffic – including 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, and an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area. Particular consideration is to be given to the ability of the Old Wallgrove Road/Wallgrove and M7 Interchange to safely and efficiently accommodate the proposals. • Soil & water – including water supply and efficiency, proposed erosion and sediment controls (during construction); the proposed stormwater management system for the DHL Logistics Hub; detailed consideration of any potential offsite drainage or flooding impacts; consideration of the potential for rainwater harvesting; wastewater disposal; and soil salinity and contamination; • Noise – including construct on, operational, and traffic noise; • Visual – including the design and articulation of the buildings, height landscaping, lighting and any signage. The assessment shall consider any potential impacts on any nearby private properties; • 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 the riparian zone should also be provided; • Heritage – including Aboriginal and non-Aboriginal; • Air quality; • Greenhouse Gas and 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; • Waste management – during construction and operation; and • Hazards.
References	The Environmental Assessment should 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	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. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Soil and Waters	
<i>Contamination</i>	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)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
<i>Rivers & Estuaries</i>	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
	How to Prepare a Vegetation Management Plan Guide (DNR)
	Works and Watercourse Design Guideline (DNR)
<i>Salinity</i>	NSW Salinity Strategy (DLWC)
<i>Stormwater</i>	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)
<i>Water Quality</i>	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)
<i>Wastewater Reuse</i>	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)
	Environmental Guidelines: Use of Effluent by Irrigation (DEC)

Aspect	Policy /Methodology
	NSW Guideline for Urban and Residential use of Reclaimed Water (NSW Recycled Water Coordination Committee)
	Greywater and Sewage Recycling in Multi-Unit Dwellings and Commercial Premises - Interim Guidance (NSW Health)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	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)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
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)
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)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
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)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
Hazards and Risk	
	State Environmental Planning Policy No 33– Hazardous and Offensive Development (SEPP 33) and Applying SEPP 33 (DUAP, 1994).
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP, 1997)
	Multi-Level Risk Assessment (DUAP, 1997)