

Director-General's Requirements – Including Reference Table

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

		EA Reference
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:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the existing site and landuse; • a detailed written description and graphical representation 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 project 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 proposal; • 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. 	<p>ES S.2 S.4 & S.5 S.10 S.10.1 Vol.2 S.4 & S.5 S.6 S.7 S.8 S.9 S.10 App.A Vol.1</p>

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; 	S.4 & S.5 S.4.5 & 5.3
	<ul style="list-style-type: none"> - 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 drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; and 	S.4 & S.5
	<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; 	S.6.1
	<ul style="list-style-type: none"> • Infrastructure Requirements – including: <ul style="list-style-type: none"> - a detailed written and graphical description of the infrastructure required on-site; 	S.4 & S.5 S.4 & S.5
	<ul style="list-style-type: none"> - 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; 	S.4 & S.5
	<ul style="list-style-type: none"> - 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 	S.4 & S.5 & S.6.5
	<ul style="list-style-type: none"> - maintaining access to public utility infrastructure; 	S.4 & S.5 S.6.5
	<ul style="list-style-type: none"> • 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; 	S.8.8
	<ul style="list-style-type: none"> • 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. 	S.8.1
	<ul style="list-style-type: none"> • 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; 	S.8.2 S.8.9, S.4 & S.5
	<ul style="list-style-type: none"> • 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; 	

	<ul style="list-style-type: none"> • 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; 	S.8.5
	<ul style="list-style-type: none"> • 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. 	S.8.6 & S.8.7 S.8.3 S.8.4 S.8.10 S.8.10
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.	S.6
Deemed refusal period	60 days	-