



NSW GOVERNMENT
Department of Planning

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Colin Rockliff
National Manager
Goodman International Limited
Level 10, Castlereagh St
Sydney NSW 2000

Our ref: S07/01064

Dear Mr Rockliff

**Director General's Requirements
Interlink Industrial Estate (07_0093 MOD 1)**

I refer to your request to modify the Minister's approval for the Interlink Industrial Estate at Erskine Park under Section 75W of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

I have attached a copy of the Director-General's requirements for the environmental assessment of the proposed modification.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the environmental assessment for the proposal. This will allow the Department to determine:

- the fees applicable;
- the consultation requirements; and
- the number of copies of the environmental assessment required.

If you have any enquiries about these requirements, please contact Megan Webb of the Department's Manufacturing and Rural Industries team on 02 9228 6495 or megan.webb@planning.nsw.gov.au.

Yours sincerely

DKitto 24/4/08

David Kitto
Director
Major Development Assessment

Director-General's Requirements

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

Modification	To join the 2 previously approved freestanding buildings on Lot 5.
Site	Interlink Industrial Estate, Mamre Road, Erskine Park
Proponent	Goodman International Limited
Date of Issue	24 April 2008
Date of Expiration	24 April 2010
General Requirements	The Environmental Assessment (EA) must include: • an executive summary; • a detailed description of the proposal including the: ▪ need for the proposal; ▪ alternatives considered; and ▪ plans for any new buildings; • consideration of the proposal against any relevant statutory provisions, including whether it is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; • a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the modification (see above), which includes: ▪ a description of the existing environment; ▪ an assessment of the potential impacts of the proposal; ▪ a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the proposal; • a Statement of Commitments, outlining the proposed environmental management, mitigation and monitoring measures; 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	• Development Controls – demonstrate that the proposal is generally consistent with the <i>Penrith Development Control Plan (DCP)</i>, and justify any inconsistencies between the project and the DCP; • Visual Impacts – including the design and articulation of the buildings (scale, height and bulk), landscaping, lighting, any signage, impacts on the views and amenity of the area - particularly from Mamre Road and measures to mitigate these impacts; • Traffic – including parking requirements, traffic movements likely to be generated during construction and operation, and an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network; and • Soil and Water – including the proposed erosion and sediment controls (during construction), the stormwater management system (during operations), flooding, potential offsite drainage impacts and water supply and efficiency measures – including rainwater harvesting.
References	The Environmental Assessment should take into account the relevant State Government technical and policy guidelines. While not exhaustive, the attached list identifies some of the potentially relevant guidelines.

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Traffic & Transport	
	Guide to Traffic Generating Development (RTA)
Soil and Water	
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion - 2nd Edition (DIPNR)
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
<i>Flooding</i>	Floodplain Management Manual (DNR)
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)