



NSW GOVERNMENT
Department of Planning

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Our ref: S06/00007-1

Mr Bob Stephens
Project Director
Southern Distribution Hub Pty Ltd
Level 1, 91 Bourke Street
GOULBURN NSW 2580

Dear Mr Stephens

**Director General's Requirements
Southern Distribution Business Park Concept Plan**

The Department has received your Concept Plan application for the proposed industrial, logistics, warehousing and freight distribution centre, 4 km southeast of Goulburn in the Goulburn-Mulwaree LGA (Concept Plan 06_0226).

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

I would appreciate it if you would contact the Department 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.

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

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a large 'W' and a horizontal line extending to the right.

6.2.07

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 application for an industrial logistics, service, warehousing and distribution park known as Southern Distribution Park.
Site	Off Windellama Road about 4 kilometres south of Goulburn, and adjacent to the Hume Highway.
Proponent	Southern Distribution Hub Pty Ltd
Date of Issue	6 February 2007
Date of Expiration	6 February 2009
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 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; • justification of the need for the project, suitability of the site and 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"> • Strategic – including demonstration that the proposal is consistent with the relevant state, regional and local strategic documents, particularly the <i>Goulburn Mulwaree LEP 1990</i>, the <i>draft Goulburn LEP 2006</i> and the <i>Goulburn Mulwaree 2020 Strategy</i>; and justify any inconsistencies; • Planning agreement/developer contributions – including identification of demand for infrastructure and services and proposed contributions to meet the demand; • Soil & water – including: <ul style="list-style-type: none"> - a water balance for the site detailing water sources (including water harvesting), water consumption, water recycling, the quality and quantity of waste water streams and the impact of any water release from the site on surface and groundwater including the Sydney drinking water catchment; - proposed erosion and sediment controls (during construction) and the proposed stormwater management and wastewater management systems (during operation); - impacts of the proposal on flooding and proposed mitigation works; - identification of proposed stream diversions, impacts and proposed

	<p>mitigation measures; and</p> <ul style="list-style-type: none"> - assessment of existing soil contamination, suitability of site to support the proposal and management measures; • Traffic and transport – including: <ul style="list-style-type: none"> - details of the likely traffic volumes to be generated during construction and operations; - assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network (including any level crossings); - details of the proposed road works; - an investigation of the feasibility of providing rail access to the site; and - details of what measures would be implemented to improve the accessibility of the site to the Goulburn urban area; • Noise - including construction, operation, and traffic noise; • Air quality – including an assessment of dust emissions and greenhouse gases; • Flora & fauna – including impacts on critical habitats, threatened species, populations, ecological communities and native vegetation; • Visual – including an assessment of the visual impact of the proposal (height, scale and lighting) on the local and regional area, particularly on adjoining land owners, the Hume Highway and from significant vantage points in the public domain; • Heritage – including impacts on indigenous and non-indigenous heritage.
References	<p>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.</p>
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 Environment and Conservation; • Department of Natural Resources; • Sydney Catchment Authority; • Roads and Traffic Authority; • Australian Rail Track Corporation; and • Goulburn Mulwaree Council. <p>The consultation process and the issues raised during this consultation must be described in the EA.</p>
Deemed Refusal Period	120 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); • <i>NWQMS Australian Guidelines for Water Quality Monitoring and Reporting</i> (ANZECC 2000); • <i>Healthy Rivers Commission Audit Report into the Hawkesbury Nepean and Shoalhaven River Systems</i>; • <i>NSW Guidelines for Urban and Residential Use of Reclaimed Water</i> (NSW Water Recycled Coordination Committee, 1993); • <i>National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management</i> (ARMCANZ/ANZECC 1997); • <i>National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water</i> (ARMCANZ/ANZECC 2000); • <i>Environmental Criteria for the Utilisation of Treated Effluent by Irrigation</i> (NSW DEC, 2004); • <i>Management Urban Stormwater: Source Control</i> (EPA 1998); • <i>Management Urban Stormwater: Treatment Techniques</i> (EPA 1998); • <i>Managing Land Contamination: Planning Guidelines – SEPP 55 – Remediation of Land</i> (DUAP and EPA, 1998); • <i>Contaminated Site – Guidelines for Consultants Reporting on Contaminated Sites</i> (EPA, 1997); • <i>Contaminated Site – Guidelines on Significant Risk of Harm and Duty to Report</i> (EPA, 1999).
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).