



NSW GOVERNMENT  
**Department of Planning**

**Major Development Assessment  
Manufacturing and Rural Industries**  
Contact: Megan Webb  
Phone: (02) 9228 6495  
Fax: (02) 9228 6466  
Email: [megan.webb@planning.nsw.gov.au](mailto:megan.webb@planning.nsw.gov.au)

Level 3, Room 304  
23-33 Bridge Street  
GPO Box 39  
SYDNEY NSW 2001

Mr Will Dwyer  
National Manager - Planning  
Goodman International Limited  
Level 10, 60 Castlereagh St  
SYDNEY NSW 2000

Our Ref: S09/00944

Dear Mr Dwyer

**TNT Express Warehouse Project (MP 09\_0108)  
Director-General's Requirements**

The Department has received your application for the TNT Express Warehouse Project at Chullora.

I have attached a copy of the Director-General's requirements for the project. 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 authorities' comments for your information.

Please note that 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, so 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 at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

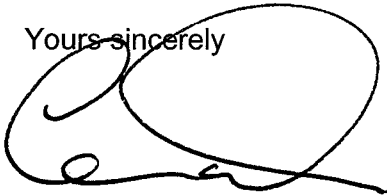
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Megan Webb on 9228 6495 or [megan.webb@planning.nsw.gov.au](mailto:megan.webb@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over the words 'Yours sincerely'.

17.6.09

Chris Wilson  
**Executive Director**  
**Major Projects Assessment**  
As delegate for the Director-General

# Director-General's Requirements

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

Application Number	MP 09_0108
Project	<p>The TNT Express Warehouse Project which includes:</p> <ul style="list-style-type: none"> <li>• demolition of the existing buildings onsite;</li> <li>• construction and operation of a 41,430m<sup>2</sup> warehouse, a freestanding office and a single story car park for 600 cars; and</li> <li>• associated infrastructure.</li> </ul>
Location	62 Hume Highway, Chullora
Proponent	Goodman International Limited
Date of Issue	June 2009
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description: <ul style="list-style-type: none"> <li>– the existing and approved operations/facilities, including a copy of any statutory approvals that apply to these operations and facilities; and</li> <li>– the existing environmental management regime on site;</li> </ul> </li> <li>• a detailed description of the project, including: <ul style="list-style-type: none"> <li>– the need for the project;</li> <li>– the alternatives considered, including justification for the preferred alternative;</li> <li>– the likely staging of the project;</li> <li>– plans of the proposed building works;</li> <li>– demonstration that the design of the buildings are consistent with relevant standards and guidelines including the <i>Bankstown Development Control Plan 2005</i>; and</li> <li>– an environmental management plan for the operations onsite;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant laws, policies, plans or guidelines (see below);</li> <li>– a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the project;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>;</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
Key Issues	<ul style="list-style-type: none"> <li>• <b>Development Controls</b> – demonstrate that the proposal is generally consistent with the development controls in the <i>Bankstown Development Control Plan 2005</i> and all other relevant development control plans, and justify any inconsistencies between the project and these controls;</li> <li>• <b>Developer Contributions and/or Planning Agreements</b> – review the project against the relevant contribution plans, and outline what</li> </ul>

	<p>contributions would be made towards the provision of local infrastructure or services;</p> <ul style="list-style-type: none"> <li>• <b>Traffic and Access</b> – including: <ul style="list-style-type: none"> <li>– accurate predictions of the traffic volumes likely to be generated during construction and operation;</li> <li>– an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network;</li> <li>– details of any proposed road upgrade works, and the measures that would be implemented to ensure that the relevant road network is appropriately maintained during the life of the project; and</li> <li>– details of the proposed access and parking arrangements on site;</li> </ul> </li> <li>• <b>Visual Amenity</b> – including: <ul style="list-style-type: none"> <li>– the design and visual appearance of the project including any lighting and signage;</li> <li>– visual impacts on any sensitive receivers, including nearby residential areas, and from the Hume Hwy; and</li> <li>– the proposed landscaping and design features to manage visual impacts;</li> </ul> </li> <li>• <b>Noise</b> – including construction, operation and traffic noise;</li> <li>• <b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>– the proposed erosion and sediment controls during construction and stormwater infrastructure during operations;</li> <li>– the potential flooding, contamination, acid sulphate soil and salinity impacts; and</li> <li>– an assessment of the feasibility of infrastructure for rainwater collection;</li> </ul> </li> <li>• <b>Air Quality</b> – including construction and operation;</li> <li>• <b>Flora and Fauna</b> – including an assessment of any impacts on critical habitats, threatened species, protected species, populations or ecological communities and their habitats in the region;</li> <li>• <b>Waste</b> – identify, classify and quantify the likely waste stream of the project during construction and operation, and describe what measures would be implemented to minimise, reuse, recycle and/or dispose of this waste;</li> <li>• <b>Greenhouse Gas and Energy Efficiency</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the energy use and greenhouse gas emissions of the project; and</li> <li>– a description of the measures that would be implemented to ensure that the project is energy efficient; and</li> </ul> </li> <li>• <b>Heritage.</b></li> </ul>
<b>References</b>	<p>The Environmental Assessment should take into account relevant State government policies, guidelines and plans, as well as industry guidelines and relevant strategic plans. While not exhaustive, policies, guidelines and plans which may be relevant to the project are included in the attached lists.</p>
<b>Consultation</b>	<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:</p> <ul style="list-style-type: none"> <li>– Bankstown Council;</li> <li>– Roads and Traffic Authority; and</li> <li>– RailCorp.</li> </ul> <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	60 days

# Policies, Guidelines & Plans

Aspect	Policy /Guideline/Plan
<b>Risk</b>	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
<b>Traffic</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	State Environmental Planning Policy (Infrastructure)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
	New South Wales Draft Construction Noise Guideline (DECC)
<b>Soil and Waters</b>	
<i>Surface Water</i>	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
<i>Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
	NSW Salinity Strategy (DLWC)
<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)
	State Environmental Planning Policy No. 55 – Remediation of Land
	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

<b>Air Quality</b>	
	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)
<b>Flora and Fauna</b>	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
<b>Waste</b>	
	Waste Classification Guidelines (DECC)
<b>Greenhouse Gas</b>	
	Guidelines for Energy Savings Action Plans (DEUS)
	National Greenhouse Accounts (NGA) Factors