



Planning

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Our ref: 10/09175
Your ref:

Mr John Marsh
Executive Director
Mamre Roads Developments Pty Ltd
Suite 3, Level 15, 25 Bligh St
SYDNEY NSW 2000

Dear Mr Marsh

Kemps Creek Logistics Project Director-General's Requirements

I refer to your application for this project in the Penrith Local Government Area.

I have attached a copy of the Director-General's requirements for the project, which have been prepared based on the information you have provided to date. Please note that the Director-General may alter these requirements at any time.

If the project 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. If it is subsequently 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 the Environmental Assessment (EA) for the project. This will enable the Department to:

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

Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you 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 EA to be hosted on a suitable website during the assessment process.

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If you have any enquiries about these requirements, please contact Megan Webb on 9228-6495.

Yours sincerely

David Kitto 5/5/10

David Kitto
Director
Mining & Industry Projects
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: 10_0061 Project: 10_0062
Project	The Kemps Creek Logistics Project, which includes the development at warehouse and distribution centres on site as well as a range of associated infrastructure.
Location	708 Mamre Road, Kemps Creek, Penrith LGA – Lot 1 DP104958
Proponent	Mamre Road Developments Pty Limited
Date of Issue	5 May2010
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project, including: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – the local and regional infrastructure requirements of the project; – plans of the proposed development (both on and off the site); – a detailed landscaping, lighting, and signage strategy for the whole site and – the likely staging of the project; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • 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"> – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and – a description of the measures that would be implemented to avoid, minimise, and if necessary offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment; • a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project; • a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project; • 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 & Assessment Act 1979</i>; and • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Strategic Land Use Planning – including: <ul style="list-style-type: none"> – identify the potential land use conflicts associated with the development of the project, particularly in relation to its potential impacts on any sensitive land uses in the adjoining area (such as the school and retirement village opposite the site), and describe what measures would be implemented to avoid and/or minimise these potential conflicts;

	<ul style="list-style-type: none"> - describe how the development of the project would be integrated with the development of the adjoining Western Sydney Employment Area and the surrounding rural area; - demonstrate that the project can be carried out at no cost to Government in regard to infrastructure requirements, and would not comprise the development of the zoned employment land in the adjoining Western Sydney Employment Area; and - demonstrate that the site is suitable for the project, and that the project will meet all relevant environmental tests; • Design and Visual – including: <ul style="list-style-type: none"> - assess whether the project is consistent with the relevant design controls in the Penrith Local Environmental Plan or Development Control Plans, and justify any inconsistencies with these controls; - describe in detail what measures would be implemented to: <ul style="list-style-type: none"> o ensure that the project has a high design quality; o “break up” and articulate the bulk and scale of the proposed buildings; o ensure the project is energy and water efficient; o minimise the visual impact of the project on the surrounding area; and o ensure that the project presents a well-designed and visually pleasing “face” to both Mamre Road and Bakers Lane; • Transport, Access and Parking – including: <ul style="list-style-type: none"> - predict the traffic volumes likely to be generated during construction and operation, and the parking demand of the project; - assess the impacts of this traffic on the safety, capacity and efficiency of both the existing and likely future road network, with modelling of key intersections; - consider a range of access options and justify the proposed access point/s; and - a description of the measures that would be implemented to minimise the traffic demand of the project, and its potential impacts on sensitive land uses in the surrounding area (such as the nearby school and retirement village); • Soil & Water – including: <ul style="list-style-type: none"> - modelling of the potential drainage and flooding impacts of the project (with a suitable sensitivity analysis that considers the potential impacts of climate change); - assess the potential impacts of the project on the quality and quantity of water resources in the area as well as any riparian values; - describe the proposed water management system in detail, including the proposed erosion and sediment controls during construction and the proposed stormwater management system during operations; and - assess the potential soil salinity and contamination impacts of the project; • Noise and Vibration – including construction, operation and traffic noise; and • Air Quality.
Other Issues	<ul style="list-style-type: none"> • Biodiversity; • Heritage – both Aboriginal and non-Aboriginal; • Hazards – including: <ul style="list-style-type: none"> - from the storage and use of hazardous materials; and - fire risk and management; and • Waste – during construction and operations.

References	The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.
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 and affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none">• Roads and Traffic Authority;• Penrith & Fairfield Councils; and• the adjoining school and retirement village. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Strategic Land Use Planning	
	Sydney Metropolitan Strategy
	North West Subregional Strategy
	<i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>
	Penrith Local Environmental Plans
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
Soil & Water	
Salinity	NSW Salinity Strategy (DLWC)
Contamination	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)
	<i>State Environmental Planning Policy No 55 - Remediation of Land</i>
Erosion & Sediment Control	Managing Urban Stormwater: Soils & Construction (Landcom)
Stormwater	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)
Flood Management	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)

NSW State Groundwater Quantity Management Policy (DLWC, 1998)
 Guidelines for the Assessment & Management of Groundwater
 Contamination (DECC, 2007)

Design & Visual

Penrith Development Control Plan 2006

Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997,
 AS 4282-1997)

State Environmental Planning Policy No 64 - Advertising and Signage

National Greenhouse Accounts Factors (Australian Department of Climate
 Change (DCC))

Guidelines for Energy Savings Action Plans (DEUS)

Guidelines for Water Savings Action Plans (DEUS)

Biodiversity

Draft Guidelines for Threatened Species Assessment under Part 3A of the
Environmental Planning and Assessment Act 1979 (DEC)

Guidelines for controlled activities - Riparian corridors (DWE)

Guidelines for controlled activities - Vegetation Management Plans (DWE)

Heritage

Aboriginal

Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and
 Community Consultation (DEC)

Non-Aboriginal

NSW Heritage Manual (NSW Heritage Office)

The Burra Charter (The Australia ICOMOS charter for places of cultural
 significance)

Hazards

*State Environmental Planning Policy No 33 - Hazardous and Offensive
 Development*

Applying Sepp 33: Hazardous And Offensive Development Application
 Guidelines (DUAP)

Waste

Waste Avoidance and Resource Recovery Strategy (Resource NSW)

Waste Classification Guidelines (DECC)