

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	Construction and operation of a Road/Rail Freight Terminal, which would include a rail siding, dedicated container storage and handling area, regional warehousing facilities and highway frontage uses and support services, such as bulky goods retailing, small warehousing, rural reproduce suppliers, and fuelling services.
<b>Site</b>	Lot 1 DP 164151, Lot 21-22 DP 137352, Pt 60 DP 755781, Pt 68 DP 755781, Pt 73 DP 755781 and Pt 81 DP 755781, Great Western Highway, Raglan, in the Bathurst Local Government Area
<b>Proponent</b>	Slobobax Pty Ltd
<b>Date of Issue</b>	16 May 2005
<b>Date of Expiration</b>	16 May 2007
<b>Special Provision</b>	On 13 September 2005, the Minister for Planning authorised the submission of a Concept Plan for the project
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal, including construction, operation and staging;</li> <li>• details of the location of the project and environmental planning provisions applicable to the site and the project;</li> <li>• consideration of alternatives to the project;</li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below;</li> <li>• proposed mitigation/ management measures of residual environmental impacts;</li> <li>• justification for undertaking the project with consideration of the benefits/ impacts of the proposal, and proposed management/ mitigation/ monitoring;</li> <li>• a draft Statement of Commitments for environmental mitigation, management and monitoring for the project; and</li> <li>• certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Strategic Assessment</b> – the Environmental Assessment must include a strategic assessment of the project in the context of the strategic direction of the locality and region with consideration of Bathurst Regional Council’s Land Uses Strategies. As part of this analysis, the assessment should have consideration to the surrounding land uses, the scale, scope and location of the project, as well as existing and future rail and road infrastructure, and likely freight demand, volumes and origin/destination.</li> <li>• <b>Road and Rail Transport</b>– the Environmental Assessment must include details of the transport volumes expected to be generated by the project. This assessment must include details of the capacity, safety and design of all key haulage routes to and from the site. This must extend to an assessment of rail transport movements, such as nature, number and frequency of train movements, and potential conflicts with current rail traffic.</li> <li>• <b>Soil and Water</b> – the Environmental Assessment must include an assessment of the water and soil quality impacts associated with the development, taking into account surface water, stormwater and groundwater. This must include an assessment of the potential works</li> </ul>

	<p>within or adjacent to the waterways present at the site and the long-term management of these aquatic and riparian ecosystems during site operations. The assessment must also have consideration to potential impacts on the flooding regime in the locality;</p> <ul style="list-style-type: none"> <li>• <b>Noise and Vibration</b> – the Environmental Assessment must include an assessment of the predicted noise impacts resulting from the operation of the project and the measures to manage any noise impacts. The noise assessment must be undertaken in accordance with the <i>Industrial Noise Policy</i> (EPA, 1999) and <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999). The assessment must extend to noise emissions from traffic associated with the project, and must identify all noise sources from the project and specify the times of operation for all noise producing activities;</li> <li>• <b>Visual Amenity</b> – the Environmental Assessment must include an assessment of the visual impact of the project on surrounding land uses;</li> <li>• <b>Environmental Planning Instruments</b> – the Environmental Assessment must include an assessment of the project against the relevant heads of consideration in applicable environmental planning instruments, including the <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>, <i>State Environmental Planning Policy No.55 – Remediation of Land</i>, <i>State Environmental Planning Policy No.64 – Advertising and Signage</i>, <i>Orana Regional Environmental Plan No.1 – Siding Spring</i>, <i>Bathurst Local Environmental Management Plan 1997</i> and <i>Draft Bathurst Region (Interim) Local Environmental Plan 2004</i>.</li> </ul>
<b>Consultation Requirements</b>	<p>You must consult with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> <li>• Bathurst Regional Council;</li> <li>• the Australian Rail Track Corporation;</li> <li>• the Rail Infrastructure Corporation;</li> <li>• the Department of Primary Industries;</li> <li>• the Department of Natural Resources</li> <li>• Road and Traffic Authority; and</li> <li>• affected residents and relevant community groups.</li> </ul>
<b>Deemed refusal period</b>	<p>Pursuant to clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the deemed refusal period for the project will be 60 days.</p>