



NSW GOVERNMENT
Department of Planning

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Mr Colin Rockliff
Company Architect
Macquarie Goodman Pty Ltd
Level 10, 60 Castlereagh Street
Sydney NSW 2000

Dear Mr Rockliff

**Director General's Requirements
Coles Myer Chilled Distribution Centre, Eastern Creek**

The Department has received your application for the proposed Coles Myer chilled distribution centre at Eastern Creek (Application Number: 06_164).

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

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 at least 2 weeks before you propose to submit the draft 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.

As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

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 black ink, appearing to be 'Chris Wilson', with a large loop at the end.

16.6.06

Chris Wilson
A/Executive Director
As delegate of the Director-General

Director-General's Requirements

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

Project	The proposed construction and operation of a Coles Myer chilled distribution centre at Eastern Creek (Application Number: 06_164).
Site	Part Lot 250 and 252 DP 1082988, Eastern Creek
Proponent	Macquarie Goodman Management Pty Ltd
Date of Issue	16 June 2006
Date of Expiration	16 June 2008
General Requirements	The Environmental Assessment (EA) must include • an executive summary; • a detailed description of the project including the: - need for the project; and - various components and stages of the project, including the provision of any essential services (such as waster, sewerage, power, telecommunications and gas); • 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: - 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; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the general costs and benefits of the proposal; • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Layout/design – demonstrate that the proposal is generally consistent with the <i>Eastern Creek Precinct Plan (Stage 3)</i>, and justify any inconsistencies between the proposal and the precinct plan; • Planning agreement/developer contributions – review the adequacy of the existing developer agreement between the Minister, Macquarie Goodman Vineyard Pty Ltd and The Austral Brick Company; and if necessary, revise this agreement to accommodate the requirements of this proposal or relevant changes that have occurred since the original agreement was signed; • Traffic – including details of the traffic volumes likely to be generated during construction and operation, and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network, particularly the Old Wallgrove Road/ Wallgrove Road intersection; • Soil & water – including the proposed erosion and sediment controls (during construction); the proposed stormwater management system, and detailed consideration of any potential offsite drainage or flooding impacts; water supply, including consideration of the potential for rainwater harvesting; wastewater disposal; and soil contamination;

	• Noise – including construction, operational, and traffic noise; • Air quality; • Heritage – including Aboriginal and non-Aboriginal • Visual – including the design and articulation of the buildings, landscaping, lighting and any signage; • Waste management – during construction and operation; and • Hazards.
References	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.
Consultation	During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular, you must consult with: • Roads and Traffic Authority; and • Blacktown City Council. The consultation process and the issues raised should be described in the EA
Deemed Refusal Period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	• <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);
Noise	• <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Environmental Noise Control Manual</i> (DEC);
Lighting	• <i>Control of Obtrusive Effects of Outdoor Lighting</i> (Standards Australia, 1997, AS 4282-1997)
Air Quality	• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC);
Traffic	• <i>Guide to Traffic Generating Development and Road Design Guide</i> (RTA); • <i>RTA Road Design Guide</i> (RTA); • relevant Austroad standards;
Waste	• <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).