

# Director-General's Requirements

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

<b>Project</b>	Construction and operation of an Industrial Estate comprising light industrial, warehouse and distribution facilities.
<b>Site</b>	Mamre Road, Erskine Park
<b>Proponent</b>	Goodman International Limited
<b>Date of Issue</b>	31 July 2007
<b>Date of Expiration</b>	31 July 2009
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project including the: <ul style="list-style-type: none"> <li>- need for the project;</li> <li>- alternatives considered; and</li> <li>- various components and stages of the project;</li> </ul> </li> <li>• consideration of any relevant statutory provisions;</li> <li>• a general overview of the environmental impacts of the project, identifying the key issues for further assessment, and taking into consideration any issues raised during consultation;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the project (see above), which includes: <ul style="list-style-type: none"> <li>- a description of the existing environment; and</li> <li>- an assessment of the potential impacts of all components of the project;</li> </ul> </li> <li>• a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the project;</li> <li>• a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>• a conclusion justifying the project, taking into consideration the environmental impacts of the proposal; and</li> <li>• a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Layout and design</b> – demonstrate that the proposal is generally consistent with the 'Erskine Park Employment Area' section of <i>Penrith Development Control Plan 2006</i>, justify any inconsistencies between the proposal and the DCP, and provide details of the architectural and design treatment of the proposed buildings, in particular the façades viewed from Mamre Road, James Erskine Drive and the Estate Road;</li> <li>• <b>Traffic &amp; parking</b> – 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 efficiency of the surrounding road network;</li> <li>• <b>Soil &amp; water</b> – including the proposed erosion and sediment controls (during construction); the proposed stormwater management system including detailed consideration of any potential offsite drainage impacts; flooding; water supply including consideration of the potential for rainwater harvesting; and wastewater disposal;</li> <li>• <b>Noise</b> – including construction, operational, and traffic noise;</li> <li>• <b>Air quality</b> – during construction; and</li> <li>• <b>Visual</b> – including landscaping, signage and lighting.</li> </ul>
<b>References</b>	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.

<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. The consultation process and the issues raised must be described in the Environmental Assessment.</p> <p>In particular, you should consult with:</p> <ul style="list-style-type: none"> <li>• Penrith City Council; and</li> <li>• RTA.</li> </ul> <p>The consultation process and the issues raised must be described in the EA.</p>
<b>Deemed refusal period</b>	60 days

## State Government Technical and Policy Guidelines - For Reference

<b>Aspect</b>	<b>Policy /Methodology</b>
<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>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
<b>Soil and Waters</b>	
<i>Construction</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Flooding</i>	Floodplain Management Manual (DNR)
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

## Brad Deane - DG's requirements - Goodman International's Interlink Estate, Erskine Park

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**From:** "Stimson Warwick" <wstimson@penrithcity.nsw.gov.au>  
**To:** "DoP-Brad Deane" <Brad.Deane@planning.nsw.gov.au>, "DoP-Chris Ritchie" <chris.ritchie@planning.nsw.gov.au>  
**Date:** 23/07/2007 07:43  
**Subject:** DG's requirements - Goodman International's Interlink Estate, Erskine Park  
**CC:** "Chong Steven" <schong@penrithcity.nsw.gov.au>, "Lemm Paul" <plemm@penrithcity.nsw.gov.au>

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Brad/Chris

I know I am late as per your letter dated 6 July 2007, but I hope that you will include these comments when formulating the Director General's requirements for the above project. They are preliminary and relate only to those aspects of the proposal that immediately stand out.

- The following facades require a higher level of architectural and design treatment, consistent with the requirements of Council's DCP. Ideally they should contain the office components required for each building:
  - o northern and western elevation of Building 4
  - o western and southern elevation of Building 3
  - o western and northern elevation of Building 2
- The location for the sprinkler tank associated with Building 3 has not been shown. Council does not support the location of any sprinkler tanks within any road setbacks, including Mamre Road, the Estate Road, or James Erskine Drive. Tanks should therefore either be situated 'mid-block', incorporated inside the proposed buildings, or buried below ground level.
- The location for the sprinkler tank associated with Building 4 is not supported by Council. Refer to previous point.
- The design of the proposed awning associated with Building 4 shall be of a high quality. Thought should be given to enclosing the eastern edge of the awning with some decorative feature, or translucent panels.
- Translucent panels should be considered for any facades of buildings proposed to be operating 24 hours. The visual presentation of these design features is impressive and a good example of it has already been used in the TNT building in Erskine Park.
- Substantial landscaping should be required to all sites, particularly the south west corner of the site containing Building 2, the Estate Road frontages of Buildings 4 and 5, and the entrance area to Building 1. A Landscape Plan should also be submitted for the entire Mamre Road frontage, given the visual exposure of that area.
- Street tree planting should be required for the Estate Road and James Erskine Drive. This could assist with addressing the visual impact of the recently approved Kimberly Clark building.
- Compliance with both the LEP and DCP should be required.
- Council again submits to the Department its preference for a 'loop' estate road, circling proposed Building 2 and rejoining James Erskine Drive from the east.

As outlined above, these comments are preliminary and Council will formulate a more detailed response should the applicant proceed to lodging a formal project application. It will be at that stage that Council would conduct a detailed engineering assessment on the proposal.

Please call me on 4732 7960 should you wish to discuss the application, or any of these comments I have provided.

**warwick stimson**  
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