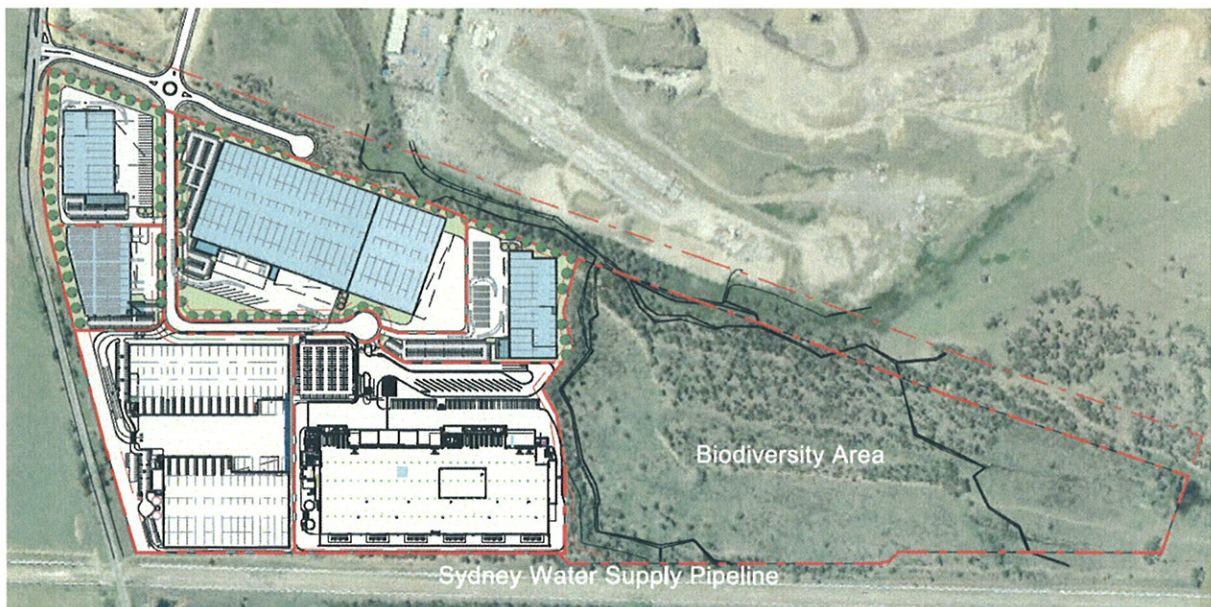




NSW GOVERNMENT
Department of Planning

MAJOR PROJECT ASSESSMENT:
Interlink Industrial Estate,
Erskine Park



Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

December 2007

Cover photo: Plan of the Interlink Industrial Estate from above
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1. EXECUTIVE SUMMARY

On 1 March 2007 the Minister for Planning approved a project application from Goodman International Ltd (Goodman), for the establishment of an industrial estate on 64 hectares of land, in the Penrith local government area. The approval provided for the subdivision of the land into five industrial lots, development of one of those lots for a Woolworths Distribution Centre and dedication of the remainder of the site as a biodiversity conservation area. Development of a second lot to be used by Kimberly Clark was also approved by the Minister under a separate application.

Goodman now propose to develop the three remaining undeveloped lots on the industrial estate (see Figure 1). The proposal - known as the Interlink Industrial Estate Project - involves the construction and operation of two light industrial and distribution facilities and two warehouse and distribution facilities. Lot 5 would be divided to accommodate two of these facilities on 'Lot 5A' and 'Lot 5B'.

The project has a capital investment value of \$57.4 million and would employ around 300 people during construction and around 460 people once operational.

The proposal constitutes a 'major project' under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and consequently the Minister is the approval authority for the project.

The Department exhibited the Environmental Assessment of the project from 31 October 2007 to 3 December 2007, and received 5 submissions on the proposal: 4 from government authorities, and 1 from a neighbouring landowner. There were no objections to the project.

The Department has assessed the project application, EA, and submissions on the project, in accordance with the objects of the EP&A Act and principles of ecologically sustainable development, and is satisfied that there is sufficient information available to determine the application.

This assessment found that the main issues associated with the project relate to; soil and water, visual amenity and traffic. The Department is satisfied however, that these impacts can be adequately mitigated and/or managed to ensure an acceptable level of performance and has recommended a range of conditions to ensure this occurs.

In addition, the Department's assessment recognises the significance and need for the project in terms of promoting the development of the Western Sydney Employment Hub and the Erskine Park Employment Area. The project is consistent with the objectives of the Sydney Metropolitan Strategy providing for the early development of employment lands in the south west growth centre and generating jobs in Western Sydney.

The Department is satisfied that the project has significant social and economic benefits for the western Sydney community and that it is therefore in the public interest.

Consequently, the Department recommends that the Interlink Industrial Estate Project be approved, subject to conditions.

2. BACKGROUND

On 1 March 2007, the Minister for Planning approved two project applications (MP 06_0253 and MP 06_0254) from Goodman, both for development on the same 64 hectare site in the Erskine Park Employment Area, off Mamre Road, in the Penrith local government area (see Figure 1).

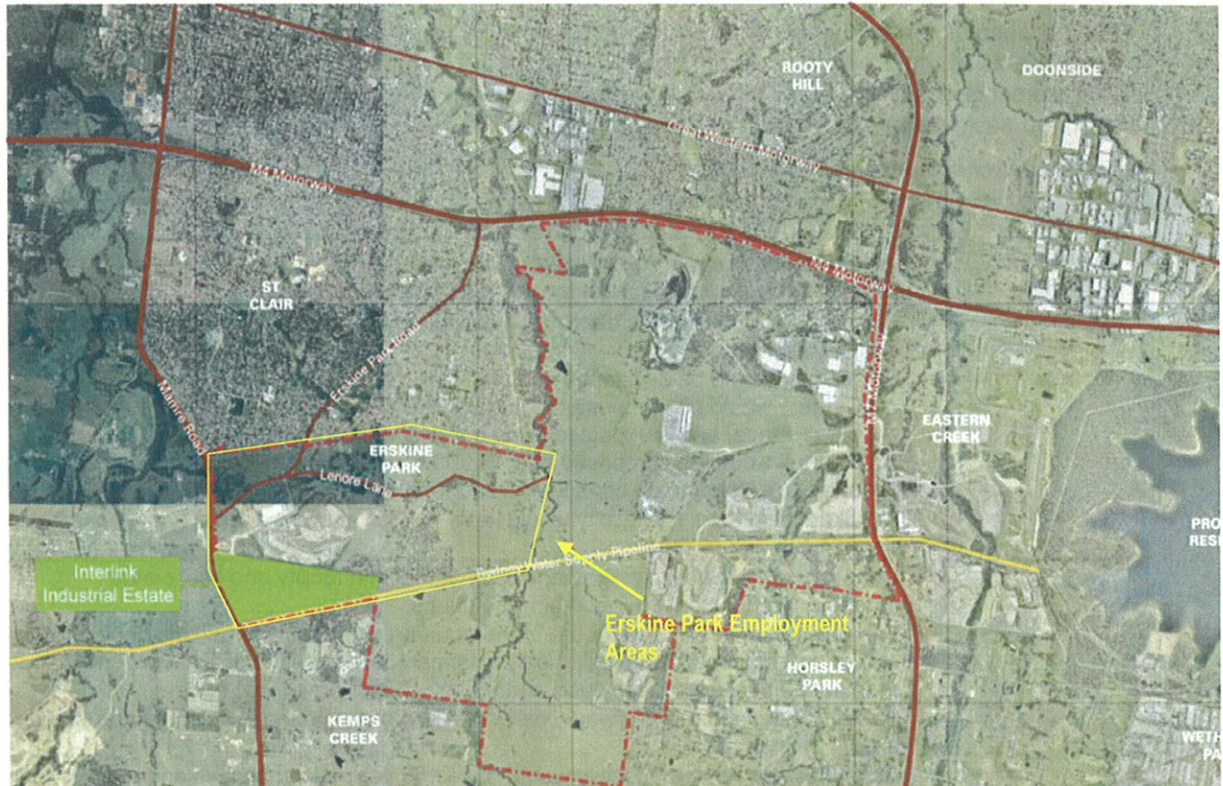


Figure 1: Regional Context

The first of these approvals was for the:

- creation of the Interlink Industrial Estate with 5 development lots over an area of approximately 40 hectares, including the associated bulk earthworks and provision of estate-wide infrastructure;
- construction and use of a distribution centre for Woolworth on one of these development lots (Lot 3); and
- dedication of the remaining 24.2 hectares of the site to the Erskine Park Biodiversity Corridor for permanent conservation.

The second major project application for the development of Lot 4 (MP 06_0254) was for the construction and use of a distribution centre for Kimberly Clark.

The construction of both the estate and two new distribution centres started in April 2007, and is now well advanced.

Goodman now proposes to develop the remaining 3 development lots in the Interlink Industrial Estate, and is seeking approval for this development proposal under part 3A of the *Environmentla Planning and Assessment Act 1979* (EP&A Act). The 3 proposed development lots are lots 1, 2 and 5, with an approximate area of 18 hectares.

3. PROPOSED PROJECT

Goodman now proposes to develop the remaining 3 development lots at the Interlink Industrial Estate, Erskine Park, namely Lots 1, 2 and 5. Essentially, it involves the construction and use of 4 new buildings on 3 ready-made industrial development lots, and provision of a range of associated infrastructure such as roads, parking, and rainwater harvesting infrastructure.

The proposal is known as the Interlink Industrial Estate Project (the project). The major components of the project are summarised in Table 1, and depicted in Figure 2 and Figure 3. The project is described in full in Goodman's Environmental Assessment (EA), which is attached as Appendix E.

Table 1: Major components of the project

Aspect	Description
Project Summary	Construction and use of the remaining development lots and a range of associated infrastructure in the Interlink Industrial Estate.
Lot 1	- Construction and use of a distribution facility and associated infrastructure for an unspecified end-user. - This facility would be developed in 2 stages: - Stage 1 would be comprised of a 35,000m² warehouse and 1,200m² of ancillary office space, and is expected to be completed in June 2008; - Stage 2 would be comprised of a 15,000m² extension to the warehouse space, and is expected to be completed in June 2010. - At full development, the facility would have 217 car parking spaces and 11 truck parking/queuing spaces.
Lot 2	- Construction and use of a light industrial/distribution facility and associated infrastructure for Ubeeco Packaging Solutions. - The facility would be used for the manufacturing, warehousing and distribution of timber and fibreboard packaging products, and be comprised of 10,000m² of manufacturing/warehouse space and 800m² of ancillary office space. - Some packaging products would be stored externally on the associated hardstand area. - At full development, the facility would have 150 car parking spaces and unspecified onsite truck parking.
Lot 5A	- Construction and use of a distribution facility and associated infrastructure for Allied Pickfords. - The facility would be used for the storage and distribution of household and business removal products, and be comprised of 9,000m² of warehouse space, 850m² of ancillary office space, and a 3,520m² external awning to provide for all weather loading and external storage. - At full development, the facility would have 77 car parking spaces and 33 truck parking spaces.
Lot 5B	- Construction and use of a light industrial/distribution facility and associated infrastructure for an unspecified end-user. - The facility would be comprised of 10,380m² of manufacturing/warehouse space and 540m² of ancillary office. - At full development, the facility would have 90 car parking spaces and unspecified onsite truck parking.
Employment	Peak construction workforce - 300 Estimated operational workforce - 460
Capital Value	\$57.4 million.
Construction	Construction of most the facilities is expected to be completed by December 2008, However, the second stage of the Lot 1 development is only expected to be completed by June 2010.
Hours of Operation	Operations would take place 24 hours a day, 7 days a week.
Water and Energy Conservation	- The proposed facilities would collect roof stormwater for non-potable use on-site (and potentially export off-site to the Prospect Reservoir if the proposed regional rainwater harvesting scheme is established). - To minimise energy use roofing would comprise 10% translucent sheeting, offices have been designed to maximise natural light and occupancy sensors would be installed.

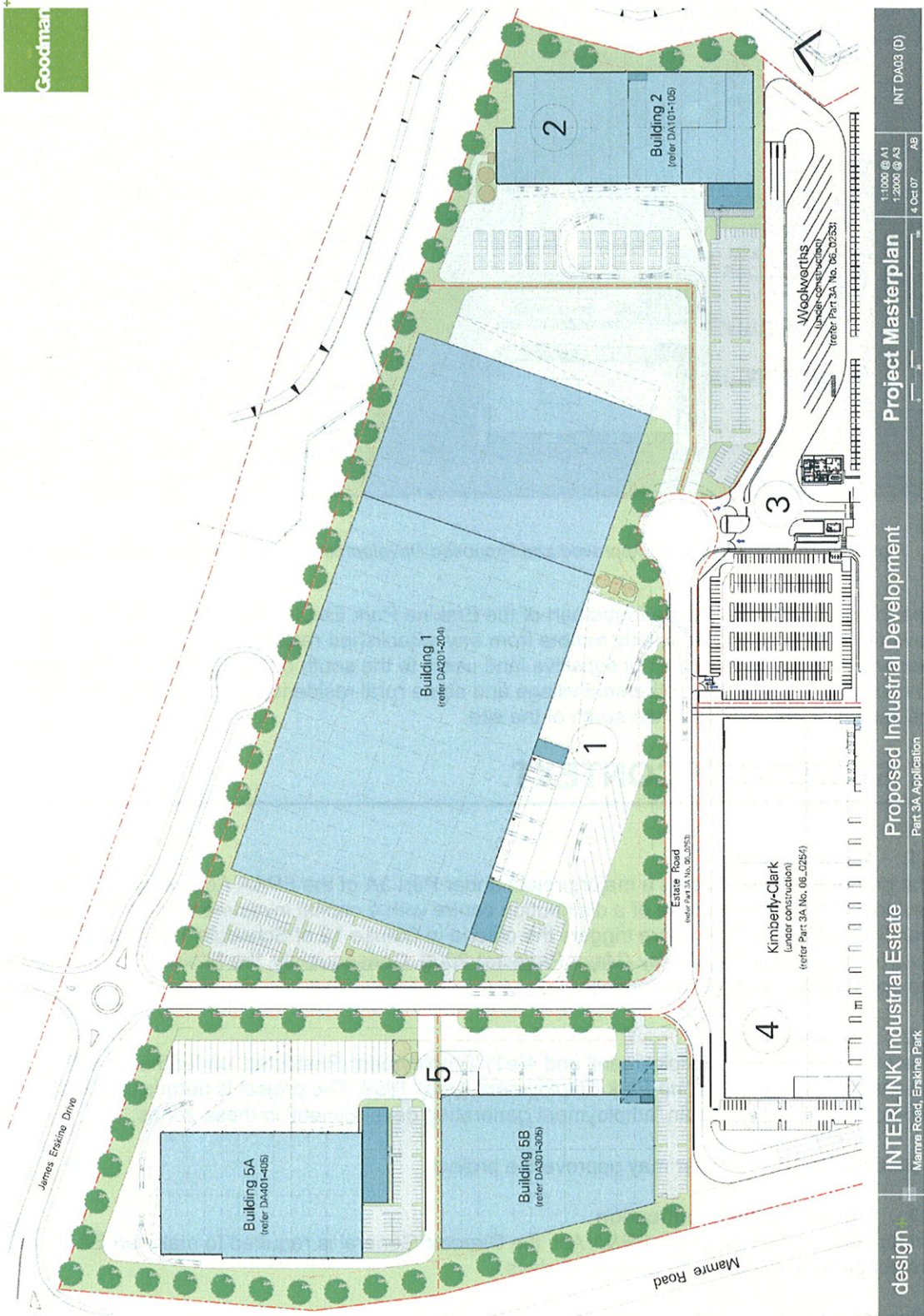


Figure 2: Project Layout

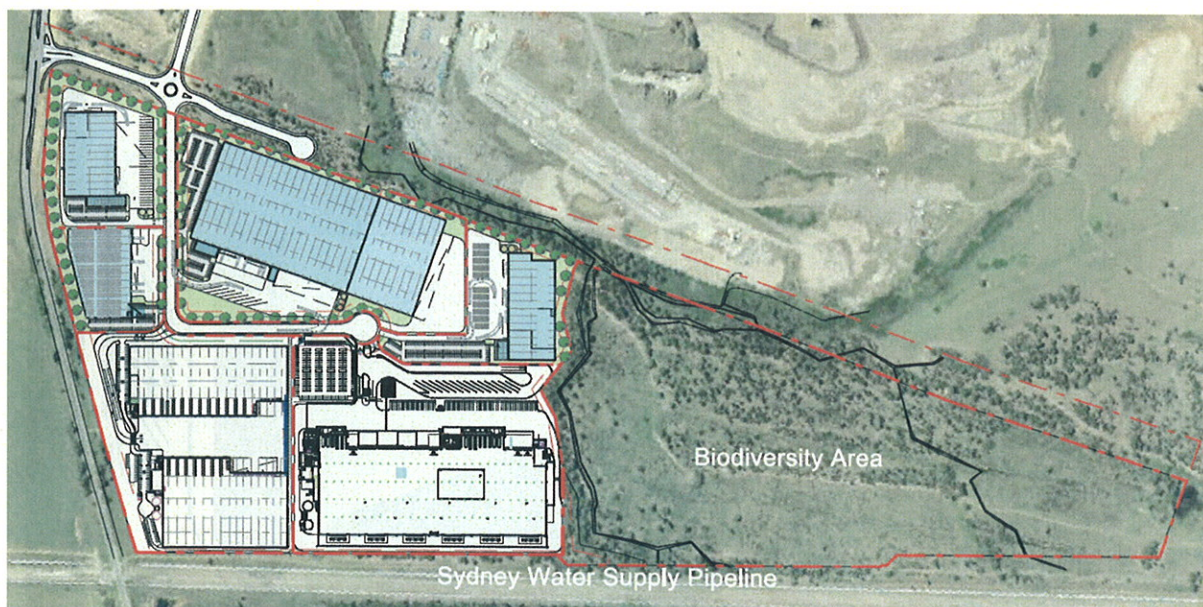


Figure 3: The Location of the Approved and Proposed Development in the Interlink Industrial Estate

The Interlink Industrial Estate forms part of the Erskine Park Employment Area, which is developing rapidly now. It is fairly remote from any established residential areas, but is reasonably close to a number of sensitive land users to the south of the estate, which includes a Christian College School, retirement village and some rural residences. The closest of these residences is 400 metres to the south of the site.

4. STATUTORY CONTEXT

4.1. Major Project

The proposal is classified as a major project under Part 3A of the EP&A Act, because it includes development for the purpose of a distribution centre with a capital investment value of more than \$30 million, and therefore triggers the criteria in Clause 12 of Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*. Consequently, the Minister for Planning is the approval authority for the project.

4.2. Permissibility

The site is zoned 4(e) 'Employment' and 4(e1) 'Employment-Restricted' under the *Penrith Local Environmental Plan (Erskine Park Employment Area) 1994*. The project is permissible with development consent as an 'employment generating development' in these zones.

Consequently, the Minister may approve the project.

4.3. Exhibition and Notification

Under Section 75H (3) of the EP&A Act, the Director-General is required to make an EA for a project publicly available for at least 30 days.

After accepting the EA for the project, the Department:

- made it publicly available for 5 weeks, from 31 October 2007 until 3 December 2007:
 - on the Departments website; and
 - at the Departments Information Centre, Penrith Council and the Nature Conservation Council;
- notified landowners in the vicinity of the site about the exhibition period by letter;
- notified relevant State government authorities and Penrith City Council by letter; and
- advertised the exhibition in the Penrith Press.

This satisfies the requirements in Section 75H(3) of the EP&A Act.

4.4. Environmental Planning Instruments

Under Section 75I of the EP&A Act, the Director-General's report is to include a copy of or reference to the provisions of any:

- *State Environmental Planning Policy* (SEPP) that substantially govern the carrying out of the project and;
- environmental planning instruments that would (but for Part 3A) substantially governs the carrying out of the project and that have been taken into consideration on the environmental assessment of the project.

The Department has considered the project against the relevant provisions of several Environmental Planning Instruments and is satisfied that none of these provisions substantially govern the carrying out of the project, (see Appendix C).

4.5. Objects of the Environmental Planning and Assessment Act 1979

The Minister is required to consider the objects of the EP&A Act when he makes decisions under the Act. These objects are detailed in Section 5 of the Act, and include:

'The objects of this Act are:

- (a) to encourage:*
 - (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) the protection, provision and co-ordination of communication and utility services,*
 - (iv) the provision of land for public purposes,*
 - (v) the provision and co-ordination of community services and facilities, and*
 - (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) ecologically sustainable development, and*
 - (viii) the provision and maintenance of affordable housing, and*
- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.'*

The objects of most relevance to the Minister's decision on whether or not to approve this project are those under Section 5(a)(i), (ii) and (vii).

With respect to ecologically sustainable development (ESD), the EP&A Act adopts the definition in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD '*requires the effective integration of economic and environmental considerations in decision-making processes*' and that ESD '*can be achieved through*' the implementation of the principles and programs including the precautionary principle, the principle of inter-generational equity, the principle of conservation of biological diversity and ecological integrity, and the principle of improved valuation, pricing and incentive mechanisms. In applying the precautionary principle, public decisions should be guided by careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment and an assessment of the risk-weighted consequences of various options.

The Department has fully considered the objects of the EP&A Act, including the encouragement of ESD, in its assessment of the project application.

This assessment integrates all significant economic and environmental considerations and seeks to avoid any potential serious or irreversible damage to the environment, based on an assessment of risk-weighted consequences.

Goodman has also considered alternatives to the proposed project (including the alternative of not proceeding).

4.6. Statement of Compliance

Under Section 75I of the EP&A Act, the Director-General's report is required to include a statement relating to compliance with the environmental assessment requirements with respect to the project.

The Department is satisfied that the environmental assessment requirements have been complied with.

5. ISSUES RAISED DURING CONSULTATION

During the exhibition period, the Department received five submissions on the project (see Appendix D), including:

- 4 submissions from public authorities [Penrith City Council (council), Roads and Traffic Authority (RTA), Sydney Catchment Authority (SCA) and Sydney Water]; and
- 1 submission from a neighbouring landowner.

None of the public authorities objected to the proposal. However, they raised a number of issues in relation to stormwater management, visual amenity, landscaping and signage which have been addressed through the provision of additional information or in the recommended conditions of approval.

The neighbouring landowner was concerned about the potential stormwater impacts of the proposed development, and these concerns are discussed in more detail in Section 6.

A full copy of these submissions is provided in Appendix D.

6. ASSESSMENT OF ENVIRONMENTAL IMPACTS

The Department has assessed the environmental impacts of the project in detail, and considers the key issues to be soil and water, visual impact and traffic.

6.1. Soil and Water

The Ministers approval for the creation of the Interlink Industrial Estate established a comprehensive framework for regulating the soil and water impacts of the whole estate, and included a requirement to develop a detailed stormwater management system for the whole estate in consultation with Council.

Goodman has now developed this scheme, and is currently installing the major components of the scheme.

This proposal will essentially slot into the broader stormwater management system for the estate, but could generate some local stormwater, flooding and erosion impacts.

Stormwater

Under the estate-wide soil and water management plan, on site detention basins and at source pollution controls would be provided for all buildings. Any stormwater on site would therefore be collected, stored, and treated prior to discharge into the unnamed creek on the eastern side of the site. Permissible site discharges (PSD) for various flow events have been specified. This would also enable participation in the rainwater harvesting scheme, a proposal by the proponent to collect roof rainwater and send it to Sydney's drinking water supply, as required under the conditions of consent for the estate wide project.

A submission from the neighbouring landowner described a previous stormwater incident which occurred during previous estate wide construction works. Construction works resulted in sediment laden stormwater accidentally discharging onto a nearby property on the opposite side of Mamre Road. The matter has been resolved to the satisfaction of the landowner and

measures have been taken to prevent the incident reoccurring. The proposed facilities would not drain onto the landowners property however the Department recommends extra measures be put in place to ensure no further incidents occur.

While the proposed Stormwater Management Scheme for each lot is generally consistent with the broader stormwater management system, Council has asked for details of the individual stormwater management systems for each facility.

The Department has therefore recommended plans for stormwater management schemes and outlets, pipeline and water storage specifications, and rainwater harvesting infrastructure be provided as part of a Soil and Water Management Plan for approval prior to construction. With details of the stormwater management schemes in place prior to construction, the Department is satisfied stormwater resulting from the proposed facilities can be adequately managed.

Erosion and Sedimentation

There are no natural watercourses on the proposed site therefore risks of erosion and sedimentation are relatively low. Despite this the development of the lots, on 18 hectares of land, could potentially cause erosion and sedimentation if appropriate control measures are not installed. While an Erosion and Sediment Control Plan has been prepared for the estate, details of specific measures to control erosion and sedimentation from the proposed developments were not provided. The Department therefore recommends an Erosion and Sediment Control Plan be prepared in consultation with Council for approval prior to construction. The Department is satisfied erosion and sedimentation can be controlled with a specific Erosion and Sediment Control Plan for the proposal.

6.2. Visual

The project involves the construction and operation of 4 industrial buildings. Whilst in an industrial area, the buildings are adjacent to Mamre Road which has a high traffic flow and is considered to be one of the key entrances to the Penrith LGA. The proposed facilities are large industrial buildings which if not screened and designed appropriately could impact on the visual amenity of the area. Visual impacts along Mamre Road have the potential to be most significant due to the exposure to passing traffic. Other potential views are from rural properties to the south and west, the Mamre Christian College, Trinity/Emmaus Catholic Schools and the Emmaus Retirement Village to the south east, and the employment lands to the north.

The proposed buildings would be no higher than 13.7 metres, significantly smaller than the approved Kimberly Clark facility which has a roof height of 22.7m. The buildings exposed on the Mamre road boundary (Lots 5A and 5B) have lengths of 120m and 128m respectively with roof heights of 13.7m and 12.4m respectively. The building on Lot 1 would be the most significant in relation to size, being 340m in length once both stage 1 and 2 were completed. While large, the scale of the buildings is consistent with other industrial developments.

The potential visual impacts of the proposal would be mitigated through landscaping, setbacks and architectural design. A Landscape Plan has been prepared for the project in conjunction with the Estate-wide Landscape Plan. Landscaping would provide visual screening along Mamre Road and vegetation screens and visual relief from the large-scale buildings along the northern boundary.

Despite this Council raised some concerns regarding the external appearance of the buildings, in particular the roller doors and articulation of buildings on Lots 1 and 5A, and requested the use of advanced trees along Mamre Road. The Department has recommended details of the external appearance of buildings on Lot 1 and 5A be revised, in consultation with Council, and to the satisfaction of the Director-General. This will ensure the concerns of Council are addressed. A revised Landscape Management Plan for the proposed facilities is also recommended which includes requirements for the use of appropriately advanced trees along Mamre Road, and is to be prepared in consultation with Council and to the satisfaction of the Director-General.

With the provision of appropriate landscaping and requirements to consult with Council regarding key visual components, the Department is satisfied the visual amenity of the area can be maintained, and that the project will make a positive contribution to the Erskine Park Employment Area.

6.3. Traffic

Construction Traffic

Construction traffic was not considered in the Environmental Assessment of the proposal. With clearing and site preparation works such as building pads already undertaken, construction traffic is unlikely to be significant. While construction traffic is not expected to overload the surrounding roads, Goodman, as part of its statement of commitments, has committed to prepare and implement a Construction Traffic Management Plan. The plan would describe traffic volumes and movements during construction and be prepared in consultation with Council, for the Director-Generals approval prior to construction.

Operational Traffic

A Traffic Impact Assessment for the operation of all 4 proposed facilities predicts there would be a total of 2161 trips generated per day. The maximum number of trips per hour would occur during the morning peak hour (8-9am), and could be up to 301 trips an hour. Strategic planning for the Erskine Park Employment Area was based on a traffic generation rate of 15 trips per hectare per hour, which equals 273 trips per hour for the proposed 18.2 hectare site. The proposals traffic generation is therefore likely to exceed the road capacity during the morning peak hour.

RTA and Council raised no concerns regarding traffic from the proposal and Goodman argue that given the exceedingly low traffic generation of the Woolworths and Kimberly Clark facilities the overall traffic movements for the estate would only be 357 trips. This is well below the 587 strategically planned trips for the entire 40 hectare site (based on the planned 15 trips per hectare). Assuming the proposed end users have accurately estimated their traffic generation the traffic generation for the entire estate would not have a significant impact on the surrounding road network. This is also likely to be a worst case scenario as end users for many of the facilities have not yet been finalised.

A number of assumptions underlie this argument, including the possibility that end-user requirements may change, especially for the lots where tenants have not yet been finalised. The Department recommends that Goodman be required to include bicycle parking on all facilities to encourage a reduction in traffic movements. Given the site is accessible to major road networks such as the M4 and with provisions for bicycle parking in place the Department is satisfied the traffic generated would not impact upon the surrounding road network.

Parking

The proposed parking provision exceeds the RTA guidelines on all lots, but is less than required under the Penrith DCP for Lots 1, 5A and 5B. For Lot 1 the proposed parking spaces (217) are significantly less than the Penrith DCP requirements of 497 spaces. Goodman propose that given this Lot would be developed in 2 stages a review of the parking requirements can be undertaken prior to the expansion of the facility. The Department therefore recommends that a parking review for Lot 1 is required to be undertaken prior to commencement of construction on stage 2 of the development.

Given the parking provisions do not meet the Penrith DCP requirements the Department recommends the provision of bicycle parking on all Lots to encourage the use of alternate transport. RTA and Council raised no concerns and employees of the proposed facilities would work in shift arrangements such that all staff would not be on site at one time. Parking requirements have been estimated under a worst case scenario and the Department is therefore satisfied parking provisions will be sufficient for the proposed facilities.

6.4. Other Issues

Noise	• Construction, operation and traffic all have the potential to create noise emissions. • The closest noise sensitive receivers are rural properties 400m to the south and the closest residential area is 1.5 km to the north. • Predicted noise levels from construction, operation and traffic are all well below the noise criteria. • The Department recommends conditions to ensure these noise limits are not exceeded and is therefore satisfied the proposal will not result in noise emissions.
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Air Quality	- Construction works have the potential to generate dust emissions. - Dust emissions have been addressed in the estate wide Dust Management Plan and the Department recommends Goodman are also required to follow this plan in the proposed project. - The facilities are located within an industrial area with the nearest residential area 1.5km away - Air emissions associated with the operation of the facilities would be from vehicles and plant. - These emissions are not expected to be significantly greater than typical warehouse and light industrial facilities.
Waste	- There are potential waste impacts associated with the development of the light industrial facilities on Lots 2 and 5B. - Lot 2 would generate some timber and scrap metal waste however this is not expected to cause any significant environmental risk. - Waste impacts from the operation of Lot 5B cannot be assessed until details of the end user are known. - The other facilities are expected to generate general solid, putrescible and sewage waste. - The Department recommends Goodman prepare a waste management plan in consultation with Council for approval prior to operation.
Energy and Water	- Building aspect, positioning of glazing and translucent sheeting and awnings have been designed to maximize natural lighting and temperature control. - Standard energy efficiency measures such as efficient lighting and occupancy sensors would also be installed. - A regional rainwater harvesting project is currently being investigated and Goodman would be required to participate if the project goes ahead. - Rainwater collection and storage infrastructure would be installed with the ability to discharge flows to the Regional Rainwater Harvesting Scheme if it proceeds. - Standard water efficiency measures such as the collection of roof water for non potable uses and the installation of water efficient plumbing are also proposed. - The Department supports Goodman's energy and water efficiency measures.
Flora and Fauna	- Provisions for a biodiversity conservation lot were made under the estate wide project. - There are unlikely to be flora and fauna impacts from this proposal given the site has already been cleared. - The landscape plan proposes the use of endemic flora in the landscaping of the site and the Department supports this.

7. RECOMMENDED CONDITIONS

The Department has prepared recommended conditions of approval for the project (see Appendix B). These conditions are required to:

- prevent and minimise adverse impacts of the project;
- set standards and performance measures for acceptable environmental performance;
- ensure regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

Goodman does not object to these conditions.

8. CONCLUSION

The Department has assessed the merits of the project in accordance with the requirements in the EP&A Act, and is satisfied that the environmental impacts of the project can be mitigated and or managed to ensure an acceptable level of performance.

It is also satisfied that the project would make a major contribution towards the effective delivery of the Western Sydney Employment Hub, which is one of the primary objectives of the metropolitan strategy, principally by:

- completing the development of a new industrial estate within the Erskine Park Employment Area;

- attracting a capital investment of at least \$57.4 million to the region; and
- creating at least 460 new jobs in Western Sydney.

Consequently, the Department believes that the project is in the public interest and should be approved subject to conditions.

9. RECOMMENDATION

It is RECOMMENDED that the Minister:

- consider the findings and recommendations of this report;
- approve the project application, subject to conditions, under section 75J of the *Environmental Planning and Assessment Act 1979*; and
- sign the attached project approval (see Appendix B).

DKitto 19/12/07

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10. APPENDIX A – SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

<i>Aspect</i>	<i>Condition</i>	<i>Requirement</i>
<i>Schedule 2: Specific Environmental Conditions</i>		
<i>Soil and Water</i>	12-17	Requires a soil and water management plan detailing erosion and sediment control measures and stormwater infrastructure; and provides for rainwater harvesting
<i>Transport</i>	18-21	Requires a parking review of Lot 1 prior to construction of stage 2 and provision of bicycle parking at each building.
<i>Visual and Landscaping</i>	22	Requires details of articulation and external appearance in consultation with Council
	24	Requires landscaping to include provision of advanced trees along Mamre Road in consultation with Council.
	23, 25 and 26	Details of signage, fencing and lighting
<i>Noise</i>	27-28	Noise limits and working hours for construction and operation
<i>Air</i>	29-30	Dust minimisation
<i>Waste</i>	31-32	Waste management, minimisation and monitoring

11. APPENDIX B – CONDITIONS OF APPROVAL

12. APPENDIX C – CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

1 State Environmental Planning Policy (SEPP) No.11 – Traffic Generating Development

The project is affected by the provisions of SEPP 11, as it involves 'the erection of a building for the purposes of industry where the gross floor area of the building is or exceeds 20,000 square metres' (Schedule 1(f)). As such, in accordance with clause 7 of the SEPP the application was referred to the RTA, who subsequently confirmed that it does not object to the project, subject to certain conditions (see Section 3 of assessment report).

2 SEPP No.33 – Hazardous and Offensive Development

The Department is satisfied that the project does not represent a 'potentially offensive industry' or a potentially hazardous industry' as defined under clause 3 of SEPP 33. The proposed facilities are not expected to involve the storage, distribution or use of significant quantities of dangerous goods or hazardous substances.

4 SEPP No.64 – Advertising and Signage

Goodman has committed to the preparation of detailed signage plans in consultation with Penrith City Council and to the satisfaction of the Director-General. The Department is satisfied the building and identification signage will be consistent with the aims and objectives of SEPP 64.

5 Draft SEPP No.66 – Integration of Land Use and Transport

Draft SEPP 66 "aims to ensure that urban structure, building forms, land use locations, development designs, subdivision and street layouts help achieve the following planning objectives:

- a) improving accessibility to housing, employment and services by walking, cycling and public transport,
- b) improving the choice of transport and reducing dependence solely on cars for travel purposes,
- c) moderating growth in demand for travel and distances travelled especially by car,
- d) supporting the efficient and viable operation of public transport services,
- e) providing for the efficient movement of freight.

The Department is satisfied the proposal is not contrary to the above objectives and considers the project would help achieve objective a) by providing employment lands within the Western Sydney Employment Hub and objective e) through the sites proximity to the Orbital Motorway Network.

6 Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River

The site is located in the South Creek catchment identified under the SREP. The Department is satisfied the proposal does not conflict with the aims of the plan as the revised Stormwater Management will ensure that post-development flows do not exceed pre-development flows and water polishing will ensure any water discharged to the creek meets stormwater quality guidelines.

13. APPENDIX D – SUBMISSIONS

14. APPENDIX E – ENVIRONMENTAL ASSESSMENT
