



NSW GOVERNMENT
Department of Planning

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Our Ref: S07/01875

Mr Kirk Osborne
Principal Planner
JBA Urban Planning Consultants
Level 7, 77 Berry Street
North Sydney NSW 2060

Dear Mr Osborne

**Director General's Requirements
Jacfin Warehousing Facility, Erskine Park
Project Application No: 07_0153**

The Department has received your application for the proposed warehousing facility at Templar Road, Erskine Park in the Penrith local government area.

I have attached a copy of the Director-General's requirements (DGRs) for the project. These requirements have been prepared based on the Department's knowledge of the site and its surrounds and the information 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.

If your proposal 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 the Environment and Water Resources in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal would require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of National Environmental Significance. As a result, if it is 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 your Environmental Assessment for the project to determine the:

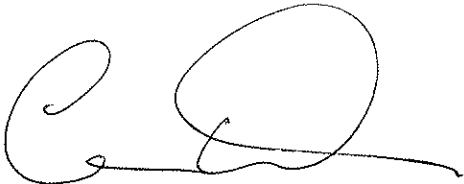
- fees applicable to the application (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- whether the proposal requires an approval under the EPBC Act and any obligations under that Act;
- consultation and public exhibition arrangements that will apply; and
- the number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

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, I would appreciate it if the documents 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.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers on 02 9228 6550.

Yours sincerely

A handwritten signature in black ink, appearing to be 'CW', with a long horizontal flourish extending to the right.

26.11.07

Chris Wilson
Executive Director
As delegate of the Director-General

Director-General's Requirements

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

Project	Construction and operation of a warehousing facility, including warehouse space, associated offices and car parking.
Site	Templar Road (Lot 11, DP 229784), Erskine Park.
Proponent	Jacfin Pty Ltd
Date of Issue	26 November 2007
Date of Expiration	26 November 2009
General Requirements	The Environmental Assessment must include: • an executive summary; • a detailed description of the project including the: – need for the project; – alternatives considered; and – various components and stages of the project; • consideration of any relevant statutory provisions including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • 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; • 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: – a description of the existing environment; and – an assessment of the potential impacts of all components of the project; and – 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 benefits of the project; and • a signed statement from the author of the Environmental Assessment 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>Erskine Park Employment Area Development Control Plan</i>, and justify any inconsistencies between the proposal and the DCP. • Planning agreement/developer contributions – review the proposal against the requirements in the <i>Erskine Park Employment Area Section 94 Contributions Plan</i>, and either include a draft planning agreement for the redevelopment of the site, or describe what development contributions would be paid for the redevelopment of the site, including consideration of the need to contribute to the proposed regional road network for the Western Sydney Employment Hub; • Traffic & parking – including details of access to the site (including infrastructure across the creek), details of the traffic volumes likely to be generated during construction and operation; an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network; car parking requirements and; details of Templar Road extension and associated potential impacts.

	• Soils & Water – including the proposed erosion and sediment controls (during construction); water quality management; the proposed stormwater management system; water supply including consideration of the potential for rainwater harvesting; wastewater disposal; and relationship to the CSR relocated creek. • Flora & fauna – including: – measures to minimise the impacts of the proposal on the recently approved Biodiversity Corridor in the Erskine Park Employment Area, particularly in relation to the proposed creek crossing; – consideration of the need to offset any clearing on site and to enhance the Biodiversity Corridor; and – fire management procedures to minimise risks to the Biodiversity Corridor; • Noise – including construction, operational, and traffic noise; • Aboriginal heritage – determining the presence of Aboriginal heritage on the site; and any mitigation, management measures or offset measures to reduce any impacts; and • Visual – including landscaping, design, set-backs, signage and lighting.
References	The Environmental Assessment must take into account relevant State government technical and policy guidelines, as well as industry guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached lists.
Consultation	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. In particular, you should consult with: • Penrith City Council; • NSW Roads and Traffic Authority; • Department of Environment and Climate Change; and • Department of Water and Energy. The consultation process and the issues raised must be described in the EA.
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy / Methodology
Traffic and Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Soil and Waters	
<i>Erosion & Sediment Control</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/ARMCANZ)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
<i>Wastewater Reuse</i>	Environmental Guidelines: Use of Effluent by Irrigation (DEC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies – Draft for Public Comment (EPHC, NRMCC & AHMC)
Flora and Fauna	
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS4282)

