

Mining & Industry Projects

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Our ref: S08/00366

Mr Richard Seddon
Planning Manager
Goodman International
GPO Box 4703
SYDNEY NSW 2001

Dear Mr Seddon

**Director-General's Requirements
Oakdale Central and DHL Logistics Hub Project
Application No. 08_0065 and 08_0066 MOD 1**

The Department has received your letter outlining modifications to the Oakdale Central concept plan approval (08_0065) and DHL Logistics Hub project approval (08_0066).

I have attached a copy of the Director-General's requirements for the proposal. These requirements are based on 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.

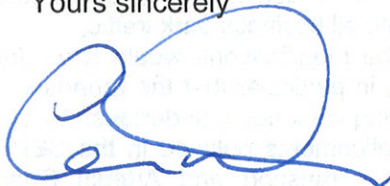
I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit your Environmental Assessment for the project to determine the:

- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements that will apply; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

As you know, the Department will review the Environmental Assessment 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.

If you have any enquiries about these requirements, please contact Chris Ritchie.

Yours sincerely



11.6.10

Chris Wilson
Executive Director
Major Projects Assessment
As delegate for the Director-General

Director-General's Requirements

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

Application number	Concept Plan: 08_0065 MOD 1 Project Application: 08_0066 MOD 1
Project	The proposal includes: - amendments to the approved building area; - changes to the hardstand arrangement and redistribution of car parking spaces to reflect the smaller built form; - a revised creek crossing location; - a reduction in the number of estate roads from 4 to 1; and - changes to subdivision of the site, to create 2 estate road allotments rather than 4.
Location	"Oakdale" Estate, Horsley Park in the Fairfield and Penrith LGA (Lot 2 DP 120673)
Proponent	Goodman International
Date of Issue	June 2010
General Requirements	The Environmental Assessment must include the following: • an executive summary; • a detailed description of the proposal including the: - need for the proposed modification; - alternatives considered; and - plans detailing the new building sizes, hardstand areas and estate roads; • consideration of any relevant statutory provisions, including whether the proposal is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of all the environmental impacts of the proposal, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the proposal (see above), which includes: - a description of the existing environment; - an assessment of the potential impacts of the proposal, including cumulative impacts; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the proposal; • a Statement of Commitments, outlining environmental management, mitigation and monitoring measures; 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	• Traffic – including: - an assessment demonstrating that the revised layout of the estate roads has the capacity to accommodate all business park traffic; - an assessment demonstrating that the modifications would allow for the provision of future regional roads, in particular that the proposal is consistent with current strategic planning work being undertaken by the Department and the proposed road alignments outlined in the SEPP (Western Sydney Employment Area) Transport and Arterial Road Infrastructure Plan Map; • Site Layout and Design – including: - details of the subdivision of the site, including amendments to the DHL Logistics Hub layout and the estate road allotments; - a demonstration that the proposal is generally consistent with the Concept Plan approval, and justify any inconsistencies; • Visual Impacts – including the design and articulation of the buildings and

	impacts on the views and amenity of the area and measures to mitigate these impacts; • Noise – including construction, operation and traffic; • Flora & Fauna – including details of potential impacts to and mitigation measures proposed for the protection and enhancement of the riparian zone; and • Soil and Water – including the proposed erosion and sediment controls (during construction); the stormwater management system (during operations) flooding impacts, and surface water quality impacts.
References	The Environmental Assessment should 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 should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners. In particular you must consult with the: – Roads and Traffic Authority; – Fairfield City Council; – Blacktown City Council; and – NSW Office of Water The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.
Deemed refusal period	60 days

Policies, Guidelines and Plans

Aspect	Policy /Methodology
Site Layout and Design	<i>State Environmental Planning Policy (Western Sydney Employment Hub) 2009</i> Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Soil and Water	
<i>Soils</i>	Managing Urban Stormwater: Soils & Construction (Landcom) Soil and Landscape Issues in Environmental Impact Assessment (DLWC) Blacktown City Council Soil Erosion and Sediment Control Policy Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
<i>Surface Water</i>	Managing Urban Stormwater: Soils & Construction (Landcom) Soil and Landscape Issues in Environmental Impact Assessment (DLWC) Managing Urban Stormwater: Council Handbook. Draft (EPA) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Harvesting and Reuse (DEC)
Energy Efficiency	AGO Factors and Methods Workbook (AGO, 2006) Guidelines for Energy Savings Action Plans (DEUS, 2005)
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC)
Air	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)
Waste	Waste Classification Guidelines (DECC) Blacktown City Council's Site Waste Management & Minimisation DCP



State Environmental Planning
Policy (Western Sydney
Employment Area) 2009 Transport
and Arterial Road Infrastructure
Plan Map

sheet TAI 001

Infrastructure

Proposed Road

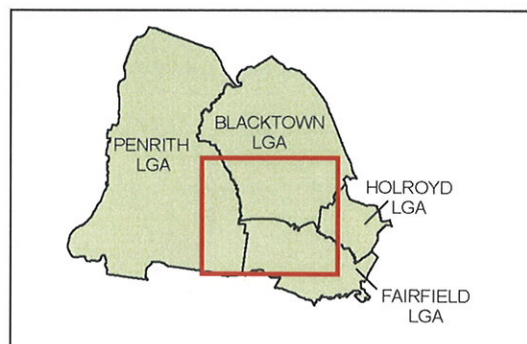
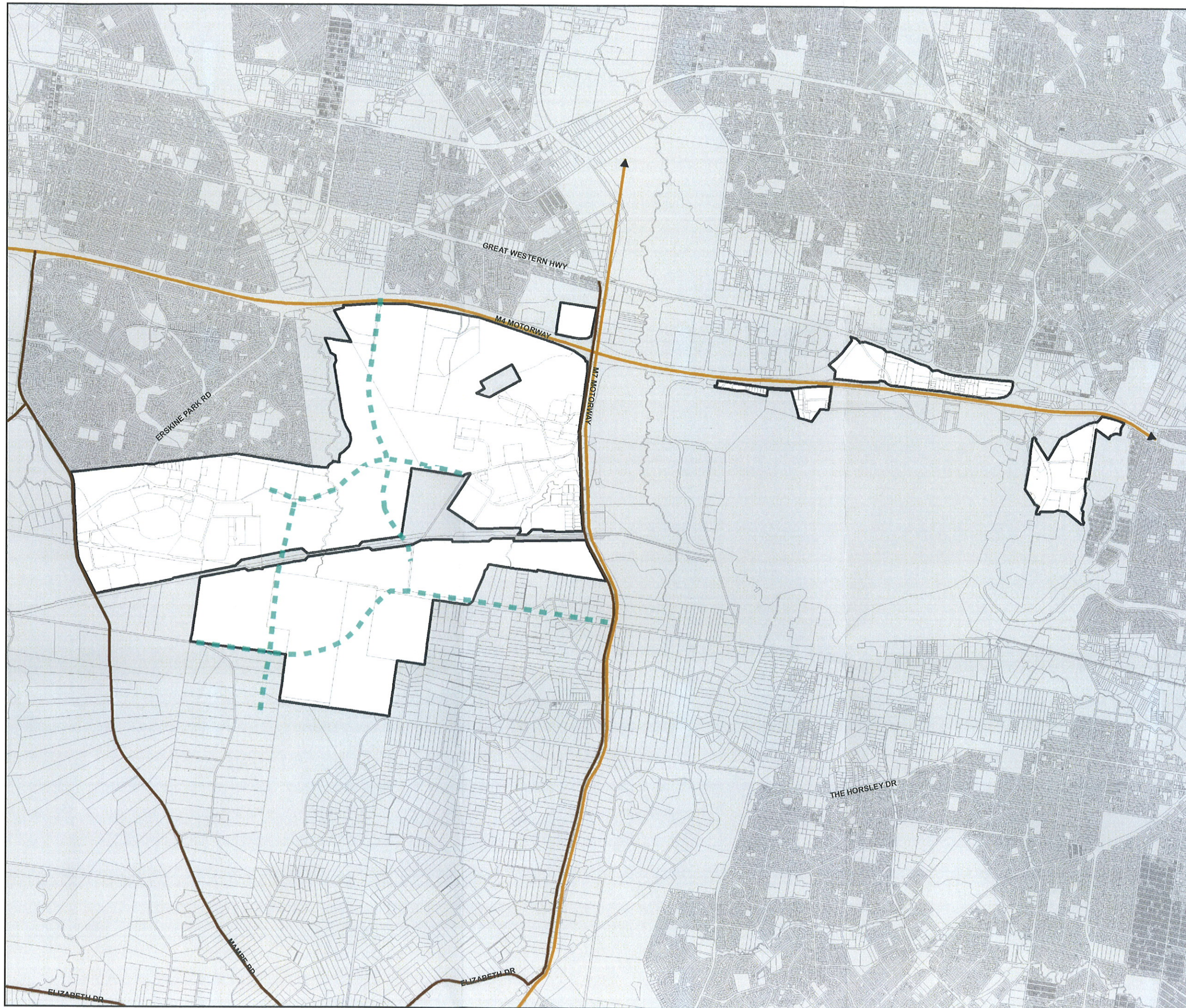
Existing Road

Major

Motorway

Cadastre

Cadastre 04/08/2009 © Dept of Lands



Projection: MGA Zone 56
Datum: GDA94

Scale: 1:50,000 @ A3
0 0.5 1 1.5 Km

Map Identification Number
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