



NSW GOVERNMENT  
**Department of Planning**

**Major Development Assessment  
Manufacturing and Rural Industries**

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Mr Bob Killestyn  
National Construction Manager  
Woolworths Limited  
1 Woolworths Way  
Bella Vista NSW 2153

Our Ref: S08/000966

Copy to: Mr Phil Jones

Dear Mr Killestyn,

**Director General's Requirements  
Woolworths Erskine Park Data Centre Project  
Project Application MP 08\_0109**

The Department has received your application for the Woolworths Erskine Park Data Centre Project.

I have attached a copy of the Director-General's requirements for the project. These requirements are based on the information you have provided to date.

Please note that 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 Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact me 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. This will enable the Department to determine the:

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

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all

the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Kerry Hamann on 9228 6415 or [kerry.hamann@planning.nsw.gov.au](mailto:kerry.hamann@planning.nsw.gov.au).

Yours sincerely

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

# Director-General's Requirements

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

|                             |   |
|-----------------------------|---|
| <b>Application Number</b>   | MP 08_0109  |
| <b>Project</b>              | Construction and operation of a data centre (approximately 10,000m <sup>2</sup> ) for the storage and transfer of data associated with Woolworths' businesses, ancillary office, services and associated infrastructure.  |
| <b>Location</b>             | Corner of John Morphett Place and Lenore Lane, Erskine Park.  |
| <b>Proponent</b>            | Woolworths Limited  |
| <b>Date of Issue</b>        | July 2008   |
| <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>– likely staging of the project;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant statutory provisions, technical or policy guidelines (see below);</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>;</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul> |
| <b>Key Issues</b>           | <ul style="list-style-type: none"> <li>• <b>Layout/Design</b> – demonstrate that the proposal is generally consistent with the <i>Penrith Development Control Plan 2006</i> and the <i>Penrith Local Environment Plan (Erskine Park Employment Area) 1994</i> and justify any inconsistencies between the proposal and these documents;</li> <li>• <b>Planning agreement/developer contributions</b> – review the project against any existing, draft, or likely requirements for the provision of regional and local infrastructure in consultation with the Roads and Traffic Authority, Penrith City Council and any relevant service providers; describe what contributions would be made towards the provision of this infrastructure; and justify these contributions.</li> <li>• <b>Traffic &amp; parking</b> – including details of access to the site; 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 and car parking requirements;</li> <li>• <b>Soils &amp; Water</b> – including the proposed erosion and sediment controls</li> </ul>  |

|                              |  |
|------------------------------|--|
|                              | <p>(during construction); water quality management; the proposed stormwater management system; water supply including consideration of the potential for rainwater harvesting; wastewater disposal; and any other requirements of the <i>Penrith Local Environment Plan (Erskine Park Employment Area) 1994</i>;</p> <ul style="list-style-type: none"> <li>• <b>Noise</b> – including construction, operational and traffic noise;</li> <li>• <b>Greenhouse Gas and Energy Efficiency</b> – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure that the proposal is energy efficient;</li> <li>• <b>Hazards</b> - including an off-site risk assessment;</li> <li>• <b>Flora &amp; fauna</b> – including an assessment of any impacts on critical habitats, threatened species or populations or ecological communities and their habitats in the region. Details of measures to enhance existing vegetation and to minimise and/or offset impacts should be provided;</li> <li>• <b>Heritage</b> – including Aboriginal and non-Aboriginal;</li> <li>• <b>Visual</b> – including location and quality of landscaping and fencing, location of water tanks, general building design, set-backs, signage and lighting.</li> </ul> |
| <b>References</b>            | While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.   |
| <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.</p> <p>In particular, you should consult with:</p> <ul style="list-style-type: none"> <li>• Penrith City Council.</li> </ul> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>   |
| <b>Deemed refusal period</b> | 60 days  |

## Technical and Policy Guidelines

| Aspect   | Policy /Methodology   |
|--|---|
| <b>Traffic &amp; Transport</b>                     |   |
|  | Guide to Traffic Generating Development (RTA)   |
|  | Road Design Guide (RTA)   |
| <b>Soil and Waters</b>                             |   |
| <i>Stormwater</i>                                  | Managing Urban Stormwater: Harvesting and Reuse (DEC)   |
|  | Managing Urban Stormwater: Council Handbook. Draft (EPA)  |
|  | Managing Urban Stormwater: Treatment Techniques (EPA)   |
|  | Managing Urban Stormwater: Source Control. Draft (EPA)  |
| <i>Surface water</i>                               | National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)                  |
|  | National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)                         |
|  | National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)  |
|  | National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)               |
|  | National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (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>Soil</i>  | Acid Sulfate Soil Manual (ASSMAC)   |
|  | Managing Urban Stormwater: Soils & Construction (Landcom)   |
| <b>Noise</b>                                       |   |
|  | NSW Industrial Noise Policy (DECC)  |
|  | Environmental Criteria for Road Traffic Noise (NSW EPA)   |
|  | Environmental Noise Control Manual (DECC)   |
| <b>Greenhouse Gas, Energy and Water Efficiency</b> |   |
|  | National Greenhouse Accounts (NGA) Factors  |
|  | Guidelines for Energy Savings Action Plans (DEUS)   |
| <b>Risk Assessment</b>                             |   |
|  | AS/NZS 4360:2004 Risk Management (Standards Australia)  |
|  | HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)   |
| <b>Flora and Fauna</b>                             |   |
|  | 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) |
| <b>Heritage</b>                                    |   |
| <i>Aboriginal</i>                                  | Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)                                |
|  | Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)   |
| <i>Non-Indigenous</i>                              | NSW Heritage Manual (NSW Heritage Office & DUAP)  |

