



NSW GOVERNMENT
Department of Planning

**Major Development Assessment
Manufacturing and Rural Industries**

Contact: Felicity Greenway

Phone: (02) 9228 6338

Fax: (02) 9228 6466

Email: felicity.greenway@planning.nsw.gov.au

Our Ref: S08/02056

Mr Craig Robertson
State Development Manager
Dexus Funds Management Limited
PO Box R1822
ROYAL EXCHANGE NSW 1225

Copy to: Mr Colin Rockcliff – Rockcliff PD

Dear Mr Robertson,

**Director General's Requirements
Dexus Estate Industrial Park - Greystanes Southern Employment Lands Project
Project Application MP 08_0259**

The Department has received your application for the Dexus Estate Industrial Park Project in the Greystanes Southern Employment Lands.

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.

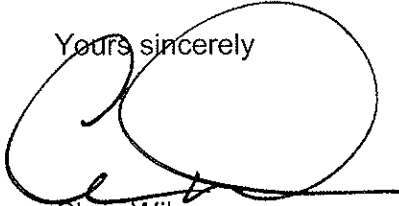
The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all

Bridge St Office 23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22 Sydney
Telephone: (02) 9228 6111 Facsimile: (02) 9228 6191 Website planning.nsw.gov.au

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 Felicity Greenway on 9228 6338 or felicity.greenway@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a horizontal line. The signature is somewhat stylized and loops back.

28.1.09

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*

Application Number	MP 08_0259
Project	Construction and operation of an industrial park including subdivision, access roads, site services, detailed earthworks, building and construction of storage and distribution centres and a range of other industrial / commercial uses, hardstand & car parking areas and landscaping.
Location	Greystanes Southern Employment Lands, Reconciliation Drive, Greystanes, Lot 308 DP 1035614 and Part Lots 200 & 201 in DP 1121844.
Proponent	Dexus Funds Management Limited
Date of Issue	January 2009
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a background to the site and relationship of the project to other approvals; • a detailed description of the project, including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; and – likely staging of the project; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • 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"> – a description of the existing environment, using sufficient baseline data; – 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); – 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; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • 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 & Assessment Act 1979</i>; • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Layout & Design – including details of: <ul style="list-style-type: none"> ▪ subdivision of the site including staging, site coverage, lot sizes and positioning of lots; ▪ building design and proposed mechanism to ensure design excellence, heights, set-backs, floor space ratio, signage and lighting. ▪ consistency with the Concept Plan Approval MP 06_0181, the State Significant Site provisions for the Greystanes Southern Employment Lands as detailed in the Major Projects SEPP 2005 and The Greystanes Estate Southern Employment Lands Urban Design Plan; justify any inconsistencies between the proposal and these documents.

	<ul style="list-style-type: none"> • Landscaping – including landscape plans utilising 'locally endemic' species. • Economic Impact Assessment – including the supply and demand for the mix of proposed land uses & lots within the estate; identify negative economic impacts (if relevant) and appropriate mitigatory measures. • Traffic & parking– 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; • Soils & Water– including the proposed erosion and sediment controls (during construction); the proposed stormwater management system; water supply including consideration of the potential for rainwater harvesting; wastewater disposal. • Greenhouse Gas and Energy Efficiency – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure that the proposal is energy efficient. • Noise – including construction, operational and traffic noise. • Waste – including construction and operational.
References	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.
Consultation	<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"> • Holroyd City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Technical and Policy Guidelines

Aspect	Policy /Methodology
Traffic & Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Statutory & Strategic	
	Concept Plan Approval MP 06_0181 (as modified)
	SEPP (Major Projects) 2005 – Part 22 Greystanes Southern Employment Lands site
	SEPP No. 59 - Central Western Sydney Economic and Employment Area
	Greystanes Estate Southern Employment Lands – Urban Design Plan Issue J – July 2008
Soil and Water	
<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)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Greenhouse Gas, Energy and Water Efficiency & Waste	
	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS)
<i>Waste</i>	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)