



Planning

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Our ref: 0903175 P1

Mr Will Dwyer
National Planning Manager
Goodman Property Services (Aust) Pty Ltd
Level 10, 60 Castlereagh Street
SYDNEY NSW 2000

Dear Mr Dwyer,

CCA Plastics Manufacturing Facility Project, Eastern Creek (MP 10_0125) Director-General's Requirements

The Department has received your application for the proposed CCA Plastics Manufacturing Facility Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant government authorities, and are based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information.

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. 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.

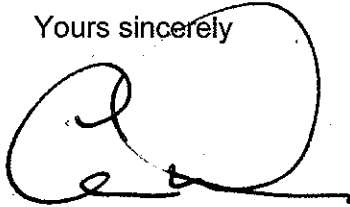
I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

- 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.

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 Emma Barnett (9228 6550).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a horizontal line.

23.P.10

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

Director-General's Requirements

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

Application Number	MP 10_0125
Project	Construction and operation of a CCA Plastics Manufacturing Facility which generally includes: • construction of a warehouse, up to 10,000m²; • fit-out of warehouse with manufacturing plant and equipment; • minor landscaping; • reconfiguration of shared access; and • augmentation of power services.
Location	Lot 251 DP 1082988, Roussell Road, Eastern Creek in the Blacktown LGA
Proponent	Goodman Property Services (Aust) Pty Ltd
Date of Issue	August 2010
General Requirements	The Environmental Assessment (EA) must include: • an executive summary; • a detailed description of the project including the: - need for the project; - alternatives considered, including a justification for the proposal on economic, social and environmental grounds; - details of any proposed building works, including engineering and/or architectural plans; - various components and stages of the project - the likely inter-relationship between the proposed operations and the existing operations on site. • 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: - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the project taking into consideration any relevant guidelines, policies, plans and statutory provisions; - 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, taking into consideration: the suitability of the sites; the economic, social and environmental impacts of the project as a whole; and whether it is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>, and in particular the principles of ecologically sustainable development; • 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	• Strategic and Statutory Context – including: - detailed justification for the proposal and suitability of the site to be developed; - demonstration that the proposal is generally consistent with: - o the <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>; - o any relevant development control plans (DCP); - o the NSW State Plan, Metropolitan Strategy and draft subregional strategy; and - o justification for any inconsistencies; • Noise – including a quantitative assessment of the potential construction, operational and traffic noise impacts of the project; • Traffic – an assessment that includes; - details of the proposed access and parking arrangements on 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 specifically the Roussell Road/Walgrove Road intersection and - details of any proposed road upgrade works, and the measures that would be implemented to ensure that the relevant road network is appropriately maintained during the life of the project; - an assessment of cumulative impacts. • Air Quality and Odour – including a quantitative assessment of the potential air quality and odour impacts of the project; • Visual – including; - details on the design and articulation of the building, any landscaping, screening, signage and lighting; - an assessment of the potential visual impacts of the project on the amenity of the surrounding area; • Soil and Water – including water supply and efficiency, proposed erosion and sediment controls (during construction); the proposed stormwater management system for the site; detailed consideration of any potential offsite drainage or flooding impacts; consideration of the potential for rainwater harvesting; wastewater disposal; and soil salinity and contamination. • Waste Management - including classification of all potential sources of liquid and non-liquid wastes to be generated at the site and describe how this waste would be handled, processed and if necessary disposed of; • Lifecycle assessment – including an evaluation of the potential environmental impacts of each stage of the products lifecycle. • Greenhouse Gas and energy efficiency– including: - a quantitative assessment of the scope 1 and 2 greenhouse gas emissions of the project; - a qualitative assessment of the potential impacts of these emissions on the environment; and - an assessment of all reasonable and feasible measures that could be implemented to minimise the generation of greenhouse gas emissions associated with the project;
Other Issues	• Hazards and Risks – including potential hazard and risk from the storage and use of any hazardous materials and any potential fire risk and management.
Guidelines	The Environmental Assessment must 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 and Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Blacktown City Council; • Department of Environment, Climate Change and Water; • NSW Office of Water; and • Roads and Traffic Authority. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed Refusal Period	60 days

Guidelines, Policies and Plans

Aspect	Policy /Methodology
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC) Draft Construction Noise Guideline 2008 (DECC)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Soil and Waters	
Soil	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) State Environmental Planning Policy No. 55 – Remediation of Land 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) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
Surface Water	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Soils & Construction (Landcom) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) NSW Government Floodplain Development Manual – the Management of Flood Liable Land (DIPNR, 2005) Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC, 2007) Technical Guidelines: Bunding & Spill Management (DECC)

Waste	Waste Avoidance and Resource Recovery Strategy 2007 (DECC) Waste Classification Guidelines (DECC) Environmental Guidelines: Solid Waste Landfills 1996 (DECC) Environmental Guidelines: Composting and Related Organics Processing Facilities (2004) Composts, soil conditioners and mulches (Standards Australia, AS 4454) State Environmental Planning Policy (Infrastructure) 2007
Greenhouse Gas	National Greenhouse Accounts (NGA) Factors 2008 Guidelines for Energy Savings Action Plans (DEUS)
Risk	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Hazards	State Environmental Planning Policy No 33– Hazardous and Offensive Development (SEPP 33) Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)