

Contact: Haley Rich
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Mr Richard Seddon
Goodman Property Services (Aust) Pty Ltd
Level 10, 60 Castlereagh
SYDNEY NSW 2000

Dear Mr Seddon

**Metcash Warehouse and Distribution Centre Project
Director-General's Requirements**

I refer to your application for the Metcash Warehouse and Distribution Centre Project in the Blacktown Local Government Area.

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

Please note that the Director-General may alter these requirements at any time.

If the project 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 subsequently 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 the Environmental Assessment (EA) 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); and
- number of copies (hard-copy or CD-ROM) of the EA that will be required for exhibition purposes.


Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you 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 EA to be hosted on a suitable website during the assessment process.

If you have any enquiries about these requirements, please contact Chris Ritchie on the above details.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C. Wilson', with a large loop at the start and a trailing flourish.

23.8.10

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

Director-General's Requirements

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

Application Number	10_0140
Project	The Metcash Warehouse and Distribution Centre Project, including the construction, fit out and operation of the warehouse and distribution centre.
Location	Huntingwood West, Eastern Creek (Lot 2 & 3 DP1127100)
Proponent	Goodman Propety Services (Aust) Pty Ltd
Date of Issue	23 August 2010
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project, including: <ul style="list-style-type: none"> – existing and approved operations/facilities, including any statutory approvals that apply to these operations/facilities; – the development to be carried out onsite, including plans of all proposed building works; and – the 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 the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment; • a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project; • a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project; • 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>; and • 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"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and suitability of the site to be developed; – demonstration that the proposal is generally consistent with: <ul style="list-style-type: none"> ○ the <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>; ○ any relevant development control plans (DCP); ○ the NSW State Plan, Metropolitan Strategy and draft subregional strategy; and ○ justification for any inconsistencies; • Infrastructure – demonstrating that suitable arrangements are in place to provide the necessary local and regional infrastructure for the project; • Transport, Access and Parking – including: <ul style="list-style-type: none"> – demonstration that the internal road layout is consistent with the internal road hierarchy proposed in the application for the Bungarribee

	<p>Industrial Estate Stage 1: Infrastructure Project (08_0225);</p> <ul style="list-style-type: none"> – predictions of the traffic volumes likely to be generated during construction and operation; – an assessment of the impacts of this traffic on the safety, capacity and efficiency of the surrounding road network, including modelling of key intersections, which should include but not be limited to: Brabham Drive/Great Western Highway, Huntingwood Drive/Great Western Highway, and Huntingwood Drive/Brabham Drive; – detailed plans of any proposed road upgrades; – access, including detailed consideration of various access options and justification for the proposed location of the main access points; – details of the availability of non-car travel modes and measures to encourage greater use of these travel modes; and – parking. <ul style="list-style-type: none"> • Noise and Vibration – including construction, operation and traffic noise; • Soil and Water – including: <ul style="list-style-type: none"> – sediment and erosion controls during construction; – stormwater management during operations; – assessment of soil contamination onsite and details of measures to remediate any contamination; and – demonstration that flooding impacts can be managed onsite; • Design and Visual – including: <ul style="list-style-type: none"> – a detailed description (including photomontages and building elevations) of the measures to be implemented to: <ul style="list-style-type: none"> o demonstrate consistency with any relevant development control plans for the area; o determine building design and proposed mechanisms to ensure design excellence, heights, set-backs, floor space ratio; o manage the bulk and scale of the buildings; o minimise the visual impact of the project; – a detailed landscaping, lighting, and signage strategy for the project; • Sustainable Development – including: <ul style="list-style-type: none"> – a description of how the project will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the project; and – a description of the measures to be implemented to minimise consumption of resources, especially energy and water.
Other Issues	<ul style="list-style-type: none"> • Hazards – including: <ul style="list-style-type: none"> – from the storage and use of hazardous materials; and – fire risk and management; and • Waste – during construction and operations.
References	<p>The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>
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 and affected landowners. In particular you must consult with the:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; • Sydney Water; • Integral Energy; and • Blacktown City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Statutory Context	
	NSW State Plan
	Draft North West Subregional Strategy
	<i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	<i>State Environmental Planning Policy (Infrastructure)</i>
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
Soil & Water	
Salinity	NSW Salinity Strategy (DLWC)
Erosion & Sediment Control	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
Stormwater	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)
Flood Management	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
Site Design & Layout	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	<i>State Environmental Planning Policy No 64 - Advertising and Signage</i>
Sustainable Development	
	National Greenhouse Accounts Factors (Australian Department of Climate Change (DCC))
	Guidelines for Energy Savings Action Plans (DEUS)
	Guidelines for Water Savings Action Plans (DEUS)
Hazards	
	<i>State Environmental Planning Policy No 33 - Hazardous and Offensive Development</i>
	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
Waste	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)

Your Reference: Our Reference: Contact: Telephone	Metcash Warehouse & Distribution Centre RDC 10M1733 SYD10/00651 Dianne Rees 8849 2237
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The Director
Major Project Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Haley Rich

**CONSTRUCTION AND OPERATION OF A WAREHOUSE AND DISTRIBUTION CENTRE
FOR METCASH AT BRABHAM DRIVE, EASTERN CREEK
CONCEPT PLAN AND STATE SIGNIFICANT SITE LISTING – DIRECTOR GENERAL'S
REQUIREMENTS.**

Dear Sir/Madam

I refer to your email of 5 August 2010 (Ref: Metcash Warehouse and Distribution Centre) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The Department is advised that there is an inconsistency in the internal road layout as proposed in the Director General's Requirements for the above development and the Environmental Assessment prepared for Development of Stage 1: Infrastructure for the Bungaribbee Industrial Estate (currently with the RTA for review, due on 25 August 2010). The internal road hierarchy as proposed in the Bungaribbee Industrial Estate's Environmental Assessment proposes a local road and cul de sac located south of Road No. 4 (an extension of Road No. 3). A roundabout is shown at the four way intersection of Road No. 3 and Road No. 4. The plans for the 'Metcash' development do not show the proposed local road and cul de sac south of Road No. 4 or a roundabout at the intersection of Road No. 3 and Road No. 4. This intersection is shown as being a T-intersection. The proposed accesses to the site for the 'Metcash' development are located to the west of the intersection of Road No. 3 and Road No.4.

Further to the above, the RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is important that the development of the warehouse and distribution centre takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and the draft North West Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

Roads and Traffic Authority

27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
www.rta.nsw.gov.au | 13 17 82



24 August, 2010

Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Ms Haley Rich

Dear Madam,

Re: Proposed Metcash Distribution Centre, Lots 2 & 3 DP1127100 Brabham Drive, Eastern Creek - Submission

Reference is made to your email dated 5 August 2010 and accompanying Project Description Report for the above cited development proposal that is currently before the Minister for consideration as a Major Project under Part 3A of the EP & A Act 1979 (as amended).

The submitted Project Description Report documentation was referred to Council's internal departments for review/comment.

As a result, a consolidated submission prepared by Council's Planning Department in this regard is set out below. Whilst Council does not object in principle to the new building for the erection of a Distribution Centre at the subject site, Council does raise concerns to certain aspects of the proposal. Council's issues which require further consideration in the lodgement of the formal Major Project application to the department are listed below:

1. Building Design and Landscaping

(i) Given the proposal is only conceptual at this stage, it is expected that the Department will provide greater emphasis on the external appearance, scale, massing and treatment of all buildings and structures so that that the development meets the design standards of the Precinct Plan and does not distract from the locality.

(ii) In this regard, the plans of the buildings and ancillary facilities submitted with the documentation are of a conceptual standard only and the applicant should be required to submit more detailed plans which address the following items:

- Submission of a site analysis drawing to identify opportunities and constraints.
- Strict adherence to setback(s) and site coverage controls.
- Review the materials proposed are of recycled materials/renewable building resources to address the environmental management objectives.
- Lodge details on all proposed advertising in accordance with the Policy.

Council Chambers • 62 Flushcombe Road • Blacktown NSW 2148

Telephone: (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • **DX** 8117 Blacktown

Email: council@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au

All correspondence to: The General Manager • PO Box 63 • Blacktown NSW 2148

- Ensure that any retaining walls are limited to a maximum height of 5 metres. Should additional height be required, such retaining walls should be provided in a terraced configuration with extensive low maintenance landscaping provided at each terrace level.
- Should above ground water tanks be provided, such tanks should be placed in a location which is not readily visible from the public road.

3. Potentially hazardous storage

Concerns are raised with respect to the proposed storage of flammable liquids (ie. liquor) within the site. Given the lack of detail, Council is unable to analyse the proposed hazardous substances on site and whether the application complies with the provisions of State Environmental Planning Policy No. 33. If the Department finds that the development requires a Preliminary Hazardous Assessment (PHA) then this would need to be prepared by a suitably qualified environmental consultant. It is assumed that the Department will have regard to this provision accordingly. Any hazardous/ dangerous goods will need to be stored in a DGS in accordance with the requirements of any PHA.

4. Traffic and parking

TMS (Traffic Management Services) has reviewed the proposal and offers the following comments:

(i) A traffic Impact assessment report is required as part the proposal in order to address the following:

- traffic generation
- traffic safety
- traffic management
- accessibility for both light and commercial vehicles
- parking requirements for both light and commercial vehicles
- turning path
- loading and unloading facilities

(ii) All access driveways and internal circulation roads should be designed in compliance with relevant Australian Standards.

(iii) In general, 591 car parking spaces appear to be adequate. However, car parking numbers and dimensions should comply with relevant precinct plan/Council DCP.

(iv) Design of car parking area, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, loading areas, headroom etc to conform to AS 2890.1-2004 and AS 2890.2-2002 for commercial vehicles.

(v) All vehicles must enter and leave in the forward direction.

(vi) All car-parking spaces for the development are to be in accordance with the Precinct Plan. Furthermore, the design of all car parking areas, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, loading areas etc are to conform to AS 2890.

(vii) Address the transport initiatives contained in the Precinct Plan concerning a Travel demand Management Program.

5. Site Contamination and Salinity and Soil Management

(i) The site has had fill and other materials deposited without permission. Therefore, any future works will require a site remediation and validation report submitted to ensure that the site is free of contaminants. The report shall be prepared by a suitably qualified site contamination environmental consultant to NSW EPA and ANZECC/NH & MRC guidelines.

(ii) To ensure that the development has no adverse effects on soil salinity the following documentation must be submitted to Council for consideration and separate approval prior to the release of any Construction Certificate:

(iii) A salinity model for the site, describing the distribution and concentration of salinity within the soil and groundwater profile in order to identify any potential different zones that may require different management strategies.

(iv) A Salinity Management Plan outlining what actions are proposed to minimise and manage the impacts of development on salinity and impacts of salinity on development.

6. Storm water Drainage

(i) The above project is being considered under part 3A of the EP & A Act by the Department of Planning and comments are being sort from Council. This is for a Preliminary Environmental Assessment.

(ii) The introduction by Goodman in their letter of 10 June 2010 states that they lodged the Stage 1 Infrastructure Project Bungarrabee Industrial Estate with the Department of Planning on 4 June 2010 for various subdivision issues. Council have not seen this and therefore would be unsure as to how that application may impact on this proposal, hence no comments are provided on this aspect.

(iii) The following conditions relate to the plans and reports on exhibition. As this is a Preliminary Environmental Assessment only general items have been covered and final conditions of consent have not been provided.

(iv) The development is in the first stage of the Bungarrabee Industrial Estate. On-site detention will need to be provided on-site. The detention system will need to ensure that all the post developed discharges from the 1.5 year to the 1 in 100 year ARI storm are equal to or less than the pre development flows for all storm durations and can safely contain the required storage. Details of calculations, sizes, outlets and location of the basin are to be provided.

(v) The internal pipe network is to be designed in accordance with the current Council's Engineering Guide for Development to carry the 20 year ARI storm flows without surcharge.

(vi) A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits.

(vii) A DRAINS electronic model must be provided and approved to demonstrate that the internal pipe network can safely carry the 20 year ARI storm flows without surcharge. Blockage factors should be applied to all inlet pits with lintels/grates at 0.5 for sags and 0.2 for pits on grade. For grate only inlets the blockage factor should be 0.5 minimum.

- (viii) Details are to be provided for the safe conveyance of overland flows within the site in the 1 in 100 year ARI event with freeboard to the floor level when the pipe and pit capacity is exceeded.
- (ix) The proposed development is to achieve the objectives of Council's current Water Quality Control Policy for a site over 5 Ha.
- (x) A drainage catchment plan is required to indicate what areas are draining to specific Stormwater Quality Improvement Devices.
- (xi) A minimum of 40% and preferably up to 80% of the non-potable water use for the proposed development is to be met through rainwater. Details of non-potable water usage rates needs to be provided. A first flush system should be provided typically capturing the first 2 mm of rainfall from the roof, with a low flow outlet discharging to a treatment device.
- (xii) A hydraulic engineer is to prepare a preliminary non-potable water supply, pipe and fixture plan for the site.
- (xiii) MUSIC modelling is to be undertaken to confirm that the water quality and rainwater reuse provisions have been met. Such modelling is to be undertaken in accordance with Council's draft guidelines. Council is able to supply local MUSIC rainfall and source node data for use in the model.
- (xiv) MUSIC does not consider hydrocarbons. The Water Quality policy states that you need to achieve the greater of 90% of the total annual load, or TPH < 10 mg/L from the whole site at all times. The Stormwater Management Plan needs to address this
- (xv) Any proposed bioretention swales should be in accordance with the information available from www.monash.edu.au/fawb
- (xvi) The vegetation species specified for any bioretention swales are to be in accordance with Council's Draft IWCM HANDBOOK PART 5: VEGETATION SELECTION GUIDE FOR bioretention swales.
- (xvii) The development should undertake good general Water Sensitive Urban Design practise e.g. by directing parking areas or driveways to gardens or grass/bio swales before collection in pits.

7. Local Infrastructure

- (i) Any road works (intersection etc) need to be provided/ upgraded due to additional traffic movements etc. in the area.
- (ii) Any local infrastructure should be conditioned under the Part 3A approval which requires the provision of a Developer's Planning Agreement for the provision of the necessary infrastructure at their cost and for the dedication of such infrastructure where appropriate. (eg. Roads, easements, etc)

8. Building Comments

- (i) Compliance with the Building Code of Australia.
- (ii) Ensure that Lots 2 and 3 are consolidated under one title prior to Occupation Certificate or equivalent being issued.

9. Subdivision

The proposed area for the Metcash Distribution Centre which covers all of Lot 3 and part of Lot 2 DP 1127100 will need to have its new boundaries adjusted to reflect the area being occupied by the new Metcash Distribution Centre.

NOTE: The subdivision under MP08-0055 and the area being taken up by the subject development does not reflect the current Major Projects Application under MP08-0225.

10. Planning Agreement

In the absence of a contributions plan under Section 94B of the Environmental Planning and Assessment Act 1979, an agreement would need to be entered into.

Council welcomes the opportunity to enter into a VPA, to ensure that any additional demand for local infrastructure and services, generated by the project be provided by the proponent.

11. Conclusion

In issuing any preliminary comments for this project, Council expects that each of the individual components of the development will be subject to further assessment. This is considered necessary as the standard of plans provided in this documentation is only conceptual in nature and lacking in sufficient detail/specifications.

Please note, however, that this letter is in no way to be perceived by the Department as an endorsement of the proposal, or a reflection that Council will not be making a further submission once the proposal is placed on formal public exhibition. Given that the proposal is only conceptual at this stage, Council would appreciate the opportunity to comment on the detailed plans at the exhibition stage. Council also reserves the right to raise additional issues as deemed necessary upon exhibition of the Final Environmental Assessment Report.

Should you have any further enquiries concerning this matter, please do not hesitate to contact David Wong of Council's Development Services Unit on the number below, between 9 am and 12 noon.

Yours faithfully,


JUDITH PORTELLI
MANAGER DEVELOPMENT SERVICES

Your contact for this matter is: David Wong
Phone: 9839 6227

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