



Planning & Infrastructure

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Mr Nathaniel Murray
Planning Consultant
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Level 6, 189 Kent Street
SYDNEY NSW 2000

Our ref: SSD-4953
File: 11/18423

3 November 2011

Dear Mr Murray

State Significant Development - Director General's Requirements Erskine Park Chemical Storage Facility (SSD-4953)

I have attached the Director General's requirements (DGRs) for the proposed Erskine Park Chemical Storage Facility.

These requirements have been prepared in consultation with the relevant government agencies (see attachment 2), and are based on the information you have provided to date. Please note that the Director-General may alter these requirements at any time, and that these requirements will expire if you do not lodge a development application (DA) and environmental impact statement (EIS) for the proposed facility within the next two years.

The Department will review the EIS for the proposed facility carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

If the proposed facility is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the DA and EIS for the proposed facility.

If you have any enquiries about these requirements, please contact Andrew Hartcher on 02 9228 6503 or via email at andrew.hartcher@planning.nsw.gov.au.

Yours sincerely

David Kitto
Director
Mining & Industry Projects
as delegate of the Director-General

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

State Significant Development

Application Number	SSD-4953
Development	The Erskine Park Chemical Storage Facility which includes the proposed use of an approved warehouse building for the storage and distribution of chemicals including some classified as dangerous goods. The proposal specifically includes including ancillary fit-out, signage and associated infrastructure.
Location	Building B1, 23-107 Erskine Park Road, Erskine Park (Lot 1 DP 1128233) in the Penrith local government area.
Applicant	Prime Constructions
Date of Issue	3 November 2011
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none">• Hazards and Risks – including an assessment of the hazards and risks associated with the proposal and the existing operations on site (and the potential for off site impacts) including details of hazardous materials used or kept on the premises during operation. The EIS shall also include a screening of potential hazards on and off site to determine the potential for off site impacts and any requirement for a Preliminary Hazard Analysis (PHA). Should potential off-site impacts be identified, a PHA must be prepared in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 6 Hazard analysis and Multi-level Risk Assessment</i>. The PHA should:<ul style="list-style-type: none">– consider the risks from the facility (including traffic risks and cumulative risks, see below); and– demonstrate that the proposal would comply with the criteria set out in <i>Hazardous Industry Planning Advisory Paper No 4 Risk Criteria for Land Use Safety Planning</i>.• Strategic and Statutory Context – including:<ul style="list-style-type: none">– detailed justification for the proposal and suitability of the site to be developed; and– demonstration that the proposal is generally consistent with all relevant environmental planning instruments (e.g. the NSW State Plan, Metropolitan Strategy and draft subregional strategy), development control plans (DCPs), and justification for any inconsistencies.• Infrastructure – demonstrating that suitable arrangements are in place to provide the necessary local and regional infrastructure for the proposal;• Transport, Access and Parking – including:<ul style="list-style-type: none">– predictions of the traffic volumes likely to be generated during fit-out and operation;

	<ul style="list-style-type: none"> - an assessment of the impacts of this traffic on the safety, capacity and efficiency of the surrounding road network, including details of truck routes and modelling of key intersections; - 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. • Air – including odour during operations and measures to reduce greenhouse gas emissions on-site; • Noise – during fit-out and operations including traffic noise; • Water – details of water supply, wastewater disposal (if any) and stormwater management during operation; • Waste – including: <ul style="list-style-type: none"> - identification of the quantity and type of waste that would be handled, stored, processed or disposed of at the facility; and - a description of how this waste would be stored and handled on site, and transported to and from the site. • Design – including details of building design and fit-out for handling of chemicals (e.g. bunding and tanker loading/unloading areas); • Fire and incident management – including technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill cleanup equipment and fire management and containment measures; and • Cumulative impacts – particularly in relation to hazards and risk associated with other nearby dangerous goods storage/major hazards facilities, air, noise and traffic.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Office of Environment and Heritage; • Roads and Traffic Authority; • Penrith City Council; and • WorkCover NSW. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. 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>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Policies, Guidelines and Plans

Aspect	Policy /Methodology
Hazard and Risk	AS/NZS 4360:2004 Risk Management HB 203:2006 Environmental Risk Management – Principals and Process State Environmental Planning Policy No 33– Hazardous and Offensive Development (SEPP 33) Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP) Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP) Planning Advisory Paper No. 10 – Land Use Safety Planning (DUAP) Planning Advisory Paper No. 11 – Route Selection (DUAP)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Air Quality	Protection of the Environment Operations (Clean Air) Regulations 2010 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)
Greenhouse Gas	National Greenhouse Accounts (NGA) Factors
Noise	NSW Industrial Noise Policy (DECC) NSW Road Noise Policy (OEH) Interim Construction Noise Guideline (DECC)
Water	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 Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	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)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)
	Protection of the Environment Operations (Waste) Regulations 2005

ATTACHMENT 2
Government Authority Responses to Request for Key Issues