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Our ref: SSD 12_5705
File: 12/19185-1

Mr Will Dwyer
Goodman Ltd
Level 17, 60 Castlereagh Street
SYDNEY NSW 2000

3 December 2012

Dear Mr Dwyer

**DGRs for TOLL IPEC Freight Transport Warehouse and Distribution Facility,
Bungaribee Industrial Estate, Eastern Creek (SSD 12_5705)**

Please find attached a copy of the Director General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the TOLL IPEC Freight Transport Warehouse and Distribution Facility (SSD 12_5705). These requirements have been prepared in consultation with relevant government agencies 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 you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Director General in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If your development 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 (<http://www.environment.gov.au> or 6274 1111).

Your contact officer, Peter McManus, can be contacted on 02 9228 6316 or at peter.mcmanus@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely



Heather Warton

Director

Metropolitan and Regional Projects North

as delegate for the Director General

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 12_5705
Proposal Name	TOLL IPEC Freight Transport Warehouse and Distribution Facility
Location	Bungarabee Industrial Estate, Eastern Creek (Lots 30 & 31 and part Lot 33 in DP 1161771)
Applicant	Goodman Group
Date of Issue	3 December 2012
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development, including:</p> <ul style="list-style-type: none"> • an executive summary • a detailed description of the development, 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 • the likely staging of the project. • a risk assessment of the potential environmental impacts of the development, identifying key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment, 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 development, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions • a description of the measures to avoid, minimise and if necessary, offset the predicted impacts, 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 development • detailed justification for the proposal and suitability of the site to be developed • a conclusion justifying the development on economic, social and environmental grounds taking into consideration whether the development is consistent with the object of the <i>Environmental Planning and Assessment Act 1979</i>
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p>

- Protection of the Environment Operations Act 1997
 - State Environmental Planning Policy (Major Development) 2005
 - State Environmental Planning Policy No.55 – Remediation of Land
 - State Environmental Planning Policy No.33 – Hazardous and Offensive Development
 - State Environmental Planning Policy No.64 – Advertising and Signage
 - State Environmental Planning Policy (Infrastructure) 2007
 - Blacktown Local Environmental Plan 1988
 - address the relevant planning provisions, goals and strategic planning objectives in the following with:
 - NSW 2021, Metropolitan Plan for Sydney 2036 and draft subregional strategy
 - any relevant development control plans (DCP);
- 2. Infrastructure**
- Demonstrate that suitable arrangements are in place to provide the necessary local and regional infrastructure for the project.
 - Demonstrate that suitable arrangements are in place in accordance with Project Approval for Bungarribee Industrial Estate Stage 1: Infrastructure Project (MP08_0225), in particular conditions 13 and 14.
- 3. Transport, Access and Parking**
- Demonstrate that the internal road layout is consistent with the internal road hierarchy proposed in the application for the Bungarribee Industrial Estate Stage 1: Infrastructure Project (MP08_0225).
 - Predictions of the traffic volumes likely to be generated during construction and operation of the proposed development.
 - 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
 - Great Western Highway/New Estate Road
 - 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.
 - Details of car parking.
- 4. Noise and Vibration**
- Identify and provide a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation, including traffic noise. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- *Relevant Policies and Guidelines:*
- *NSW Industrial Noise Policy (EPA)*
 - *Interim Construction Noise Guideline (DECC)*
- 5. Drainage, Sediment, Erosion and Dust controls**
- Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.
 - Address the development's stormwater and drainage infrastructure requirements in accordance with previously approved stormwater management strategies and controls.
- *Relevant Policies and Guidelines:*
- *Managing Urban Stormwater – Soils & Construction Volume 1 2004*

	<p>(Landcom)</p> <ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> • <i>Blacktown City Council's Engineering Guide for Development (Current Version)</i>. • <i>Blacktown City Council's DCP Part R – Water Sensitive Urban Design & Integrated Water Cycle Management</i>. <p>6. Flooding An assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of an increase in rainfall intensity.</p> <p>7. Design and Visual</p> <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"> • demonstrate consistency with any relevant development control plan for the area • determine building design and proposed mechanisms to ensure design excellence, heights, set-backs, floor space ratios • manage the bulk and scale of the buildings • minimise the visual impact of the project • A detailed landscaping, lighting and signage strategy for the project. <p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 will be incorporated in the design, construction and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. <p>9. Servicing and Waste Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p> <p>10. Hazards A description of the proposed storage, use and management of any hazardous materials and measures to be implemented to manage hazards and risks associated with the storage.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Architectural drawings; • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries; • Site Analysis Plan; • Stormwater Concept Plan, including easements and associated overland

	<p>flow paths;</p> <ul style="list-style-type: none"> • View Analysis/Photomontages; • Landscape Plan and landscape design statement; • Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan; • Geotechnical; • Fire Safety Strategy and BCA statement; • Accessibility Report; and • Sample board and schedule of materials and finishes.
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. In particular you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council; • Roads and Maritime Services • Sydney Water • Integral Energy • Western Sydney Parklands Trust • Local Heritage Group/s, if relevant. <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>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</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 proposal.</p>