



Planning & Infrastructure

Development Assessment Systems & Approvals Industry Projects

Contact: Andrew Hartcher

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Our ref: 13/10464

SSD-6030

Mr Jason Shepard
General Manager, Planning and Infrastructure
CIP Constructions (NSW) Pty Ltd
Suite 59, Jones Bay Wharf
26-32 Pirrama Road
PYRMONT NSW 2009

Dear Mr Shepard

State Significant Development - Director-General's Requirements Retail Ready Meat Processing Facility, Erskine Park (SSD-6030)

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the Retail Ready Meat Processing Facility.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies and Penrith City Council. Their comments, which you should address appropriately when preparing the EIS, are also attached (see Attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these DGRs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

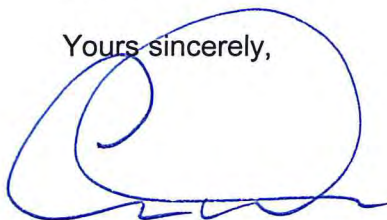
Your proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGR's 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 development application and EIS for your development. 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 required for review.

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

Yours sincerely,



17.7.13

Chris Wilson
Executive Director
Development Assessment Systems & Approvals
As the Director-General's nominee

Director-General's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD-6030
Development	The proposal involves the construction and operation of a meat packing and distribution centre, an administration office, car parking and internal vehicle circulation areas.
Location	Templar Road, Erskine Park, NSW (Lot 2304 DP 1172543)
Applicant	CIP Constructions (NSW) Pty Ltd
Date of Issue	July 2013
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> • detailed description of the development, including: <ul style="list-style-type: none"> – need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – demonstration that the proposal would be generally consistent with the approved concept plan (MP 06_0216); – plans of any proposed building works; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, <u>using sufficient baseline data</u>; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and • consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (as defined

	<p>in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</p> <ul style="list-style-type: none"> • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
<p>Key Issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic Context – including: <ul style="list-style-type: none"> – demonstration that the proposal is generally consistent with the aims and objectives of all relevant environmental planning instruments including, but not limited to, <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>, and relevant Development Control Plans (DCPs); – detailed justification for the proposal and suitability of the site to be developed; and – justification for the proposed site layout, considering the environmental constraints of the site. • Traffic and Transport – including: <ul style="list-style-type: none"> – details of key transport routes and traffic types and volumes likely to be generated during construction and operation; – assessment of predicted impacts on road safety and the capacity of the road network to accommodate the facility including current traffic counts, details of truck routes and modelling of key intersections including the intersections of Lenore Drive and Templar Road and Lenore Drive and Erskine Park Road; – assessment of where off site infrastructure works are required as a result of traffic impacts including 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; – measures to encourage employee use of non-car travel modes such as public transport or cycling to and from the facility; and – provision of parking in accordance with the relevant guidelines. • Infrastructure Requirements – including: <ul style="list-style-type: none"> – a detailed written and graphical description of the infrastructure required on-site; – the identification of the infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and a description of the arrangements that would be put in place to ensure these upgrades are implemented when required and maintained over time; – a description of how the provision of infrastructure both on and off-site would be co-ordinated and funded to ensure the necessary infrastructure is in place before the site is developed; and – how access to public utility infrastructure will be maintained. • Planning agreement/developer contributions – including demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the development;

- **Air Quality and Odour** – including:
 - a quantitative assessment of the potential air quality impacts (particularly odour and dust) of the development on surrounding receivers, including impacts from construction, operation and transport; and
 - details of the proposed mitigation, management and monitoring measures.
- **Noise** – including:
 - a quantitative assessment of potential construction, operational and transport noise impacts, including potential impacts on nearby sensitive receivers; and
 - details of the proposed noise management and monitoring measures.
- **Soil and Water** – including:
 - a detailed assessment of potential soil, surface, flooding and groundwater impacts;
 - potential soil contamination (including acid sulphate soils) and any proposed management measures;
 - details of proposed erosion and sedimentation controls (during construction);
 - details of proposed stormwater management measures (during construction and operation);
 - an outline of the proposed water requirements, including sources of water, usage and efficiency measures; and
 - wastewater management, spill containment and bunding.
- **Waste Management** – including:
 - details of the quantities and classification of waste and wastewater to be generated on site;
 - details on waste storage, handling and disposal; and
 - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste Avoidance and Resource Recovery Strategy 2007*.
- **Food Safety** – in relation to meat handling and processing and how NSW Food Authority standards and requirements will be met.
- **Biodiversity** – including identification of species on site, and potential direct and indirect impacts on critical habitats, threatened species and populations, ecological communities, vegetation reserves, wetlands, riparian land and groundwater dependent ecosystems.
- **Greenhouse Gas** – including:
 - a quantitative assessment of the potential Scope 1 and 2 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and
 - a detailed description of the measures that would be implemented on site to ensure that the development is energy efficient.
- **Hazards and Risks** – including a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* and the Department's *Applying SEPP 33*, with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the development is "potentially hazardous," a Preliminary Hazard Analysis (PHA) must be prepared in accordance with the

	<p>Department's <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis and Multi-Level Risk Assessment</i>.</p> <ul style="list-style-type: none"> • Heritage – including an Aboriginal cultural heritage assessment. • Bushfire Risks – including consideration of impacts on any bushfire prone land and if necessary, establishment of appropriate asset protection zones. • Visual – including; <ul style="list-style-type: none"> – an assessment of the potential visual impacts of the development on the amenity of the surrounding area; and – a detailed description of the measures (e.g. landscaping) that would be implemented to minimise the visual impacts of the development. • Cumulative Impacts – particularly in relation to air, noise and traffic associated with other nearby industrial or commercial operations.
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>. These documents should be included as part of the EIS rather than as separate documents.</p>
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"> • Penrith City Council; • Environment Protection Authority; • Roads and Maritime Services; • Department of Primary Industries; • Sydney Water Corporation; and • NSW Food Authority. <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 an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director-General in relation to the requirements for lodgement.</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, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</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 & Plans

Aspect	Policy /Methodology
Risk Assessment	<ul style="list-style-type: none"> AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Transport	<ul style="list-style-type: none"> Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Air Quality	<ul style="list-style-type: none"> Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods 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	<ul style="list-style-type: none"> 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)
Noise	<ul style="list-style-type: none"> NSW Industrial Noise Policy (DECC) NSW Road Noise Policy (EPA) Environmental Noise Control Manual (DECC)
Soil and Water	<ul style="list-style-type: none"> 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)
<i>Soil</i>	<ul style="list-style-type: none"> Draft Guidelines for the Assessment & Management if Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	<ul style="list-style-type: none"> 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)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (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
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Waste Management	
	Waste Classification Guidelines (DECC)
	NSW Waste Avoidance and Resource Recovery Strategy 2007 (EPA)
Biodiversity	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007).
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Multi-level Risk Assessment (DPI 2011)
	Planning for Bushfire Protection 2006 (NSW RFS)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

ATTACHMENT 2
Agency EIS Requirements



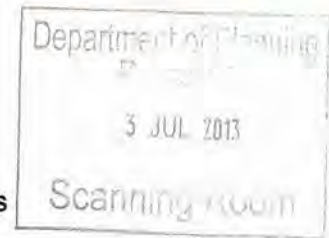
PCU046097

Sydney
WATER

27 June 2013

ATTENTION: Andrew Hartcher

Mr Chris Ritchie
Manager Industry – Development Assessment Systems & Approvals
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Director General Requirements – SSD-6030 – Meat Processing Facility

Dear Mr Ritchie,

Thank you for your letter of 20 June 2013 requesting comment on the key issues and assessment requirements for the above development at Erskine Park. Sydney Water has reviewed the preliminary Environmental Impact Statement and provides the following comments for the Department's consideration.

Sydney Water requirements for Environmental Assessment

To provide the developer with detailed servicing advice Sydney Water needs the environmental assessment to include the following:

1. *Integrated Water Management Plan* – the Integrated Water Management Plan should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
2. *Infrastructure Management Plan* – the developer needs to provide Sydney Water with information on the required water and wastewater services, and any augmentation that may be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on its existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes.

Sydney Water Servicing

Sydney Water will further assess the impact of individual developments when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail corrine.manyweathers@sydneywater.com.au

Yours Sincerely



Adrian Miller
Manager, Growth Strategy
Urban Growth



3 July 2013

Your Reference: SSD-6030
Our Reference: SYD13/00714 (A4738894)

The Manager – Development Assessment Systems & Approvals
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Andrew Hartcher

**REQUEST FOR KEY ISSUES AND ASSESSMENT REQUIREMENTS FOR RETAIL READY
MEAT PROCESSING FACILITY, ERSKINE PARK
STATE SIGNIFICANT DEVELOPMENT – DIRECTOR GENERAL'S REQUIREMENTS.
SSD-6030**

Dear Sir/Madam

I refer to your letter of 20 June 2013 requesting Roads and Maritime Services (RMS) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

RMS would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Penrith as a Regional City and a major focal point for regional transport connections and jobs growth. It is important that the development of the meat processing facility 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 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.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the meat processing plant will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

Roads & Maritime Services

The key intersections to be examined / modelled include:

- Erskine Park Road and Lenore Drive
 - Lenore Drive and Templar Road.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. RMS requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
 7. RMS will require in due course the provision of a traffic management plan for all construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Any inquiries can be directed to Dianne Rees by telephone on 8849 2237.

Yours sincerely



Pahee Sellathurai

A/Senior Land Use Planner
Transport Planning, Sydney Region



25 June 2013

Mr Chris RITCHIE
Planning & Infrastructure
Manager – Industry
Development Assessment Systems & Approvals
GPO Box 39
SYDNEY NSW 2001

Mr Ritchie,

**Key Issues and Assessment Requirements – State Significant Development Retail Ready
Meat Processing Facility, Erskine Park (SSD-6030)**

The NSW Food Authority (the Authority) has assessed the application for the meat processing facility as Erskine Park and has determined that this business will be required to apply for a licence as a meat processing plant. I have outlined the key issues and assessment criteria below that the Authority will require in order to issue a licence to operate in NSW.

The Food Regulation 2010 determines that a:

'Meat processing plants means any premises where, in the course of a business:

- (a) Abattoir meat is stored, packed, packaged, processed, treated, boned or cut up, or*
- (b) Processed meat is produced from abattoir meat or is further processed'*

(Food Regulation 2010 Clause 58)

Meat processing plants that require a licence with the Authority are assessed against the Food Regulation 2010 which specifies:

'The operation of a meat processing plant must comply with the following Standards:

- (a) In relation to a meat processing plant at which the processing of meat (other than poultry meat, rabbit meat, ratite meat or crocodile meat) is authorised by the relevant licence – the standards specified in Australian Standard AS 4696 – 2007, Hygienic production and transportation of meat and meat products for human consumption, as in force from time to time,*
- (b) In relation to a meat processing plant at which the processing of poultry meat is authorised by the relevant licence – the standards specified in Australian Standard AS 4465 – 2006, Construction of premises and hygienic production of poultry meat for human consumption, as in force from time to time*

(Food Regulation 2010 Clause 65)

Information concerning the operation and license requirements for meat processing plants is available on the NSW Food Authority website at:

<http://www.foodauthority.nsw.gov.au/industry/industry-sector-requirements/meat/>

The requirements outlined above specify the construction and operating standards that a meat processing plant must comply with in order to hold a licence with the Authority. These standards also include the requirement to develop and operate to a HACCP plan which must identify and control all possible food safety risks associated with the food processing activities.

The Food Regulation 2010 does not require meat processing premises to be inspected and approved prior to operations commencing. Compliance to structural and operating standards is assessed at the 'Licensing Audit' which is conducted by Authority officers as part of the licence approval process.

Information concerning the audit program is available on the NSW Food Authority website at:

<http://www.foodauthority.nsw.gov.au/industry/audits-inspections-compliance/audits-of-licensed-businesses/>

The Authority provides detailed information to new businesses and will liaise directly with this company when a licence application is submitted.

Should you have any further inquiries regarding this matter, please contact me directly on (02) 9741 4710.

Regards,



Mark Mackie
A/g Manager Audit & Compliance



OUT13/16902

- 5 JUL 2013

Mr Andrew Hartcher
Industry Projects
Relevant section within DP&I
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Hartcher,

**Erskine Park Retail Ready Meat Processing Facility (SSD-6030)
Request for input into Director General Requirements**

I refer to your email dated 20 June 2013 to the Department of Primary Industries (DPI) and separately to the NSW Food Authority, a division within DPI, in respect to the above matter.

Comment by the NSW Office of Water

The NSW Office of Water provides the advice at Attachment A.

For further information please contact Janne Grose, Water Regulation Officer (Penrith office) on 4729 8262, or at: Janne.Grose@water.nsw.gov.au.

Comment by the NSW Food Authority

It is noted that the NSW Food Authority has responded direct to your Department by letter dated 25 June 2013.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Phil Anquetil'.

Phil Anquetil
Executive Director Business Services

Attachment A

Erskine Park Retail Ready Meat Processing Facility (SSD-6030) Request for Input into Director General Requirements Comment by the NSW Office of Water

1. Relevant Legislation

The Environmental Impact Statement (EIS) should take into account the objects and regulatory requirements of the *Water Act 1912* and *Water Management Act 2000* (WMA), as applicable. Proposals and management plans should be consistent with the Objects (s.3) and Water Management Principles (s.5) of the WMA.

2. Water Sharing Plans (WSPs)

The proposal is located within the area covered by the *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources* and the *Water Sharing Plan for the Greater Metropolitan Region Groundwater sources*. The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the WSPs including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection, water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP.
- Provide a consolidated site water balance.

3. Relevant Policies

The EIS should take into account the following policies (as applicable):

- Guidelines for Controlled Activities
- NSW State Rivers and Estuary Policy (1993)
- NSW Wetlands Management Policy (1996)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- Aquifer Interference Policy (2012).

Refer:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

The EIS needs to demonstrate the proposal is consistent with the spirit and principles of these policy documents.

4. Licensing Considerations

The EIS is required to provide:

- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction and all water supply works to take water.
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring and an approval obtained from the Office of Water prior to their installation. All predicted groundwater take must be accounted for through adequate licensing.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

5. Surface Water and Groundwater Assessment

The EIS needs to provide adequate details to assess the potential impacts of the project on surface water resources and surrounding waterbodies. If the proposal includes water management structures/dams, the EIS needs to provide details on:

- any existing structure/s (date of construction, location, purpose, size and capacity, the legal status/approval for existing structure/s),
- any proposal to change the purpose of existing structure/s,
- whether any remedial work is required to maintain the integrity of the existing structure/s,
- the purpose, location and design specifications for any proposed structure/s,
- the size and storage capacity of the structure/s,
- the calculation of the Maximum Harvestable Right Dam Capacity (MHRDC),
- whether the structure/s is affected by flood flows,
- any proposal for shared use, rights and entitlement of the structure/s, and
- whether the proposed development has the potential to bisect the structure/s.

The EIS needs to provide adequate details to assess the potential impacts of the project on all groundwater resources including:

- the predicted highest groundwater table at the site.
- any works likely to intercept, connect with or infiltrate the groundwater sources.
- any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- a description of the flow directions and rates and physical and chemical characteristics of the groundwater source.
- the predicted impacts of any final landform on the groundwater regime.
- the existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- an assessment of the quality of the groundwater for the local groundwater catchment.
- an assessment of groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- how the proposed development will not potentially diminish the current quality of groundwater, both in the short and long term.
- measures for preventing groundwater pollution so that remediation is not required.
- protective measures for any groundwater dependent ecosystems (GDEs).
- proposed methods of the disposal of waste water and approval from the relevant authority.
- the results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including:

- any proposed monitoring programs, including water levels and quality data.
- reporting procedures for any monitoring program including mechanism for transfer of information.
- an assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- a description of the remedial measures or contingency plans proposed.
- any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

6. Watercourse and Riparian Land

The Preliminary Environmental Impact Statement notes the site is subject to an existing Concept Plan Approval (MP06-0216) for the development of a warehouse and distribution complex (page 9). The former Department of Water and Energy (DWE) provided a submission on the Jacfin Warehouse and Distribution Project (MP07_0153) which is located south of the subject site. The Environmental Assessment (EA) for the Jacfin site referred to the subject land as the CSR site and indicated a Biodiversity Corridor is required to be preserved. The EA made reference to the implementation of a Biodiversity Management Plan and relocation of an existing creek towards the southern boundary of the CSR site.

The former DWE categorised the CSR re-located creek as a Category 1 watercourse and advised a minimum 50 metre wide riparian corridor should be provided and maintained either side of the realigned creek (measured horizontally landward from the top of bank). It is noted Condition 2 (b) of the Concept Plan Approval (Application No. 06_0216) requires a buffer of at least 20 m between the edge of the 20 metre riparian corridor of the proposed creek realignment and the Jacfin site (Lot 11 DP 229784) and Condition 13 of the Project Approval (Application No. 06_0208) requires as far as practicable a 20 metre riparian zone on both sides of the realigned creek.

The EIS needs to provide details on the Biodiversity Corridor, Biodiversity Management Plan and the realigned creek/riparian corridor, including:

- scaled plans showing the location of:
 - top of bank
 - riparian setbacks (measured from top of bank) proposed to be provided at the site.
 - existing riparian vegetation
 - the site boundary, the footprint of the proposal in relation to the Biodiversity Corridor, watercourses and riparian corridor.
- photographs of the watercourse looking in an upstream and downstream direction and a map showing the point from which the photos were taken.
- a detailed description of all potential impacts on the watercourse/riparian land including channel stability, sediment movement, hydraulic regime and riparian area.
- a description of the design features and measures to be incorporated into the proposal to mitigate potential impacts.

The EIS needs to address how the development proposes to protect the Biodiversity Corridor, realigned creek and riparian corridor.

7. Groundwater Dependent Ecosystems

The EIS should provide details on the presence and distribution of Groundwater Dependent Ecosystems (GDEs) in the vicinity of the site and:

- demonstrate that the proposed development would maintain natural patterns of groundwater flow and not disrupt groundwater levels that are critical to GDEs.
- identify any potential impacts on GDEs as a result of the proposal including:
 - the effect of the proposal on the recharge to groundwater systems
 - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections
 - the effect on the function of GDEs (habitat, groundwater levels, connectivity), and
- provide safeguard measures for any GDEs.

GDEs are ecosystems which have their species composition and natural ecological processes wholly or partially determined by groundwater. GDEs represent a vital component of the natural environment and can vary in how they depend on groundwater, from having occasional or no apparent dependence through to being entirely dependent. GDEs occur across both the surface and subsurface landscapes ranging in area from a few metres to many kilometres. Surface and groundwaters are often interlinked and aquatic ecosystems may have a dependence on both.

Andrew Hartcher - Retail Ready Meat Processing Facility (SSD-6030) DGR request - Mineral Resources Branch response

From: <andrew.helman@industry.nsw.gov.au>
To: <Andrew.Hartcher@planning.nsw.gov.au>
Date: 6/26/2013 1:25 PM
Subject: Retail Ready Meat Processing Facility (SSD-6030) DGR request - Mineral Resources Branch response

Andrew,

DTIRIS - Mineral Resources Branch do not have any DGRs for the Proposal - Retail Ready Meat Processing Facility (SSD-6030).

In regard to current exploration activities in the vicinity of the proposed development MRB notes that the subject area is currently covered by Petroleum Exploration Lease (PEL) 2 held by AGL Upstream Investments Pty Ltd. MRB suggests liaising with the title holder regarding the proposed development.

Regards,

Andrew Helman | Geoscientist - Land Use Assessment | Resources and Energy Division
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Andrew Hartcher - SSD - 6030 Proposed Retail Ready Meat Processing Facility, Templar Road, Erskine Park (IMS4147857)

From: Wood Peter <PWood@penrithcity.nsw.gov.au>
To: "andrew.hartcher@planning.nsw.gov.au" <andrew.hartcher@planning.nsw.gov.au>
Date: 7/12/2013 12:07 PM
Subject: SSD - 6030 Proposed Retail Ready Meat Processing Facility, Templar Road, Erskine Park (IMS4147857)
CC: Chris Ritchie <Chris.Ritchie@planning.nsw.gov.au>, Craig Robert <rcraig@penrithcity.nsw.gov.au>, Veron Alison <averon@penrithcity.nsw.gov.au>

Dear Chris,

I refer to your request dated 20 June 2013 for key issues & assessment requirements in relation to the above proposal and apologise for the delay in responding.

We have reviewed the Preliminary EIS, "Option 3" site plan and are generally satisfied with the proposed contents with the exception of the following:

- It is noted that the proposal may include substantial amounts of waste, gas storage and there may also be other coolant etc associate with refrigeration. These and any other relevant aspects should be addressed in the context of SEPP 33 Offensive or Hazardous Industries through a PHA to ensure that the use is permissible and there will be no significant impacts;
- Particular consideration needs to be given to the adjoining riparian and biodiversity corridor with regard to the above matters, water quality treatment given the expanse of hardstand areas, and any approvals required by the NSW Office of Water;
- The proposed carparking area to the western boundary does not provide for an adequate landscaped setback as set out in Penrith DCP 2006 – EPEA from the extension of Templar Road. Additional landscaped setback should also be provided to the southern boundary subject to any requirements of the NSW Office of Water and subject to any requirements with regard to the next point.
- The land is identified as bushfire prone and this should be addressed with regard to the any hazardous chemicals/materials, building construction and landscaping as discussed above. The RFS may need to be consulted in this regard.

Thankyou for the opportunity to input into the DGR's and please contact me if you have any questions or need information further to the above.

Regards,

PETER WOOD

DEVELOPMENT ASSESSMENT CO-ORDINATOR

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