



Planning & Infrastructure

Development Assessment Systems & Approvals Industry Projects

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Our ref: 13/10975

SSD-6040

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 TNT Warehouse and Distribution Facility, Erskine Park (SSD-6040)

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the TNT Warehouse and Distribution 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,



26/7/13.

Chris Ritchie

A/Director

Industry, Social Projects and Key Sites

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-6040
Development	The proposal involves the construction and operation of a warehouse and distribution facility (transport terminal), an administration office, multi-level car parking, truck and trailer storage and internal vehicle circulation areas.
Location	Lockwood Road, Erskine Park, NSW (Lot 201 DP 1133028)
Applicant	CIP Constructions (NSW) Pty Ltd
Date of Issue	July 2013
General Requirements	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>. In addition, the EIS must include a: • detailed description of the development, including: – 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: – 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. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (as defined

	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; • 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.
Key Issues	The EIS must address the following specific matters: • Strategic Context – including: – 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: – 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: – 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;

- **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.
- **Air Quality and Odour** – including:
 - an assessment of the potential air quality impacts (particularly dust) of the development on surrounding receivers, including impacts from construction, operation and transport; and
 - details of the proposed mitigation, management and monitoring measures.
- **Waste Management** – including:
 - details of the quantities and classification of waste to be generated on site;
 - details on waste storage, handling and disposal; and
 - details of the measures implemented to reduce and (where possible) recycle waste in line with NSW Government waste policy.
- **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.
- **Land Use Safety** – the EIS must include a preliminary risk screening completed in accordance with *Applying SEPP 33* (DoP, 2011). Should the screening indicate that the project is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis* (DoP, 2011).
- **Heritage** – including an Aboriginal cultural heritage assessment.
- **Visual** – including:
 - 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. high quality building design, landscaping and boundary setbacks) that would be implemented to minimise the visual impacts of the development.
- **Biodiversity** – including identification of species on site, and the potential direct and indirect biodiversity impacts of the development;

	and • Cumulative Impacts – particularly in relation to air, noise and traffic associated with other nearby industrial or commercial operations.
Plans and Documents	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.
Consultation	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: • Penrith City Council; • Roads and Maritime Services; • Department of Primary Industries; and • Sydney Water Corporation. 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.
Further consultation after 2 years	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.
References	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.

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	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Noise	NSW Industrial Noise Policy (DECC) NSW Road Noise Policy (EPA) Environmental Noise Control Manual (DECC) Interim Construction Noise Guideline (DECC)
Soil and Water	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>	Draft Guidelines for the Assessment & Management of 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>	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~~

<i>Groundwater</i>	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)
	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)
Air Quality	NSW State Groundwater Quantity Management Policy (DLWC) Draft Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Odour	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)
Waste Management	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	Waste Classification Guidelines (DECC)
	NSW Waste Avoidance and Resource Recovery Strategy 2007 (EPA)
Hazards	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Heritage	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)
<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)
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)

ATTACHMENT 2
Agency EIS Requirements
