



NSW GOVERNMENT  
**Department of Planning**

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Dan Brindle  
BBC Consulting Planners  
PO Box 438  
Broadway NSW 2007

Dear Mr Brindle

**Director General's Requirements  
Warehouse Distribution Complex, Erskine Park  
Modification Application No: 06\_0216 MOD 1 and 06\_0208 MOD 1**

I refer to your request to modify the Minister's approvals (concept plan approval 06\_0216 and project approval 06\_0208) for the warehouse and distribution complex at Lenore Lane, Erskine Park, under Section 75W of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

I have attached a copy of the Director-General's requirements for the environmental assessment of the proposed modification.

These requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the proposed modification. As a result, I would appreciate it if you would ensure that any subsequent documents submitted to the Department are in a suitable format for the web.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers on 9228 6550.

Yours sincerely

*David Kitto* 21/4/08

David Kitto  
**Acting Executive Director**  
**Major Project Assessment**  
As delegate of the Director-General

## Director-General's Requirements

### Section 75W of the *Environmental Planning and Assessment Act 1979*

<b>Modification</b>	<p>Modification of the:</p> <ul style="list-style-type: none"> <li>• concept plan approval (06_0216) to allow additional uses on site; and</li> <li>• project approval (06_0216) including changes to the approved use and amendments to the site layout (Site H).</li> </ul>
<b>Site</b>	Lenore Lane, Erskine Park (Lot 20 DP 1101801)
<b>Proponent</b>	GPT Group
<b>Date of Issue</b>	April 2008
<b>Date of Expiration</b>	April 2010
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the proposed modifications including the: <ul style="list-style-type: none"> <li>– need for the modification;</li> <li>– alternatives considered;</li> <li>– engineering and/or architectural plans; and</li> <li>– various components and stages;</li> </ul> </li> <li>• consideration of any relevant statutory provisions including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>• a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment, and taking into consideration any issues raised during consultation;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the proposal (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment; and</li> <li>– an assessment of the potential impacts of all components of the modification; and</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the modification;</li> </ul> </li> <li>• a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>• a conclusion justifying the modification, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the benefits of the project; and</li> <li>• a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<p>The Environmental Assessment must include an assessment of the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Layout/Design</b> – including: <ul style="list-style-type: none"> <li>– demonstration that the proposed modifications are generally consistent with the Erskine Park Employment Area Development Control Plan (DCP), and justify any inconsistencies between the proposal and the DCP;</li> <li>– details of the amended site layout for Site H including the design, height, bulk and scale of buildings.</li> </ul> </li> <li>• <b>Traffic &amp; parking</b> – including: <ul style="list-style-type: none"> <li>– details of any changes to site access, traffic volumes likely to be generated during construction and operation, and car parking requirements; and</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>– an assessment of the predicted impacts of traffic on the safety and efficiency of the surrounding road network.</li> <li>• <b>Soils &amp; Water</b> – including the proposed erosion and sediment controls (during construction); water quality management; changes to the stormwater management system; water supply including changes to the proposed rainwater harvesting scheme; and wastewater disposal.</li> <li>• <b>Noise</b> – including construction, operational, and traffic noise;</li> <li>• <b>Air Quality</b>;</li> <li>• <b>Visual</b> – including landscaping, design, set-backs, signage and lighting; and</li> <li>• <b>Waste</b>.</li> </ul>
<b>References</b>	The Environmental Assessment must take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached lists.
<b>Consultation</b>	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. The consultation process and the issues raised must be described in the Environmental Assessment.</p> <p>In particular, you should consult with:</p> <ul style="list-style-type: none"> <li>• Penrith City Council;</li> <li>• Department of Environment and Climate Change; and</li> <li>• NSW Roads and Traffic Authority.</li> </ul> <p>The consultation process and the issues raised must be described in the EA.</p>

## Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
<b>Traffic and Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Soil and Waters</b>	
<i>Erosion &amp; Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Stormwater</i>	Managing Urban Stormwater: Soils and Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
<b>Air Quality</b>	
	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)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS4282)
<b>Waste</b>	
	Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (DEC)
	Waste Avoidance and Resource Recovery: Strategy and Performance Report 2006. Consultation Draft (DEC)
	Technical guidelines: Bunding and Spill Management (DECC)