



NSW GOVERNMENT
Department of Planning

**Major Project Assessment
Industry & Mining**

Contact: Ann-Maree Carruthers
Phone: (02) 9228 6550
Fax: (02) 9228 6466
Email: Ann-Maree.Carruthers@planning.nsw.gov.au

Mr Stephen McLeod
General Manager
PacLib Management
PO BOX 304
North Ryde NSW 1670

Our Ref: S08/00119

Attn: Diana Banjanin

Dear Mr McLeod

**PacLib Warehouse Project (MP 08_0016)
Director General's Requirements**

The Department has received your application for the PacLib Warehouse Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant Government agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

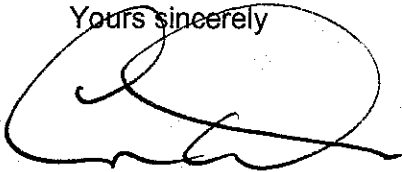
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers on 9228 6550 or Ann-Maree.Carruthers@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a large, loopy circular flourish.

10.11.08

Chris Wilson
Executive Director
Major Project Assessment
As delegate for the Director-General

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

| | |
|-----------------------------|--|
| Application Number | MP 08_0016 |
| Project | The PacLib Warehouse Project, which includes the construction and operation of warehouse and associated infrastructure such as offices, loading docks and car parking. |
| Location | 119-145 Lenore Drive (Lot 62 DP 1090695) Erskine Park, Penrith |
| Proponent | PacLib Management |
| Date of Issue | November 2008 |
| General Requirements | <p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project, including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; – likely staging of the project; and – plans of any proposed building works; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), 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 all stages of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); – a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading. |
| Key Issues | <ul style="list-style-type: none"> • Layout/Design – demonstrate that the proposal is generally consistent with the <i>Erskine Park Employment Area Development Control Plan</i>, and justify any inconsistencies between the proposal and the DCP. • Visual – including landscaping, design, set-backs, signage and lighting with particular regard to frontage onto Lenore Drive. • Traffic – including details of access to the site, details of the traffic volumes likely to be generated during construction and operation; an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network and car parking requirements; • Soils & Water – including the proposed erosion and sediment controls (during construction); the proposed stormwater management system; water supply, including consideration of the potential for rainwater harvesting, and wastewater disposal; |

| | |
|------------------------------|---|
| | <ul style="list-style-type: none"> • Noise – including construction, operational, and traffic noise; and • Waste. |
| References | The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. 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. |
| Consultation | <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.</p> <p>In particular, you must consult with the:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; and • Penrith City Council <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p> |
| Deemed Refusal Period | 60 days |

Guidelines, Policies and Plans

| Aspect | Policy /Methodology |
|-----------------|---|
| Visual | Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS4282) |
| Transport | Guide to Traffic Generating Development (RTA) Road Design Guide (RTA) |
| Soil and Waters | Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Soils & Construction (Landcom) Managing Urban Stormwater: Harvesting and Reuse (DEC) |
| Noise | NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC) |
| Waste | Waste Classification Guidelines (DECC) |
| Strategic | Metropolitan Strategy (DOP) Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008 (DOP) Erskine Park Employment Area Development Control Plan (Penrith City Council) |