



NSW GOVERNMENT
Department of Planning

**Major Development Assessment
Manufacturing and Rural Industries**
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Mr Will Dwyer
National Planning Manager
Goodman International Limited
GPO BOX 4703
Sydney NSW 2000

Our Ref: S08/00809

Dear Mr Dwyer

**Director-General's Requirements
Australian Red Cross Medical Research and Development Project
Application Number 08_0137**

The Department has received your application for the Australian Red Cross Medical Research and Development 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 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 me 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:

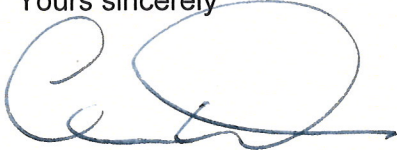
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

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 Megan Webb on 9228 6495 or megan.webb@planning.nsw.gov.au.

Yours sincerely



27.7.09

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	08_0137
Project	The Australian Red Cross Medical Research and Development Project, which includes development of a 4 story laboratory and medical research facility and associated infrastructure including office and warehouse space.
Location	17 O'Riordan St, Alexandria
Proponent	Goodman International Limited
Date of Issue	July 2008
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the following within the site and any associated areas: <ul style="list-style-type: none"> - historical operations/activities; and - existing and approved operations/facilities, including any statutory approvals that apply to these operations and facilities; • a detailed description of the project, including the: <ul style="list-style-type: none"> - need for the project; - alternatives considered, including a justification for the project; - 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 statutory provisions, and technical or policy guidelines (see below); - a description of the measures that would be implemented to avoid, minimise, mitigate, 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"> • Development Controls – demonstrate that the proposal is generally consistent with the development controls in the <i>South Sydney Development Control Plan 1997</i> and all other relevant development control plans, and justify any inconsistencies between the project and these controls; • Developer Contributions and/or Planning Agreements – review the project against any relevant contribution plans, and outline what contributions would be made towards the provision of local and/or regional infrastructure or services; • Contamination – including an assessment of the potential soil and water contamination on the site, undertaken in accordance with <i>State Environmental Planning Policy 55 – Remediation of Land</i>, the <i>City of</i>

	<p><i>Sydney Contaminated Land DCP 2004</i> and where necessary a Remediation Action Plan.</p> <ul style="list-style-type: none"> • Geotechnical – including a geotechnical report demonstrating the structural stability and integrity of RailCorp's facilities would be maintained. • Soil & Water – including: <ul style="list-style-type: none"> – a detailed water balance for the project, outlining the measures that would be implemented to minimise the use of water on site; – wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water; – the proposed erosion and sediment controls during construction; – the proposed stormwater management system; and – consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the project; • Traffic and Transport – including: <ul style="list-style-type: none"> – a detailed transport impact study of the project on the performance and safety of the surrounding transport network (including road, rail and other public transport) and a description of the measures that would be implemented to upgrade and/or maintain this network over time; – consideration of the potential for reducing the traffic generated by the project; – an assessment of the potential parking demand of the project; and – detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards. • Visual – including the design and articulation of the buildings (scale, height and bulk), and proposed lighting and signage; the proposed landscaping of the site; and the visual impacts of the proposal; • Heritage; • Noise and Vibration– including construction, operation and traffic noise; • Air Quality; • Greenhouse Gas – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient; and • Waste – including accurate estimates of the quantity and nature of the potential waste streams of the project during construction and operation, and a detailed description of the measures that would be implemented minimise, reuse, recycle and dispose of this waste; and
References	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the 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"> • Sydney City Council; • RailCorp; • Roads and Traffic Authority; and • The Ministry of Transport. <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Technical and Policy Guidelines

Aspect	Policy /Methodology
Risk Assessment	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Contamination	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) Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA) Contaminated Sites: Sampling Design Guidelines (NSW EPA) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA) Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA) Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA) Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft State Environmental Planning Policy No 55 - Remediation of Land
Soil and Water	
<i>Soil</i>	Acid Sulfate Soil Manual (ASSMAC) NSW Salinity Strategy (DLWC)
<i>Surface Water</i>	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
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282) State Environmental Planning Policy No 64 - Advertising and Signage
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC)
Waste	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)

Air Quality	
	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)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Heritage	
	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)