



NSW GOVERNMENT
Department of Planning

Major Development Assessment
Manufacturing and Rural Industries
Contact: Kerry Hamann
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Our Ref: S09/00338

Mr Tim Bainbridge
Planning Manager
FDC Construction and Fitout Pty Ltd
22-24 Junction Street
FOREST LODGE NSW 2037

Dear Mr Bainbridge,

Reckitt Benckiser Warehouse Project (09_0084)
Director General's Requirements

The Department has received your application for the Reckitt Benckiser Warehouse Project.

I have attached a copy of the Director-General's requirements for the project. These requirements are based on the information you have provided to date. Please note that the Director-General may alter these requirements at any time.

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.

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 Kerry Hamann on 9228 6415 or kerry.hamann@planning.nsw.gov.au.

Yours sincerely

12.5.09

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	MP 09_0084
Project	Use of an approved warehouse to store dangerous goods
Location	1-107 Erskine Park Road, Erskine Park.
Proponent	FDC Construction and Fitout Pty Ltd
Date of Issue	May 2009
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 – existing and approved operations/facilities, including a copy of any statutory approvals that apply to these operations and facilities; • 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 laws, policies or guidelines (see below); – a description of the measures that would be implemented to avoid and/or minimise 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"> • Hazards - including a Preliminary Hazard Analysis (PHA) of the project and the potential off-site risks; and • Water – including water supply, contaminated water disposal and any other requirements of the <i>Penrith Development Control Plan 2006</i>.
References	The Environmental Assessment should take into account relevant State government policies, guidelines and plans, as well as industry guidelines and relevant strategic plans. While not exhaustive, policies, guidelines and plans which may be relevant to the project are included in the attached lists.
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 Penrith City Council.</p>

	The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed refusal period	60 days

Guidelines, Policies and Plans

Aspect	Policy /Methodology
Hazards and Risk	AS/NZS 4360:2004 Risk Management
	HB 203:2006 Environmental Risk Management – Principals and Process
	State Environmental Planning Policy No 33– Hazardous and Offensive Development (SEPP 33)
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
Soil and Waters	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)