



Planning

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Mr Anthony Alliston
ADW Johnson Pty Ltd
7/335 Hillsborough Road
WARNERS BAY NSW 2282

Dear Mr Alliston

Aldi Warehouse Project, Beresfield (MP 10_0042)

The Department has received your application for the Aldi 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 agencies, 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. If it is subsequently 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 and 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.

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If you have any enquiries about these requirements, please contact Chris Ritchie at the details listed above.

Yours sincerely

dkitto 12/5/10

David Kitto
Director
Mining & Industry Projects
As delegate for the Director-General

Director-General's Requirements

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

Application Number	10_0042
Project	<p>The Aldi Warehouse Project including:</p> <ul style="list-style-type: none"> establishment of a warehouse and distribution facility with a total building area of approximately 56,079m² and associated infrastructure; and modifications to the internal road network for the Freeway North Business Park to accommodate the project.
Location	Weakleys Drive, Beresfield (15 hectare area within Lot 14 DP 207961, Lot E DP 388733 and Lot 14 DP 1091199)
Proponent	Aldi Food Pty Limited
Date of Issue	May 2010
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 project, including: <ul style="list-style-type: none"> need for the project; alternatives considered; revised subdivision plan for the Freeway North Business Park; the development to be carried out on site, including plans of all proposed building works; likely staging of this development; and details of how the project would be co-ordinated with construction and subdivision works approved under MP09_0199; 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 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, and if necessary offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment; a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project; a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project; 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>; and 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"> Visual/Design – including: <ul style="list-style-type: none"> demonstration (including a photomontage of the building) that the

	<p>project has regard for a high standard of architectural design including building heights, materials, articulation of the buildings, external appearance, setbacks, landscaping (including a detailed landscape plan), lighting, and signage;</p> <ul style="list-style-type: none"> - demonstration that the project meets the requirements of the BCA and <i>Planning for Bushfire Protection 2006</i>; and - measures that would be implemented to minimise water and energy use on site; <ul style="list-style-type: none"> • Traffic and Parking – including: <ul style="list-style-type: none"> - predictions of the traffic volumes likely to be generated during construction and operation; - an assessment of the predicted impacts of this traffic on the capacity, efficiency, and safety of the surrounding road network, including modelling of key intersections; and - details of access to the site and car parking requirements. • Soil & Water – including: <ul style="list-style-type: none"> - sediment and erosion control during construction and stormwater management during operations; and - impacts of the project on flooding behaviour; • Infrastructure – demonstrate that suitable arrangements are in place, or will be put in place, to provide the necessary infrastructure for the project; • Noise – including construction, operational, and traffic noise; • Waste Management – including the quantity and type of all liquid and solid waste to be generated at the site and a description of how this waste would be handled, processed and, if necessary, disposed of; and • Construction Management – details of the measures that would be implemented during construction to minimise and manage potential impacts.
References	<p>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.</p>
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 and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; and • Newcastle City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Risk	AS/NZS 4360 Risk Management (Standards Australia) HB 203:2006 Environmental Risk Management – Principals and Process
Site Design and Layout	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997) State Environmental Planning Policy No 64 - Advertising and Signage Guidelines for Energy Savings Action Plans (DEUS) Guidelines for Water Savings Action Plans (DEUS)
Transport and Access	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA) State Environmental Planning Policy (Infrastructure)
Soil and Waters	
<i>Soils</i>	Managing Urban Stormwater: Soils & Construction (Landcom) Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
<i>Flood Management</i>	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR) Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<i>Surface Water</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Harvesting and Reuse (DEC) Storing and Handling Liquids: Environmental Protection - Participants Manual (DECC) Environmental Compliance Report: Liquid Chemical Storage, Handling and Spill Management - Part B Review of Best Practice and Regulation (DEC)
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Interim Construction Noise Guideline (DECC)
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines (DECC)