



Contact: Chris Ritchie
Phone: 9228 6413
Fax: 9228 6466
Email: chris.ritchie@planning.nsw.gov.au
Our ref: 10/09457

Mr Michael Robinson
Development Manager
Rylehall Pty Ltd
Locked Bag 2106
NORTH RYDE NSW 1670

Dear Mr Robinson

K MART Warehouse and Distribution Centre Director-General's Requirements

I refer to your application for the K MART Warehouse and Distribution Centre in the Blacktown Local Government Area.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared based on the information you have provided to date.

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

If the project 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 the Environmental Assessment (EA) 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 EA that will be required for exhibition purposes.

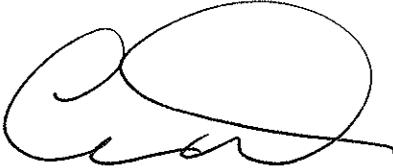
Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you revise it prior to public exhibition.

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 EA to be hosted on a suitable website during the assessment process.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written in a cursive style.

23.6.10

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

Director-General's Requirements

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

Application Number	10_0082
Project	The K MART Warehouse and Distribution Centre Project, including the construction, fit out and operation of the warehouse and distribution centre
Location	Wonderland Drive, Eastern Creek 2766, Lot 2/DP1149138
Proponent	Rylehall Pty Ltd
Date of Issue	23 June 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"> – existing and approved operations/facilities, including any statutory approvals that apply to these operations/facilities; – the development to be carried out onsite, including plans of all proposed building works; and – the likely staging of the project; • 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); and – 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"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and suitability of the site to be developed, – demonstration that the proposal is generally consistent with: <ul style="list-style-type: none"> ○ the <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>; ○ other relevant State Environmental Planning Policies, environmental planning instruments, plans, policies and guidelines; ○ all relevant development control plans (including the approved <i>SEPP 59 Employment Lands Precinct Plan – Eastern Creek</i>); and ○ the NSW State Plan, Metropolitan Strategy and draft subregional strategy;

	<ul style="list-style-type: none"> ○ relevant local environmental plans; and – a description of the nature, extent and justification for any inconsistencies identified above. • Infrastructure – demonstrating that suitable arrangements are in place to provide the necessary local and regional infrastructure for the project; • Transport, Access 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 impacts of this traffic on the safety, capacity and efficiency of the surrounding road network, including modelling of key intersections; – detailed plans of any proposed road upgrades; – access, including detailed consideration of various access options and justification for the proposed location of the main access points; – details of the availability of non-car travel modes and measures to encourage greater use of these travel modes; and – parking. • Noise and Vibration – including construction, operation and traffic noise; • Soil and Water – including: <ul style="list-style-type: none"> – sediment and erosion controls during construction; – stormwater management during operations; – demonstration that flooding impacts can be managed onsite; • Design and Visual – including: <ul style="list-style-type: none"> – a detailed description (including photomontages and building elevations) of the measures to be implemented to: <ul style="list-style-type: none"> ○ demonstrate consistency with the relevant design and development standards in the <i>SEPP 59 Employment Lands Precinct Plan – Eastern Creek</i>; ○ determine building design and proposed mechanisms to ensure design excellence, heights, set-backs, floor space ratio; ○ manage the bulk and scale of the buildings; ○ minimise the visual impact of the project; – a detailed landscaping, lighting, and signage strategy for the project; • Sustainable Development – including: <ul style="list-style-type: none"> – a description of how the project will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the project; and – a description of the measures to be implemented to minimise consumption of resources, especially energy and water.
Other Issues	<ul style="list-style-type: none"> • Hazards – including: <ul style="list-style-type: none"> – from the storage and use of hazardous materials; and – fire risk and management; and • Waste – during construction and operations.
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 and affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; Sydney Water; and Blacktown 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 Assessment	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Statutory Context	NSW State Plan Draft North West Subregional Strategy <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>
Transport and Access	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA) <i>State Environmental Planning Policy (Infrastructure)</i>
Noise	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Interim Construction Noise Guideline (DECC)
Soil & Water	
<i>Salinity</i>	NSW Salinity Strategy (DLWC)
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom) Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
<i>Stormwater</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)
<i>Flood Management</i>	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR) Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
Site Design & Layout	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997) <i>State Environmental Planning Policy No 64 - Advertising and Signage</i>
Sustainable Development	National Greenhouse Accounts Factors (Australian Department of Climate Change (DCC)) Guidelines for Energy Savings Action Plans (DEUS) Guidelines for Water Savings Action Plans (DEUS)
Hazards	<i>State Environmental Planning Policy No 33 - Hazardous and Offensive Development</i> Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines (DECC)

21 June 2010

DEPARTMENT OF PLANNING
GPO BOX 39
SYDNEY NSW 2001

Attention: Haley Rich

Dear Haley Rich,

Re: Preliminary Environmental Assessment Report relating to Part 3A Major Development Project- K Mart Facility, Eastern Creek

Reference is made to your correspondence dated 2 June 2009 and accompanying documentation giving Council an opportunity to comment on the Part 3A Major Development Project- K Mart Facility, Eastern Creek

Please be advised Council does not object in principle to the proposal over the site, but does raise concerns to certain aspects of the proposal. Council's concerns are based on the following:

Container Loading Area

Given the proposed storage containers are to be stacked 3 high in close proximity to the future road, Council considers that the maximum storage height be limited to only 2 high. This limitation will reduce the visual appearance of such containers from the streetscape.

Further, irrespective of the height of the containers additional screening should be included for the full length of the eastern boundary and include dense landscaping in an effort to conceal the containers and storage area.

The current photomontage plans do not show any views of the container storage area or its view from the proposed future road to the north east of the site, therefore making it difficult to properly assess its visual impact. Additional photomontage plans should be prepared.

Landscaping Strategy

Council requests that any landscaping strategy include a variety of suitable ground covers, shrubs and trees to complement the height, scale, design and function of the development by providing a variety of species which are endemic to the locality.

The landscaping plans should also consider measures designed to enable easy long-term maintenance of the property and a planting of a combination of 35 litre, 75 litre and 100 litre trees. All shrubs to be planted are to have a minimum pot size of 200mm.

The maximum heights and widths of any retaining walls and batters should comply with the design objectives contained in the Precinct Plan. All retaining walls should be suitably finished in an appropriate contrasting material, whilst all batters should be landscaped.

Access and Car Parking

All internal roads should be designed in accordance with Council's Engineering Guide for Development to ensure a satisfactory standard.

Parking should be provided in accordance with Council's Precinct Plan. The minimum amount of car parking provided on site should be 250 car spaces whilst the remaining 80 car spaces be provided in the future by way of a positive covenant on the land title as part of the condition of approval so that there is a mechanism for Council to be able to request the additional parking if the need arises or if a change in use of the premises warrants the need for this extra parking. The authority to enforce or vary this restriction is to be Council.

If any overnight truck parking is needed or will occur onsite then the applicant needs to demonstrate there are sufficient truck parking spaces onsite for this to occur to avoid the use of on street car parking.

Vehicular access should be restricted to only be off the western elevation road frontage in the manner currently proposed and not off the road to the north east and conditions added to any favourable approval to this effect.

Stormwater Drainage & Civil Works

Council anticipates that the DoP will ensure stormwater drainage from the site must be designed to satisfactorily drain rainfall intensities and ensures that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

Council also requires that any site not draining directly to a public road be serviced by an inter-allotment drainage line and appropriate easement.

In relation to the civil, stormwater drainage and other ancillary engineering works required for the proposal, Council requests that such specifications be designed and undertaken in accordance with the relevant aspects of the following documents:

- (a) Blacktown City Council's Works Specification - Civil (Current Version).
- (b) Blacktown City Council's Engineering Guide for Development (Current Version).
- (c) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version).
- (d) Blacktown City Council Stormwater Quality Control Policy.

In finalising the proposed development, Council expects that the above-cited matters be subject to further consideration by Department of Planning.

Should you have any further enquiries concerning this matter, please contact Momcilo Romic of Council's Development Services Unit on the number below, between 9 am and 12 noon.

Yours faithfully,

Pauline Daw
Senior Town Planner

RTA Ref: RDC 10M1030 SYD10/00444
Contact: Angela Malloch T 8849 2041



The Director
Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Haley Rich

**WAREHOUSE AND DISTRIBUTION CENTRE FOR K-MART – CONCEPT
PLAN AND STATE SIGNIFICANT SITE LISTING – DIRECTOR GENERAL'S
REQUIREMENTS.**

Dear Sir / Madam,

Reference is made to the Department's correspondence dated 2 June 2010 requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Blacktown as a Major Centre and a major focal point for regional transport connections and jobs growth. It is important that the development of the Warehouse and Distribution Centre for K-Mart takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Warehouse and Distribution Centre for K-Mart, will be able to make travel choices that support the achievement of relevant State Plan targets.

Roads and Traffic Authority

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27-31 Argyle Street Paramatta NSW 2150
PO Box 973 Paramatta CBD NSW 2150 DX28555 Paramatta
www.rta.nsw.gov.au | 13 17 82

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

The key intersections to be examined/modelled include but not be limited to:

- Wallgrove Road/Wonderland Drive;
 - Old Wallgrove Road/Wallgrove Road; and
 - Wallgrove Road/M7 Off-ramp/M7 On-ramp.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
 7. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Further enquiries on this matter can be directed to Angela Malloch on phone 8849 2041 or facsimile (02) 8849 2918.

Yours sincerely



Andrew Popoff
A/Senior Land Use Planner
Transport Planning, Sydney Region
17 June 2010