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Mr Steve Querin
Town Planner
Connell Wagner Pty Ltd
PO Box 538
NEUTRAL BAY NSW 2089

Our ref: MP 05_0060
Your ref:
File: 9040749

Dear Mr Querin,

Subject: Major Project 05_0060 – Strengthening works to four existing silos at Glebe Island, Glebe - Lot 1 DP 776765 Sommerville Road, Glebe Island – Director-General’s Environmental Assessment Requirements

I refer to your application lodged on 1 December 2005 and your request for the Director-General’s Environmental Assessment Requirements (DGRs) for the Project.

The DGRs attached with this letter, pursuant to Section 75F (2) of the *Environmental Planning and Assessment Act 1979* (the Act). They have been prepared in accordance with the Act after considering both the comments of the relevant public authorities and relevant guidelines.

The DGRs were developed from information provided with your application. Section 75F (3) of the Act permits subsequent modification of the DGRs and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the DGRs.

The DGRs require that you, or someone acting on your behalf, prepare an Environmental Assessment (EA) for this Project. Before you lodge the EA, I recommend you consult with the Department to confirm:

- consultation and public exhibition arrangements (including land owner notification),
- the fees applicable, and
- whether additional electronic or printed versions of the EA are required.

After you lodge the EA, consideration will be given to whether it adequately addresses the DGRs. You will be advised of the acceptance and the anticipated dates for public consultation of the EA.

You should keep the contact officer for this project apprised of the preparation of the EA for the Project and, where relevant, any emerging issues. The officer, Evelyn Hendieh is available during business hours on 9228 6574 or via return email to evelyn.hendieh@dipnr.nsw.gov.au.

Yours sincerely,

Yolande Stone
A/ Deputy Director-General
As delegate for the Director-General

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Strengthening works to four existing silos currently used by Cement Australia, identified as silo number 1408, 1409, 1208 and 1209, as follows: <ul style="list-style-type: none"> • construction of new concrete footings within the internal perimeter of each silo; • construction of new columns within the base of each silo; • construction of a new internal concrete wall lining (200mm) within the perimeter of each silo; • removal of two windows opening from the northern elevation of silo number 1208; • removal of two windows opening from the northern elevation of silo number 1209; • removal of one window opening from the southern elevation of silo number 1408; and • removal of one window opening from the southern elevation of silo number 1409. (Major Project Application 05_0060)
Site	Lot 1 DP 776765 Sommersville Road, Glebe Island
Proponent	Connell Wagner Pty Ltd
Date of Issue	13 January 2006
Date of Expiration	Two (2) years from Date of Issue
Special Provision	The Minister for Planning formed the opinion pursuant to Clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act</i> on 22 November 2005.
General Requirements	An Environmental Assessment for the project must include: <ol style="list-style-type: none"> (a) an executive summary; (b) a description of the proposal including: <ul style="list-style-type: none"> ▪ description of the site, including cadastre and title details; ▪ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ▪ project objectives and need (if relevant); (c) an assessment of the suitability of the site, provide a reasoned justification for undertaking the Project, and public interest; (d) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (e) identification of the current and draft planning provisions applying to the site (including permissibility) and the nature and extent of non-compliances with these provisions; a) draft Statement of Commitments detailing measures for: <ul style="list-style-type: none"> ▪ environmental management and mitigation measures and monitoring for the Project, in particular: <ul style="list-style-type: none"> ▪ traffic management (including the number and size of vehicles that will access the site), ▪ waste removal (including types of material to be removed from site (including windows), method of transportation, proposed routes, destination/s and opportunities for recycling of waste); and ▪ management of noise and dust, methods of access, equipment and materials to be brought to the site; ▪ implementation of a testing procedure to validate the structural adequacy of the works prior to full commissioning. (f) a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must include assessment of the following key issues: <ul style="list-style-type: none"> ▪ Heritage A Heritage Impact Statement shall be prepared to consider impacts associated with the proposed works on the subject silos, and to recommend how such impacts may be addressed. The Heritage Impact Statement must also include photomontages from key vantage points, including Victoria Road, illustrating how the infilling of windows will affect the appearance and character of the silos.

	<ul style="list-style-type: none"> ▪ Plant capacity and traffic generation The proponent must demonstrate that relevant conditions of Leichhardt Council's consent (DA 350/91), which granted consent for the use of 16 silos for bulk storage of cement, are being complied with, including the limit placed on the throughput of cement. If the proposed works will result in an increase in throughput, a traffic study is to be submitted with the Environmental Assessment. ▪ General Environmental Risk Analysis (in relation to all component of the project) Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.
Consultation Requirements	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> ▪ NSW Maritime Authority ▪ Sydney Ports Corporation <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
Deemed refusal period	<p>Under clause 8E (2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period for the Project is 60 days from the end of the Proponent's environmental assessment period for the project.</p>