

Director-General's Requirements

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

Project	The proposed upgrade of the Coca-Cola Amatil plant at Northmead, which includes the construction and operation of a large warehouse.
Site	102-128 Briens Road, Northmead
Proponent	Coca-Cola Amatil
Date of Issue	11 May 2006
Date of Expiration	11 May 2008
General Requirements	The Environmental Assessment (EA) must include • an executive summary; • a detailed description of the project including the: - need for the project; - alternatives considered, including a detailed justification why the proposed warehouse needs to be located on the site; and - various components and stages of the project; • consideration of any relevant statutory provisions; • an overview of all the environmental impacts of the proposal (including an environmental risk analysis) and identification of the key issues for further assessment, taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the environmental risk analysis (see above), which includes: - description of the existing environment; - an assessment of the potential impacts of the project, including any cumulative impacts; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the general costs and benefits of the proposal; • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Visual – including a detailed assessment of the visual impacts (height, bulk and scale of the proposed warehouse; lighting; signs) of the proposal on both the local and regional area, particularly on adjoining properties, nearby residential areas, and significant vantage points in the public domain, such as Westmead Hospital; • Traffic – including details of the traffic volumes likely to be generated during construction and operation, and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network; • Noise – including construction, operational, and traffic noise; • Air quality – including point source and diffuse emissions; • Water – particularly the proposed erosion and sediment controls (during construction), and stormwater management system (during

	operation) to ensure there are no adverse impacts on Toongabbie Creek; • Hazards; and • Waste.
References	The Environmental Assessment must take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached list.
Consultation	During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you must consult with; • Department of Environment and Conservation; • Roads and Traffic Authority; • Department of Natural Resources; • Parramatta City Council; The consultation process and the issues raised should be described in the EA
Deemed Refusal Period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	
	• <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom); • <i>Guidelines for Fresh and Marine Water Quality</i> (ANZECC); • <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (DEC);
Noise	
	• <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Environmental Noise Control Manual</i> (DEC);
Lighting	
	• <i>Control of Obtrusive Effects of Outdoor Lighting</i> (Standards Australia, 1997, AS 4282-1997)
Air Quality	
	• <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC);
Traffic	
	• <i>Guide to Traffic Generating Development and Road Design Guide</i> (RTA); • <i>RTA Road Design Guide</i> (RTA); • relevant Austroad standards;
Community Consultation	
	• <i>Community Involvement Practice Notes and Resource Manual</i> (RTA, 1998)
Waste	
	• <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).