



NSW GOVERNMENT

Department of Planning

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Our ref: 9040848

Mr Brent Lawson
Moorebank Recyclers Pty Ltd
PO Box 238
RYDALMERE NSW 1701

Dear Mr Lawson

Director-General's Requirements Proposed Recycling Facility

The Department has received your application for the proposed Recycling Facility project at Moorebank (Application Number: 05_0157).

I have attached a copy of the Director-General's requirements (DGRs) for the project. These requirements have been prepared in consultation with relevant government authorities and are based on the information that you have provided to date. I have also attached a copy of the government authorities comments for your information.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

The Department understands that site access issues are yet to be resolved. Consequently, you are required to ensure that suitable site access agreements are in place prior to the lodgement of the draft Environmental Assessment.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the draft Environmental Assessment for the project to determine the:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic

version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

Finally, if your proposal contains any actions that could have a significant impact on Matters of National Environmental Significance, it will require an additional approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Brad Deane, Environmental Planning Officer (02 9228 6465).

Yours sincerely



Chris Wilson
Executive Director
as delegate for the Director-General

Director-General's Requirements

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

Project	The proposed construction and operation of a building materials recycling facility at Moorebank that would handle approximately 500,000 tonnes of building and construction waste a year.
Site	Lot 6 DP 1065574 Newbridge Road, Moorebank.
Proponent	Moorebank Recyclers Pty Ltd
Date of Issue	8 July 2006
Date of Expiration	8 July 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; and – various components and stages of the project; • consideration of any relevant statutory provisions; • a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment, and taking into consideration any issues raised during consultation (see below); • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above), which includes: – a description of the existing environment; – an assessment of the potential impacts of the project; – 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 costs and benefits of the proposal; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Site access – demonstrate that suitable arrangements have been made to secure access to the site, including written evidence of the relevant landowner's consent for the proposed site access works; • Traffic and transport - including details of the traffic volumes that are likely to be generated during construction and operation, and an assessment of the impact of this traffic on the safety and efficiency of the surrounding road network; • Waste management– including waste receipt, classification and stockpiling; • Air quality – including dust, odour and greenhouse gas emissions; • Noise – including construction, operation and traffic noise; • Soil and water - including surface and ground water impacts, particularly on the Georges River; stormwater management, including detailed consideration of any potential offsite drainage impacts; flooding; wastewater disposal; erosion and sediment controls; soil contamination; and salinity.

	• Visual – particularly on the existing and proposed residential areas, nearby conservation and parkland areas, and the Georges River; • Flora and Fauna – particularly on any threatened species, populations, or ecological communities and their habitats; • Hazards and risks – including handling of potentially hazardous materials and fire management; and • Heritage – both Aboriginal and non-Aboriginal.
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 and State government authorities, service providers, community groups, affected landowners and any affected Commonwealth government authorities. In particular you must consult with: • Department of Environment and Conservation; • Department of Natural Resources; • NSW Roads and Traffic Authority; • Liverpool City Council; and • Sydney Water. Both the consultation process, and the issues raised during this consultation process, must be described in the Environmental Assessment.
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Air Quality	
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
	Draft Policy: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Noise	
	NSW Industrial Noise Policy (DEC)
	Environmental Criteria for Road Traffic Noise (DEC)
	Environmental Noise Control Manual (DEC)
Soil and Waters	
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Guidelines for Fresh and Marine Water Quality (ANZECC)
	NSW State Groundwater Protection Policy (DNR)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Acid Sulfate Soil Manual (ASSMAC)
	Contaminated Sites: Sampling Design Guidelines (DEC)
	Managing Land Contamination – Planning Guidelines (DOP)
	NSW Salinity Strategy
Traffic & Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Waste	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC)
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
Flora and Fauna	
	draft Guidelines for Threatened Species Assessment (DEC)
	Threatened Biodiversity Survey and Assessment: Guidelines for Development and Activities (DEC);
	NSW Groundwater Dependent Ecosystem Policy (DNR);