



PLANNING DEPARTMENT
Department of Planning and Infrastructure

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Our ref: S06/00631-1

Mr Fred Sadie
Tooheys Pty Ltd
29 Nyrang street
LIDCOMBE NSW 2141

Dear Mr Sadie

**Director General's Requirements
Tooheys Brewery Upgrade Lidcombe**

The Department has received your application for the proposed upgrade to the Tooheys Brewery at Lidcombe (Application Number: 06_0303).

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.

I would appreciate it if you would contact the Department at least two (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 Jacqueline Ingham, on 02 9228 6338.

Yours sincerely

Signed 02/12/06

Chris Wilson
Executive Director
As delegate of the Director-General

Director-General's Requirements

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

Project	Proposed upgrade of the Tooheys Brewery.
Site	Pt Lot 10 DP 1008367 29 Nyrang Street, Lidcombe NSW 2154
Proponent	Tooheys Pty Ltd
Date of Issue	30 November 2006
Date of Expiration	30 November 2008
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the current operations and project, including the: <ul style="list-style-type: none"> – 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 existing operations plus the project, identifying the key issues for further assessment, taking into consideration any issues raised during consultation; • 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 existing operations plus the project (see above), which includes: <ul style="list-style-type: none"> – a 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 why the project should be approved; • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Consolidation of Planning Approvals – investigate the feasibility of consolidating the existing planning approvals for the operation into a single planning approval; • Air Quality – including air, odour and greenhouse gas emissions; • Noise – including construction, operational, and traffic noise. • Soil and Water – including a detailed water balance; assessment of the potential soil, surface water, groundwater, and flooding impacts of the project; a detailed erosion and sediment control plan for the proposed construction works; a revised stormwater management scheme for the site during operations; and a description of the measures that would be implemented to remediate any contamination, and minimise water use, on the site ; • Hazards – including a preliminary hazard analysis, if required; • Traffic - including details of traffic volumes likely to be generated during construction and operations, and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network; and • Heritage –including impacts on Haslams Creek.
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	<p>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.</p> <p>In particular you must consult with;</p> <ul style="list-style-type: none"> • Department of Environment and Conservation; and • Auburn Council. <p>The consultation process and the issues raised should be described in the EA</p>
Deemed Refusal Period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	
	<ul style="list-style-type: none"> • <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	
	<ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Environmental Noise Control Manual</i> (DEC).
Air Quality	
	<ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC); • <i>Approval Methods for Sampling and Analysis of Air Pollutants in NSW</i> (EPA, 2005); • <i>Assessment and Management of Odour from Stationary Sources in NSW</i> (EPA, 2001); and • <i>Technical Notes: Draft Policy: Assessment and Management of Odour from Stationary Sources in NSW</i> (EPA, 2001).
Traffic	
	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development and Road Design Guide</i> (RTA); • <i>RTA Road Design Guide</i> (RTA).0303.
Waste	
	<ul style="list-style-type: none"> • <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).
Hazards	
	<ul style="list-style-type: none"> • <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis</i> (DUAP); • <i>Multi-Level Risk Assessment</i> (DUAP).