



NSW GOVERNMENT
Department of Planning

**Manufacturing & Rural Industries
Major Development Assessment**
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Mr Scott Lockrey
Lockrey Planning and Development Solutions Pty Ltd
15/39 Birriga Rd
BELLEVUE HILL NSW 2023

Dear Mr Lockrey

**Director-General's Requirements
Smeaton Grange Soft Drink Manufacturing Plant Project
Project Application 08_0011**

The Department has received your application for the Smeaton Grange Soft Drink Manufacturing Plant Project, in the Camden local government area.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant public authorities, and are based on the information you have provided to date. I have also attached a copy of the public 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.

If your proposal 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. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact me 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 your Environmental Assessment for the project to determine the:

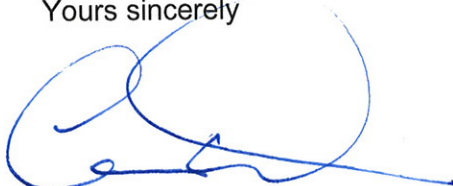
- fees applicable (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- consultation and public exhibition arrangements that will apply; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

As you may know, the Department will review the 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, I would appreciate it if all the documents 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 to be hosted on a suitable website with a link to the Department's website.

If you have any enquiries about these requirements, please contact Megan Webb on 02 9228 6495.

Yours sincerely



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

Director-General's Requirements

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

Application number	08_0011
Project	The construction and operation of a soft drink manufacturing plant and associated infrastructure that is capable of producing soft drinks and fruit juices.
Location	Lot 300 Bluett Drive, Smeaton Grange
Proponent	Investa Commercial Developments Pty Ltd
Date of Issue	January 2008
Date of Expiration	January 2010
General Requirements	<p>The Environmental Assessment must include</p> <ul style="list-style-type: none"> • an executive summary; • a detailed written description and graphical representation of the project, including: <ul style="list-style-type: none"> – the need for the project; – the alternatives considered; – engineering and/or architectural plans; and – various components and stages of the project; • consideration of any relevant statutory provisions, including whether the project is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of all the environmental impacts of the project, identifying the key issues for further assessment, and 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 general overview of environmental impacts of 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 the proposed environmental management, mitigation and monitoring measures for the project; • a conclusion justifying the project, taking into consideration the environmental impacts of the project, the suitability of the site, and the benefits of the project; 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	<ul style="list-style-type: none"> • Layout and Design – demonstrate that the proposal is generally consistent with the <i>Smeaton Grange DCP</i>, and justify any inconsistencies between the project and the DCP; • Traffic and Transport <ul style="list-style-type: none"> – prepare a detailed traffic impact study, in accordance with the relevant guidelines, which predicts the traffic likely to be generated by the project, discusses the likely impact of this traffic on the safety and capacity of the surrounding road network, and predicts the likely parking demand of the project; – describe any road upgrade works required to address any traffic impacts of the project; and – describe what measures will be put in place to contribute towards the

	<p>ongoing maintenance of the local road network.</p> <ul style="list-style-type: none"> • Noise – including construction, operational and traffic noise; • Soil and Water – including water supply and efficiency, wastewater disposal, the proposed erosion and sediment controls (during construction) and stormwater management system (during operations), flooding, salinity and soil contamination; • Visual Impacts – including the design and articulation of the buildings (scale, height and bulk), landscaping, lighting, any signage; impacts on residential properties and measures to mitigate impacts; • Waste Management – including the classification of all potential sources of liquid and non-liquid waste to be generated at the site and how this waste would be handled, processed and, if necessary, disposed of; • Air Quality; • Greenhouse Gas and Energy Efficiency – including an assessment of energy use and the potential Scope 1, 2 and 3 emissions of the project, and a description of the measures that would be implemented to ensure energy efficiency; and • Flora and Fauna – including impacts on threatened species, populations, ecological communities, native vegetation and aquatic ecosystems.
References	<p>The Environmental Assessment should 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.</p>
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 or affected landowners. The consultation process and the issues raised must be described in the Environmental Assessment.</p> <p>In particular you should consult with the:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Department of Water and Energy; • Roads and Traffic Authority; • Sydney Water; and • Camden City Council.
Deemed refusal period	<p>60 days</p>

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Traffic	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (DECC)
	Environmental Noise Control Manual (DECC)
Soil and Water	
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (DECC)
	Managing Urban Stormwater: Council Handbook. Draft (DECC)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control. Draft (DECC)
<i>Flooding</i>	Floodplain Management Manual (DWE)
<i>Salinity</i>	NSW Salinity Strategy (DWE)
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECC)
<i>Contamination</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Waste	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DECC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DECC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)
Greenhouse Gas and Energy Efficiency	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS)

Aspect	Policy /Methodology
Flora and Fauna	<p data-bbox="507 226 1353 293">Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DECC)</p> <p data-bbox="507 293 1353 356">Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DECC)</p>