



NSW GOVERNMENT  
**Department of Planning**

**Major Development Assessment  
Manufacturing and Rural Industries**  
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Mr Philip Paton  
Cardno Pty Ltd.  
278 Keira St  
Wollongong NSW 2500

Our Ref: S02/00615

Dear Mr Paton

**Director-General's Requirements  
Minto Maltings Project  
Application Number – 08\_0157**

The Department has received your application for the Minto Maltings Project.

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

Please note that 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, so 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. This will enable the Department to determine the:

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

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Megan Webb on 9228 6495 or [megan.webb@planning.nsw.gov.au](mailto:megan.webb@planning.nsw.gov.au).

Yours sincerely



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*

<b>Application Number</b>	MP 08_0157
<b>Project</b>	The Minto Maltings Project, which includes development of a malt plant with an annual capacity of 110,000 tonnes, a grain packaging plant and associated infrastructure.
<b>Location</b>	Lot 201 Stonny Batter Road, Minto
<b>Proponent</b>	Joe White Maltings Pty Ltd
<b>Date of Issue</b>	August 2008
<b>General Requirements</b>	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the following: <ul style="list-style-type: none"> <li>- historical operations/activities on the site; and</li> <li>- existing and approved operations/facilities, including any statutory approvals that apply to these operations and facilities;</li> </ul> </li> <li>• a detailed description of the project, including the: <ul style="list-style-type: none"> <li>- need for the project;</li> <li>- alternatives considered, including a justification for the project;</li> <li>- likely staging of the project; and</li> <li>- plans of any proposed building works;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>- a description of the existing environment, using sufficient baseline data;</li> <li>- an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant statutory provisions, and technical or policy guidelines (see below);</li> <li>- a description of the measures that would be implemented to avoid, minimise, mitigate, remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>;</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Air Quality and Odour;</b> <ul style="list-style-type: none"> <li>- an assessment of all air pollutants from all sources during construction and operation and from road and rail transport, including any potential volatile organic compounds, particulates, odour and NO<sub>x</sub>; and</li> <li>- details of all control measures, such as for odour, volatile organic</li> </ul> </li> </ul>

	<p>compounds and NO<sub>x</sub>;</p> <ul style="list-style-type: none"> <li>• <b>Traffic and Transport</b> – including: <ul style="list-style-type: none"> <li>– a detailed transport impact study of the project on the performance and safety of the surrounding transport network (including road, rail and other public transport) and a description of the measures that would be implemented to upgrade and/or maintain this network over time;</li> <li>– an assessment of the potential parking demand of the project; and</li> <li>– detailed plans of the proposed layout of the internal road and rail network, site access and parking on site in accordance with the relevant Australian standards.</li> </ul> </li> <li>• <b>Soil &amp; Water</b> – including: <ul style="list-style-type: none"> <li>– a detailed water balance for the project, outlining the measures that would be implemented to minimise the use of water on site;</li> <li>– wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;</li> <li>– the proposed erosion and sediment controls during construction;</li> <li>– the proposed stormwater management system; and</li> <li>– consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the project;</li> </ul> </li> <li>• <b>Hazards and Risk</b> – including a Preliminary Hazard Analysis (PHA) of the project, including an assessment of the risks associated with the project, such as from the refrigeration facility and with handling combustible dusts;</li> <li>• <b>Noise and Vibration</b>– including construction, operation and off-site road and rail transportation noise;</li> <li>• <b>Visual</b> – including the design and articulation of the buildings (scale, height and bulk), and proposed lighting and signage; the proposed landscaping of the site; and the visual impacts of the proposal;</li> <li>• <b>Greenhouse Gas</b> – including calculations of the scope 1 and 2 emissions from the site, an assessment of the energy use on site, and describe what measures would be implemented to ensure the proposal is energy efficient;</li> <li>• <b>Waste</b> – including accurate estimates of the quantity and nature of the potential waste streams of the project during construction and operation, and a detailed description of the measures that would be implemented to minimise, reuse, recycle and dispose of this waste;</li> <li>• <b>Development Controls</b> – demonstrate that the proposal is generally consistent with the development controls in the <i>Campbelltown (Sustainable City) Development Control Plan 2007</i> and all other relevant development control plans, and justify any inconsistencies between the project and these controls;</li> <li>• <b>Developer Contributions and/or Planning Agreements</b> – review the project against any relevant contribution plans, and outline what contributions would be made towards the provision of local infrastructure or services;</li> </ul>
<b>References</b>	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.
<b>Consultation</b>	<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.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Climate Change;</li> <li>• RailCorp;</li> <li>• Sydney Water;</li> <li>• Campbelltown City Council.</li> </ul> <p>The consultation process, and the issues raised during this process, must</p>

	be described in the Environmental Assessment.
<b>Deemed refusal period</b>	60 days

## Guidelines, Policies and Plans

Aspect	Policy /Methodology
<b>Air Quality</b>	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
<b>Odour</b>	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
<b>Transport</b>	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA) State Environmental Planning Policy (Infrastructure)
<b>Soil and Waters</b>	
<i>Soil</i>	Acid Sulfate Soil Manual (ASSMAC) 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) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA) Contaminated Sites: Sampling Design Guidelines (NSW EPA) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC) National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	Managing Urban Stormwater: Council Handbook. Draft (EPA) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Soils & Construction (Landcom)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)

NSW State Groundwater Policy Framework Document (DLWC)  
 NSW State Groundwater Quality Protection Policy (DLWC)  
 NSW State Groundwater Quantity Management Policy (DLWC) Draft  
 The NSW State Groundwater Dependent Ecosystem Policy (DLWC)  
 Guidelines for the Assessment and Management of Groundwater  
 Contamination (DECC) Draft

**Hazard and Risk**

AS/NZS 4360:2004 Risk Management  
 HB 203:2006 Environmental Risk Management – Principals and Process  
 State Environmental Planning Policy No 33– Hazardous and Offensive  
 Development (SEPP 33)  
 Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis  
 (DUAP)  
 Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning  
 (DUAP)

**Noise**

NSW Industrial Noise Policy (DECC)  
 Environmental Criteria for Road Traffic Noise (NSW EPA)  
 Environmental Noise Control Manual (DECC)

**Visual**

Control of Obtrusive Effects of Outdoor Lighting (Standards Australia,  
 AS4282)

**Greenhouse Gas**

National Greenhouse Accounts (NGA) Factors  
 Guidelines for Energy Savings Action Plans (DEUS)

**Waste**

Waste Avoidance and Resource Recovery Strategy (Resource NSW)  
 Waste Classification Guidelines (DECC)