



NSW GOVERNMENT
Department of Planning

Major Projects Assessment
Major Development Assessment
Phone: (02) 9228 6338
Fax: (02) 9228 6466
Email: felicity.greenway@planning.nsw.gov.au
Level 3
23-33 Bridge Street
GPO Box 39
SYDNEY NSW 2001

Mr Leonardo Pereira
Managing Director
National Ceramics Industries Australia
PO BOX 765
MAITLAND NSW 2320

Dear Mr Pereira

Director-General's Requirements
Expansion of Ceramic Tile Manufacturing Facility
Project Application MP09_0006

The Department has received your application for the Expansion to the existing Ceramic Tile Manufacturing Facility at Racecourse Road, Maitland.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant 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:

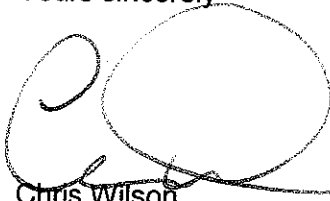
- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

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 Felicity Greenway on 9228 6338 or felicity.greenway@planning.nsw.gov.au.

Yours sincerely



23.2.09

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	MP09_0006
Project	Modification and expansion to the existing tile manufacturing facility and associated infrastructure. Additions will comprise of a second factory building with four additional production lines, four co-generation plants and other associated infrastructure.
Location	Racecourse Road, Maitland, Lot 101 DP 1062820
Date of Issue	February 2009
Proponent	National Ceramic Industries Australia
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project, including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered, including a justification for the proposed manufacturing facility on economic, social and environmental grounds; – likely staging of the project; and – plans of any proposed building works. • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • 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"> – a description of the existing environment, using sufficient baseline data; – 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); – a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potential significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • 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 and Assessment Act 1979</i>; • 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"> • Noise & Vibration – including construction, operational and traffic noise and particularly the impact of the proposed development to sensitive receptors (both current and proposed). • Air Quality and Odour – air quality impacts for construction and operation of the proposed development, particularly in relation to particulates and impacts to sensitive receptors (both current and proposed). Details of proposed mitigation measures. • Traffic & parking– including details of access to the site; details of the traffic volumes likely to be generated during construction and operation; an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network and car parking requirements. • Visual – assess the visual impact of design and siting of the facilities &

	<p>buildings, lighting and any signage. Proposed landscaping including details of indigenous vegetation planting to off-set any clearing.</p> <ul style="list-style-type: none"> • Soils & Water– including the proposed erosion and sediment controls (during construction); water quality management; the proposed stormwater management system; water supply including consideration of the potential for rainwater harvesting / recycling; and wastewater disposal. • Greenhouse Gas and Energy Efficiency – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure that the proposal is energy efficient. • Hazards and Risk – including potential hazards and risk implications to the existing operations from the proposed development.
References	While not exhaustive, the following attachment contains a list of guidelines, policies, and plans that may be relevant to the project.
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.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Department of Water and Energy; • NSW Fire Brigade; • Roads and Traffic Authority; and • Maitland City Council. <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Technical and Policy Guidelines

Aspect	Policy /Methodology
Risk Assessment	<p>AS/NZS 4360:2004 Risk Management (Standards Australia)</p> <p>HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)</p>
Air Quality	<p>Protection of the Environment Operations (Clean Air) Regulation 2002</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DECC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)</p>
Greenhouse Gas and Energy	<p>National Greenhouse Accounts (NGA) Factors</p> <p>Guidelines for Energy Savings Action Plans (DEUS)</p>
Odour	<p>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p> <p>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p>
Transport	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p>
Hazards	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)</p> <p>Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): <i>Guidelines for Hazardous Analysis</i>, (DUAP)</p> <p>Hazardous Industry Planning Advisory Paper No. 4 (HIPAP No 4): <i>Risk Criteria for Land Use Safety Planning</i></p>
Soil and Water	
<i>Surface Water</i>	<p>Guidelines for Water Savings Action Plans (DEUS)</p> <p>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)</p> <p>State Water Management Outcomes Plan</p> <p>NSW Government Water Quality and River Flow Environmental Objectives (DECC)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)</p> <p>Managing Urban Stormwater: Soils & Construction (Landcom)</p> <p>Managing Urban Stormwater: Treatment Techniques (DECC)</p> <p>Managing Urban Stormwater: Source Control (DECC)</p>

	Floodplain Management Manual (DNR)
	Floodplain Risk Management Guideline (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	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)
	Environmental Guidelines: Use of Effluent by Irrigation
Wastewater Reuse	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
Groundwater	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)
Contamination	Draft NSW State Groundwater Quantity Management Policy (DLWC)
	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)
	Draft Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DECC)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Regional Strategies	
	Lower Hunter Regional Strategy
Flora and Fauna	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	NSW Groundwater Dependent Ecosystem Policy (DLWC)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Heritage	
Aboriginal	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
Non- Aboriginal	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)