



**Major Projects Assessment  
Mining & Industry Projects**

Contact: Anna Bradley  
Phone: 02 9228 6503  
Fax: 02 9228 6466  
Email: [anna.bradley@planning.nsw.gov.au](mailto:anna.bradley@planning.nsw.gov.au)

Mr Johan Malmberg  
Senior Project Manager  
Sandvik Construction and Mining Australia Pty Ltd  
PO Box 595  
Raymond Terrace NSW 2324

Cc: Mr Brad Everett

Dear Mr Malmberg

**Director General's Requirements  
Heatherbrae Machine Manufacturing and Maintenance Project  
(MP 10\_0073)**

The Department has received your application for this project.

I have attached a copy of the Director-General's requirements for the project which are based on the information you have provided to date.

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. If it is subsequently determined that an approval is required under the EPBC Act, please contact the Department of Planning 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 EA 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); and
- number of copies (hard-copy and CD-ROM) of the Environmental Assessment (EA) that will be required for exhibition purposes.

Once it receives the EA, 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.

If you have any enquiries about these requirements, please contact Anna Bradley at the details listed above.

Yours sincerely

*David Kitto* 19/5/10

David Kitto  
**Director**  
**Mining & Industry Projects**  
As delegate for the Director-General

## Director-General's Requirements

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

<b>Application Number</b>	10_0073
<b>Project</b>	A machinery manufacture and maintenance facility involving construction and operation of industrial scale workshop buildings, office, training and amenities buildings, 570 car parking spaces, concrete hardstand areas and a machinery testing area.
<b>Location</b>	431 Masonite Road, Heatherbrae
<b>Proponent</b>	Sandvik Construction and Mining Australia Pty Ltd
<b>Date of Issue</b>	19 May 2010
<b>General Requirements</b>	<p>The Environmental Assessment (EA) of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project, including: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered; and</li> <li>– various stages of the project.</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 the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and</li> <li>– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project;</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>; and</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>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>– accurate estimates of any vegetation clearing associated with the project;</li> <li>– a detailed assessment of the potential impacts of the project on any threatened species, populations (including koalas), ecological communities or their habitats;</li> <li>– justification for the proposed site layout and access, and alternatives considered to minimise impacts;</li> <li>– a detailed description of the measures that would be implemented to avoid or mitigate impacts on biodiversity;</li> <li>– an offset strategy to ensure the project maintains or improves the biodiversity values of the region in the medium to long term (in accordance with NSW and Commonwealth policies); and</li> <li>– details of the objectives, ownership and maintenance regime for any</li> </ul> </li> </ul>

	<p>offset areas;</p> <ul style="list-style-type: none"> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>– impacts of the proposal on surface water, groundwater and acid sulfate soils (ASS);</li> <li>– an assessment of stormwater runoff and flooding impacts from the proposal; and</li> <li>– management measures including a proposed erosion and sediment control plan (during construction) and proposed stormwater and sewer systems (during operation);</li> </ul> </li> <li>• <b>Traffic</b> - including a detailed assessment of the potential impacts on traffic volumes, traffic safety, road networks, vehicle access and pedestrian access, during both construction and operation.</li> <li>• <b>Noise</b> – including construction, operational, and traffic noise;</li> <li>• <b>Hazards</b> – including hazardous activities to be undertaken and a preliminary hazard analysis, if required;</li> <li>• <b>Air Quality</b>; and</li> <li>• <b>Bushfire</b>.</li> </ul>
<b>Other Issues</b>	<ul style="list-style-type: none"> <li>• <b>Waste</b>;</li> <li>• <b>Greenhouse Gas Emissions</b>; and</li> <li>• <b>Heritage</b> – both Aboriginal and non-Aboriginal.</li> </ul>
<b>References</b>	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.
<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 should consult with;</p> <ul style="list-style-type: none"> <li>• Department of Environment, Climate Change and Water;</li> <li>• Department of Transport and Infrastructure (Roads and Traffic Authority);</li> <li>• Hunter Water; and</li> <li>• Port Stephens Council.</li> </ul> <p>The consultation process and the issues raised must be described in the EA.</p>
<b>Deemed Refusal Period</b>	60 days