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Our ref: 10/09214

Mr Neil Kennan  
Consultant  
Nexus Environmental Planning Pty Ltd  
PO Box 212  
CONCORD NSW 2137

Dear Mr Kennan

**St Peters Materials Recycling Facility Project (MP 11\_0086)  
Director-General's Requirements**

The Department has received your application for the St Peters Materials Recycling Facility 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 agencies, 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. If it is subsequently determined that an approval is required under the EPBC Act, please contact the Department 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 and 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.

If you have any enquiries about these requirements, please contact Andrew Hartcher on the details listed above.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'R. Pearson', followed by the date '22/7/11' written in a similar style.

Richard Pearson  
**Deputy Director-General**  
**Development Assessment & Systems Performance**

# Director-General's Requirements

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

<b>Application Number</b>	11_0086
<b>Project</b>	The St Peters Materials Recycling Facility Project, which involves the construction and operation of a materials recycling facility that would process up to 150,000 tonnes of waste per annum.
<b>Location</b>	2 Albert Street, St Peters (Lot 1 DP 88087 and Lot B DP 376645) in the City of Sydney and Marrickville local government areas.
<b>Proponent</b>	Concrete Recyclers (Group) Pty Ltd
<b>Date of Issue</b>	July 2011
<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 within the site and any associated areas: <ul style="list-style-type: none"> <li>- historical operations/activities; 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>- proposed modifications or upgrades to activities or infrastructure;</li> <li>- alternatives considered;</li> <li>- various components and stages of the project;</li> <li>- likely interactions between existing and proposed operations as well as the project and other land uses in the vicinity of the site; 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 the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below);</li> <li>- 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 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>; 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>Waste Management</b> – including a clear description of the activities which would be undertaken at the premises; source, quantity input rates and</li> </ul>

	<p>type of waste; classification, receipt, separation, stockpiling, processing and disposal; and litter control;</p> <ul style="list-style-type: none"> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>– a detailed assessment of potential soil, surface and groundwater impacts;</li> <li>– potential for flooding (including mitigation measures if necessary);</li> <li>– potential for soil contamination;</li> <li>– details of proposed erosion and sedimentation controls; and</li> <li>– details of proposed water requirements, sources of water, usage and efficiency measures, wastewater management, leachate management, stormwater management, spill containment and bunding;</li> </ul> </li> <li>• <b>Air Quality</b> – including a quantitative assessment of the potential air quality impacts (particularly odour and dust) of the project at full capacity, particularly on any nearby sensitive receivers during construction and operation;</li> <li>• <b>Noise</b> – including construction, operational, and traffic noise and vibration. This assessment shall consider the potential impacts of the proposal on any nearby sensitive receivers;</li> <li>• <b>Traffic and Access</b> – including details of all traffic types and volumes likely to be generated; assessment of predicted impacts on road safety and the capacity of the road network to accommodate the project, in particular, the intersection of Campbell Street/Campbell Road and Albert Street/Barwon Park Road; and assessment of where off-site infrastructure works are required as a result of traffic impacts;</li> <li>• <b>Greenhouse Gas Emissions &amp; Energy Efficiency</b> – including a comprehensive assessment of the potential scope 1, 2 and 3 greenhouse gas emissions of the project, and the potential impacts of these emissions on the environment; and a detailed description of the measures that would be implemented on site to ensure that the project is energy efficient;</li> <li>• <b>Hazards and Risk</b> – including an assessment of the potential hazards and risks associated with the proposed project and risks to adjacent industries. A preliminary risk screening must be completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) and Applying SEPP 33 (DoP, 2011); and</li> <li>• <b>Cumulative Impacts</b> – including potential cumulative impacts (particularly on air quality, noise and traffic) that may arise from the combined operation of the project, together with the operations within the broader context of St Peters.</li> </ul>
<b>References</b>	<p>The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>
<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>• Office of Environment and Heritage;</li> <li>• Roads and Traffic Authority;</li> <li>• NSW Office of Water;</li> <li>• City of Sydney Council; and</li> <li>• Marrickville Council.</li> </ul> <p>The consultation process and the issues raised during this process must be described in the Environmental Assessment.</p>
<b>Deemed Refusal Period</b>	60 days

# Policies, Guidelines and Plans

Aspect	Policy /Methodology
<b>Risk Assessment</b>	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
<b>Waste</b>	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Solid Waste Landfills 1996 (DECC)
	Environmental Guidelines: Composting and Related Organics Processing Facilities (2004)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	State Environmental Planning Policy (Infrastructure) 2007
<b>Soil and Water</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)
	Rural Land Capability Mapping
	Agricultural Land Classification
<i>Surface Water</i>	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, NRMMC & AHMC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	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)
	NSW State Wetlands Management Policy (DWE)
NSW State Floodplain Management Manual (DWE)	
NSW State Farm Dams Policy (DIPNR)	

	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
<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)
	NSW State Groundwater Dependent Ecosystem Policy(DLWC)
	Murray-Darling Basin Commission. Groundwater Flow Modelling Guideline (Aquaterra Consulting Pty Ltd)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
<b>Air Quality</b>	
	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)
	Guidance Note: Assessment of Non-Standard Fuels 2005 (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>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (OEH formerly DECCW)
	Environmental Noise Control Manual (DECC)
<b>Traffic and Transport</b>	
	Multi-Level Risk Assessment (DUAP, 1997)
	Guide to Traffic Generating Development (RTA, 2002)
	RTAs Road Design Guide (RTA, 1996)
<b>Greenhouse Gas</b>	
	National Greenhouse Accounts (NGA) Factors 2008
	Guidelines for Energy Savings Action Plans (DEUS)
<b>Hazards and Risks</b>	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
	State Environmental Planning Policy No 33– Hazardous and Offensive Development (SEPP 33)
	Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DP&I 2011)
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
	Planning for Bush Fire Protection (NSW Rural Fire Service)
<b>Local Planning</b>	
	Draft Marrickville Local Environmental Plan 2011
	South Sydney Local Environmental Plan 1998
	Draft Sydney Local Environmental Plan 2011