



NSW GOVERNMENT  
**Department of Planning**

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Our ref: 9039642

Mr Andrew Harvey  
Urbis JHD  
Level 18  
60 Castlereagh Street  
SYDNEY NSW 2000

Dear Mr Harvey

**Proposed Metal Product Manufacturing and Warehousing Facility, Lot 101 Phiney Place, Ingleburn – Campbelltown Local Government Area**

I refer to your correspondence of 9 February 2006, in which you sought the Environmental Assessment requirements under Part 3A of the *Environmental Planning and Assessment Act 1979* for the above project.

Pursuant to section 75(3) of the Act, you are hereby notified of the Director-General's Environmental Assessment requirements for the proposed metal manufacturing facility, which are provided in the attachment to this letter.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

- fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

You should keep the contact officer for this project, Caitlin Bennett ((02) 9228 6471, [caitlin.bennett@dipnr.nsw.gov.au](mailto:caitlin.bennett@dipnr.nsw.gov.au)), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

14.2.06

Chris Wilson  
**A/Deputy Director-General**  
As delegate for the Director-General

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	The development of a metal product manufacturing and warehousing facility.
<b>Site</b>	Lot 101 Phiney Place, Ingleburn in the Campbelltown Local Government Area.
<b>Proponent</b>	Cronulla Pty Ltd
<b>Date of Issue</b>	13 February 2006
<b>Date of Expiration</b>	13 February 2008
<b>General Requirements</b>	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal;</li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below;</li> <li>• justification for undertaking the project with consideration of the benefits and impacts of the proposal;</li> <li>• a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and</li> <li>• certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Traffic Impacts</b> – the Environmental Assessment must include an assessment of the potential traffic impacts from the construction and operation of the project on the surrounding road network.</li> <li>• <b>Waste Management</b> – the Environmental Assessment must provide detail on the characterisation of the nature of any waste produced from the metal product manufacturing process, and details of management measures to reduce potential waste impacts.</li> <li>• <b>Air Quality Impacts</b> – the Environmental Assessment must include an assessment of the air quality implications of the project during its construction and operation. In particular, the assessment must address air quality in relation to dust extraction, filtration, collection and disposal from laser cutting and metal finishing processes. The air quality assessment must assess relevant parameters and air pollutants in accordance with <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2000).</li> <li>• <b>Noise Impacts</b> – the Environmental Assessment must include an assessment of the potential noise impacts from the construction and operation of the facility, including road traffic noise. The noise assessment must be undertaken in accordance with the <i>NSW Industrial Noise Policy</i> (EPA, 1999) and <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999).</li> <li>• <b>General Environmental Risk Analysis</b> – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project, proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.</li> </ul>
<b>Consultation Requirements</b>	<p>You must consult with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> <li>• NSW Department of Environment and Conservation;</li> <li>• Campbelltown City Council;</li> <li>• NSW Roads and Traffic Authority; and</li> <li>• affected residents and relevant community groups.</li> </ul>
<b>Deemed refusal period</b>	Pursuant to clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the deemed refusal period for the project will be 60 days.