



NSW GOVERNMENT  
**Department of Planning**

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Our ref: S06/00631-6

Mr Fred Sadie  
Tooheys Brewery  
Brewing Development Leader  
Locked Bag 58  
SILVERWATER NSW 1811

Dear Mr Sadie

**Tooheys Brewery Upgrade Lidcombe (06\_0303 MOD 1)  
Director General's Requirements**

I refer to your request to modify the project approval for the Tooheys Brewery Upgrade, Lidcombe to include a 2MW Co-generation Facility at the brewery. The Department understands that the project would include the installation of a gas fired internal combustion engine with 2WM of electrical energy output. The new plant would be substantially installed inside the existing engine room with the exception of a cooling tower and exhaust silencer which would be installed outside below the current roofline.

The modification application is to be assessed and determined under section 75W of the *Environmental Planning and Assessment Act 1979*. As such you are requested to complete the attached application form and make payment to the amount of \$750 to the Department for the processing of the modification application.

I have attached a copy of the Director-General's requirements for the environmental assessment of the proposed modification. Please note that under section 75F(3) of the EP&A Act the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the environmental assessment for the proposal. This will allow the Department to determine the number of copies of the environmental assessment that are required.

If you have any enquiries about these requirements, please contact Christine Chapman on 02 9228 6537 or [christine.chapman@planning.nsw.gov.au](mailto:christine.chapman@planning.nsw.gov.au)

Yours sincerely

Chris Ritchie  
**Manager - Industry**  
**Major Project Assessment**  
As delegate for the Director-General

30/7/09

Copy: Andrew Meagher, ME Engineering

# Director-General's Requirements

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

<b>Modification</b>	To include an internal 2MW Co-generation Facility at the brewery including external cooling tower and exhaust silencer.
<b>Site</b>	Pt Lot 10 DP 1008367 29 Nyrang Street, Lidcombe NSW 2154
<b>Proponent</b>	Tooheys Pty Ltd
<b>Date of Issue</b>	29 July 2009
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the proposal including the: <ul style="list-style-type: none"> <li>- need for the proposed modification;</li> <li>- alternatives considered;</li> </ul> </li> <li>• consideration of the proposal against any relevant statutory provisions, including whether it is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>;</li> <li>• a general overview of the environmental impacts of the proposal, identifying any additional impacts from that approved and 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 general overview of environmental impacts of the modification (see above), which includes: <ul style="list-style-type: none"> <li>- a description of the existing environment;</li> <li>- an assessment of the potential impacts of the proposal;</li> <li>- a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the proposal;</li> </ul> </li> <li>• a Statement of Commitments, outlining the proposed environmental management, mitigation and monitoring measures; and</li> <li>• a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Hazards</b> - including a Preliminary Hazard Analysis (PHA) of the project including a detailed assessment of the potential off-site risks;</li> <li>• <b>Noise</b> - including construction, operational, and traffic noise;</li> <li>• <b>Air</b> - including air, odour and greenhouse gas emissions.</li> </ul>
<b>References</b>	The Environmental Assessment should take into account the relevant State Government policies, guidelines and plans.
<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; and</li> <li>• Auburn 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

# Request to modify a major project



NSW GOVERNMENT  
Department of Planning

Date duly made: \_\_\_\_/\_\_\_\_/\_\_\_\_

Modification No. \_\_\_\_\_

## 1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

### Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

### Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning  
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000  
GPO Box 39 SYDNEY NSW 2001  
Phone 1300 305 695

## 2. Details of the proponent

Company/organisation/agency

ABN

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Position

### STREET ADDRESS

Unit/street no.

Street name

Suburb or town

State

Postcode

POSTAL ADDRESS (or mark 'as above')

Suburb or town

State

Postcode

Daytime telephone

Fax

Mobile

Email

### 3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area(s)

State Electorate(s)

#### REAL PROPERTY DESCRIPTION

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached: ☐

**MAP:** A map of the site and locality should also be submitted with this request.

### 4. Details of the original major project or concept plan

Briefly describe what the original approval allows

What was the original project application no.?

What was the date of the approval?

What was the original application fee?

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

### 5. Describe the modification you propose to make to the approval

Describe the proposed modification

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

#### ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

\$



#### FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE)

Operational jobs (FTE)

#### 6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

Signature

Name

Date

Land

Signature

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

#### 7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

☐ Yes

☐ No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

#### 8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature

Name

Date

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent

