



Planning

Major Projects Assessment  
Major Development Assessment  
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Mr Peter Jamieson  
2/20 The Boulevard  
PO BOX 838  
TORONTO NSW 2283

Dear Mr Jamieson

**ICL Cement Terminal Project, Mayfield North (MP08\_0198)  
Revised Director-General's Requirements**

The Department has received your application for the ICL Cement Terminal Project at Mayfield North at 99 Selwyn Street, Mayfield North.

As a result of new land ownership arrangements around the project site, I have determined that the Director-General's requirements (DGRs) for the project should be reissued to include a requirement for consultation with the Hunter Development Corporation and more detailed requirements regarding contamination. I have therefore attached a copy of the revised DGRs for the project.

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:

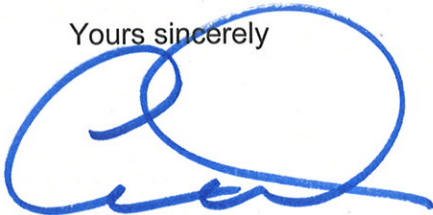
- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

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](mailto:felicity.greenway@planning.nsw.gov.au).

Yours sincerely



14.7.10

Chris Wilson  
**Executive Director**  
**Major Projects Assessment**  
As delegate for the Director-General

# Director-General's Requirements

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

<b>Application number</b>	MP08_0198
<b>Project</b>	Development of a cement terminal facility and associated infrastructure with a throughput capacity of 600,000 tonnes pa of bulk dry cement and 200,000 tonnes pa of ground slag. Wharf side infrastructure including an enclosed system of conveyors and pipe work and terminal facilities including storage silos, truck loading facilities and administration offices.
<b>Location</b>	99 Selwyn Street, Mayfield North, part Lot 33 DP 1116571
<b>Date of Issue</b>	July 2010
<b>Proponent</b>	Independent Cement and Lime Pty Ltd
<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 project, including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered, including a justification for the proposed cement terminal on economic, social and environmental grounds;</li> <li>– likely staging of the project; 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 all stages of the project, including any cumulative impacts, taking into consideration any relevant statutory provisions and technical or policy guidelines (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 potential 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 and Assessment Act 1979</i>;</li> <li>• a signed statement from the author of the Environmental Assessment 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>Noise &amp; Vibration</b> – including construction, operational (including noise/vibration from idling ships) and traffic noise and particularly the impact of the proposed development on sensitive receptors.</li> <li>• <b>Air Quality and Odour</b> – air quality impacts for construction and operation of the proposed development (including the shipping component of the transport of materials), particularly in relation to particulates.</li> <li>• <b>Traffic (land &amp; sea) &amp; parking</b>– 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 harbour and car parking requirements.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Visual</b> – an assessment of the potential visual impacts of the project on the amenity of the surrounding area and a detailed description of the measures to be implemented to minimise the visual impacts of the project including design &amp; siting of the facilities &amp; buildings, lighting, landscaping and any signage.</li> <li>• <b>Water</b>– 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.</li> <li>• <b>Contamination</b> – including identification of the need for the management of contaminants and stormwater, having regard to the ecological and human health risks posed by contaminants in the context of past, existing and future land uses, and having regard to the existing Voluntary Remediation Agreement between the Hunter Development Corporation and DECCW, and include proposed timing requirements and risk allocations as to the required remediation works to carry out the project.</li> <li>• <b>Greenhouse Gas and Energy Efficiency</b> – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure that the proposal is energy efficient.</li> <li>• <b>Hazards and Risk</b> – including potential hazards and risk implications of the proposed development.</li> </ul>
<b>References</b>	While not exhaustive, the following attachment contains a list of guidelines, policies, and plans that may be relevant to the project.
<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, Climate Change and Water;</li> <li>• Office of Water (within DECCW);</li> <li>• NSW Fire Brigade;</li> <li>• NSW Maritime;</li> <li>• Roads and Traffic Authority;</li> <li>• Hunter Development Corporation</li> <li>• Newcastle City Council; and</li> <li>• Newcastle Port Corporation.</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



## Technical and Policy Guidelines

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>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)
<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>Transport</b>	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
<b>Hazards</b>	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP) Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): <i>Guidelines for Hazardous Analysis</i> , (DUAP) Hazardous Industry Planning Advisory Paper No. 4 (HIPAP No 4): <i>Risk Criteria for Land Use Safety Planning</i>
<b>Noise</b>	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC)
<b>Visual</b>	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
<b>Strategic Documents</b>	Lower Hunter Regional Strategy (DOP)