



NSW GOVERNMENT  
**Department of Planning**

Major Project Assessment  
Industry & Mining  
Phone: (02) 9228 6495  
Fax: (02) 9228 6466  
Email: [megan.webb@planning.nsw.gov.au](mailto:megan.webb@planning.nsw.gov.au)  
23-33 Bridge Street  
GPO Box 39  
SYDNEY NSW 2001

Mr Gordon Kirkby  
Principle Planner  
JBA Urban Planning Consultants  
Level 7, 77 Berry St  
NORTH SYDNEY NSW 2060

Our ref: S09/00818

Dear Mr Kirkby

**Knauf Insulation Project (MP 09\_0101)**  
**Director-General's Requirements**

I refer to your application for the Knauf Insulation 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, and are 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. 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 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 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 Megan Webb (9228 6495).

Yours sincerely

A handwritten signature in blue ink, consisting of a large loop and a horizontal stroke, followed by the date "25.5.09" written in a similar blue ink.

Chris Wilson  
**Executive Director**  
**Major Project 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>	09_0101
<b>Project</b>	The Knauf Insulation Project, which includes the construction and operation of a new glass wool insulation plant, and associated activities at the Steel River Estate in Newcastle.
<b>Location</b>	The Steel River Estate, Pacific Highway, Mayfield West: <ul style="list-style-type: none"> <li>• Lots 79, 80, 81, 82, 89, 90 and 91 DP 270249.</li> </ul>
<b>Proponent</b>	Knauf Insulation Pty Ltd
<b>Date of Issue</b>	May 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 project, including: <ul style="list-style-type: none"> <li>- the need for the project;</li> <li>- the alternatives considered;</li> <li>- plans of the proposed building works, both on-site and off-site (such as any required road upgrade works); and</li> <li>- the likely staging 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 all stages of the project, including any cumulative impacts, taking into consideration any relevant laws, policies, plans, guidelines, statutory provisions, and the Strategic Impact Assessment Study for Steel River (see below);</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;</li> <li>• a conclusion justifying the project, taking into consideration: the suitability of the site; the economic, social and environmental impacts of the project as a whole; and whether it 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>Air</b> – including a quantitative assessment of the potential air quality and odour impacts of the project;</li> <li>• <b>Site Contamination</b> – including: <ul style="list-style-type: none"> <li>- characterisation of the nature and extent of contaminated material on site;</li> <li>- details of the current and proposed remediation strategy for the site, including: <ul style="list-style-type: none"> <li>○ consistency with any Remedial Action Plan or any Environmental Management Plans for the area;</li> <li>○ detailed plans of any containment cell(s) demonstrating that the design and integrity of the cell(s) would be</li> </ul> </li> </ul> </li> </ul>

	<p>consistent with best practice standards;</p> <ul style="list-style-type: none"> <li>- impacts of the project on the integrity of the existing containment cell;</li> <li>- a revised Remedial Action Plan, including management measures and a site validation plan; and</li> <li>- details of compliance with the <i>Contaminated Land Management Act 1997</i>;</li> </ul> <ul style="list-style-type: none"> <li>• <b>Noise</b> – including a quantitative assessment of the potential construction, operational and traffic noise impacts of the project;</li> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>- a site water balance for the project, including a description of the measures that would be implemented to minimise the use of potable water;</li> <li>- the proposed erosion and sediment controls (during construction) and stormwater management system (during operation);</li> <li>- the proposed wastewater management system;</li> <li>- the potential impacts of flooding, with consideration of climate change and projected sea level rise; and</li> <li>- consideration of potential acid sulfate soil impacts.</li> </ul> </li> <li>• <b>Visual</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the potential visual impacts of the project on the amenity of the surrounding area; and</li> <li>- a detailed description of the measures that would be implemented to minimise the visual impacts of the project, including the design features, landscaping and measures to minimise the lighting and signage impacts of the project;</li> </ul> </li> <li>• <b>Greenhouse Gas</b> – including: <ul style="list-style-type: none"> <li>- a quantitative assessment of the scope 1 and 2 greenhouse gas emissions of the project, and an assessment of the energy efficiency of the project in comparison to industry best practice; and</li> <li>- a description of the measures that would be implemented to minimise the energy use of the project;</li> </ul> </li> <li>• <b>Transport</b> - including: <ul style="list-style-type: none"> <li>- accurate predictions of the traffic volumes likely to be generated during construction and operation;</li> <li>- an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network;</li> <li>- details of any proposed road upgrade works, and the measures that would be implemented to ensure that the relevant road network is appropriately maintained during the life of the project; and</li> <li>- details of the proposed access and parking arrangements on site;</li> </ul> </li> <li>• <b>Hazards</b> – including: <ul style="list-style-type: none"> <li>- from the storage and use of hazardous materials; and</li> <li>- fire risk and management;</li> </ul> </li> <li>• <b>Waste</b> – identify, classify and quantify the likely waste streams of the project during construction and operation, and describe what measures would be implemented to minimise, reuse, recycle and dispose of this waste.</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>	During the preparation of the Environmental Assessment, you should consult with the relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners.

	<p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Climate Change;</li> <li>• Department of Water &amp; Energy;</li> <li>• Roads and Traffic Authority;</li> <li>• Newcastle City Council; and</li> <li>• Relevant service providers for energy, gas and water etc.</li> </ul> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
<b>Deemed Refusal Period</b>	60 days

## Guidelines, Policies and Plans

Aspect	Policy /Methodology
<b>Risk</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 and Guidance for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (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>Contamination</b>	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) Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA) Contaminated Sites: Sampling Design Guidelines (NSW EPA) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA) Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA) Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA) Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft State Environmental Planning Policy No 55 - Remediation of Land
<b>Noise</b>	NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) Environmental Noise Control Manual (DECC) Draft Construction Noise Guideline 2008 (DECC)
<b>Soil and Waters</b>	
<i>Soil</i>	Acid Sulfate Soil Manual (ASSMAC)
<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, NRMCC & 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)
	Floodplain Management Manual (DWE)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
	Technical Guidelines: Bunding & Spill Management (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) Draft
	Murray-Darling Basin Commission. Groundwater Flow Modelling Guideline (Aquaterra Consulting Pty Ltd)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
<b>Greenhouse Gas</b>	
	National Greenhouse Accounts (NGA) Factors 2008
	Guidelines for Energy Savings Action Plans (DEUS)
<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 (SEPP 33)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DUAP)
	Multi-Level Risk Assessment (DUAP)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	State Environmental Planning Policy (Infrastructure) 2007
<b>Biodiversity</b>	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
<b>Strategic</b>	
	Strategic Impact Assessment Study (Newcastle City Council)