

Contact: Sara Roach  
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Mr Stewart Verity  
General Manager – Planning & Urban Design  
Lend Lease (Millers Point) Pty Limited  
Locked Bag 1  
MILLERS POINT NSW 2000

Our ref: SSD 5967 - 2013

Dear Mr Verity

**DGRs for the temporary concrete batching plant (SSD 5967- 2013)**

Please find attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the temporary concrete batching plant at Barangaroo.

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Director-General may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Director-General in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Your contact officer, Sara Roach, can be contacted on 02 9228 6389 or at [sara.roach@planning.nsw.gov.au](mailto:sara.roach@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Heather Warton  
**Director**  
**Metropolitan and Regional Projects North**  
as delegate of the Director-General

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# Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

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|-----------------------------|---|
| <b>Application Number</b>   | SSD 5967 - 2013   |
| <b>Proposal Name</b>        | Temporary concrete batching plant   |
| <b>Location</b>             | Barangaroo  |
| <b>Applicant</b>            | Lend Lease (Millers Point) Pty Limited  |
| <b>Date of Issue</b>        | 4 June 2012   |
| <b>General Requirements</b> | <p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> <li>• Adequate baseline data.</li> <li>• Consideration of potential cumulative impacts due to other development in the vicinity.</li> <li>• Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• A detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>• An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li> <li>• Certification that the information provided is accurate at the date of preparation.</li> </ul> |
| <b>Key issues</b>           | <p>The EIS must address the following specific matters:</p> <p><b>1. Relevant EPIs, Policies and Guidelines</b></p> <p>Demonstrate that the project will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> <li>• Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> <li>◦ State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>◦ State Environmental Planning Policy (Major Development) 2005;</li> <li>◦ State Environmental Planning Policy No 55 – Remediation of Land; and</li> <li>◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</li> </ul> </li> <li>• Demonstrate that the project is consistent with NSW 2021, draft</li> </ul>   |



Metropolitan Plan for Sydney to 2031, Metropolitan Plan for Sydney 2036 and the draft Sydney City Subregional Strategy.

- Demonstrate consistency with the terms of approval of Concept Plan MP06\_0162 (as modified).

## **2. Air and Odour**

- The application must include an Air Quality Impact Assessment, including:
  - the identification of the pollutants of concern, including individual toxic air pollutants, dust and odours;
  - the identification and assessment of all relevant fugitive and point source emissions, including cumulative impacts of the operation of the plant in relation to other construction activities;
  - potential health impacts, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects;
  - proposed air quality management and monitoring procedures during construction;
  - dust management with an emphasis on PM<sub>10</sub> which can result from general construction activities as well as plant operations and maintenance; and
  - proposed mitigation measures.

## **3. Noise**

- The application must include an assessment of noise and vibration impacts, including construction, operation (particularly operational noise from pumps, blowers and bag filter cleaning), traffic and cumulative noise (including assessment and control of noise impacts associated with elevated noise sources, including concrete pumped and installed during tower construction). The assessment must also outline proposed noise management, mitigation and monitoring procedures.

## **4. Waste Management**

- Provide details of the quantity and type of liquid and non-liquid waste generated, handled, processed or disposed of on-site. Waste must be classified according to the Office of Environment and Heritage's Waste Classification Guidelines 2008.
- Provide details of the quantity, type and specifications for all output products proposed to be produced. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply.
- Provide details of intended (or potential) end uses for output products and the relevant product standards used against which those products would be assessed.
- Provide details of the layout, the treatment process and the environmental controls of the proposal.
- Provide details of liquid waste and non-liquid waste management, including:
  - the transportation, assessment and handling of waste arriving at or generated at the site;
  - any stockpiling of wastes or recovered materials at the site;
  - any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
  - the method for disposing of all wastes or recovered materials;
  - the emissions arising from the handling, storage, processing and reprocessing of waste; and
  - the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal (if applicable) with particular attention to:



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|---------------------|---|
|                     | <ul style="list-style-type: none"> <li>○ the quantity of spoil material likely to be generated;</li> <li>○ proposed strategies for the handling, stockpiling, reuse/recycling and disposal of spoil;</li> <li>○ the need to maximise reuse of spoil material in the construction industry;</li> <li>○ concrete and cement/fly ash spillage and clean-up arrangements;</li> <li>○ identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material; and</li> <li>○ designation of transportation routes for transport of spoil.</li> </ul> <ul style="list-style-type: none"> <li>• Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of, in addition to the requirements for liquid and non-liquid wastes.</li> <li>• Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.</li> </ul> <p><b>5. Soil and Water Management</b></p> <ul style="list-style-type: none"> <li>• Undertake an assessment on surface, groundwater and Sydney Harbour, including: <ul style="list-style-type: none"> <li>○ a water balance for the site;</li> <li>○ erosion and sediment control plan for the works and operations;</li> <li>○ stormwater management plan for the plant and site, including any bunding of dangerous goods or fuel depots;</li> <li>○ groundwater management, including measures for preventing groundwater pollution;</li> <li>○ details on any wastewater management, disposal, re-use and disposal arrangements; and</li> <li>○ water quality management focusing on potential impacts of contaminants from the works entering Sydney Harbour.</li> </ul> </li> </ul> <p><b>6. Traffic</b></p> <ul style="list-style-type: none"> <li>• The EIS must include a Traffic Impact Assessment (TIA) that evaluates: <ul style="list-style-type: none"> <li>○ daily and peak traffic movements likely to be generated by the project;</li> <li>○ cumulative impacts associated with other construction activities on the Barangaroo site;</li> <li>○ details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; and</li> <li>○ details of any proposed transportation of materials via the Harbour and proposed locations for handling materials.</li> </ul> </li> </ul> <p><b>7. Visual impacts</b></p> <ul style="list-style-type: none"> <li>• Identify and assess the visual impacts of the proposal.</li> </ul> <p><b>8. Staging</b></p> <ul style="list-style-type: none"> <li>• Provide an outline on the staging of the works and operation of the plant.</li> </ul> <p><b>9. Greenhouse Gas and Energy Efficiency</b></p> <ul style="list-style-type: none"> <li>• Undertake a quantitative assessment of the potential greenhouse gas emissions of the plant, and a qualitative assessment of the potential impacts of these emissions on the environment.</li> <li>• Outline measures that would be implemented on site to ensure that the plant is energy efficient.</li> </ul> |
| <b>Consultation</b> | <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p>  |



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|   | <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• Transport for NSW; and</li> <li>• Environment Protection Authority.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p> |
| <b>Further consultation after 2 years</b> | If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director-General in relation to the preparation of the EIS.   |
| <b>References</b>                         | The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.  |



## Policies & Guidelines

| Aspect                          | Policy /Guideline/Plan   |
|---------------------------------|--|
| <b>Air Quality &amp; Health</b> | <ul style="list-style-type: none"> <li>Protection of the Environment Operations (Clean Air) Regulation 2002</li> <li>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (OEH)</li> <li>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (OEH)</li> <li>Protection of the Environment operation (Clear Air) Regulation</li> <li>Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and enHealth Council)</li> <li>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006</li> </ul> |
| <b>Water</b>                    | <ul style="list-style-type: none"> <li>Managing Urban Stormwater: Treatment Techniques (OEH)</li> <li>Managing Urban Stormwater: Source Control (OEH)</li> <li>Managing Urban Stormwater: Soils &amp; Construction (Landcom)</li> <li>Technical Guidelines: Bunding &amp; Spill Management (OEH)</li> <li>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</li> <li>Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH)</li> <li>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)</li> </ul>  |
| <b>Noise</b>                    | <ul style="list-style-type: none"> <li>NSW Industrial Noise Policy (OEH)</li> <li>Environmental Criteria for Road Traffic Noise (NSW EPA)</li> <li>Environmental Noise Control Manual (OEH)</li> <li>Development Near Rail Corridors and Busy roads – Interim Guideline 2008.</li> </ul>   |
| <b>Waste</b>                    | <ul style="list-style-type: none"> <li>Waste Avoidance and Resource Recovery Strategy (Resource NSW)</li> <li>Waste Classification Guidelines 2008 (OEH)</li> <li>Know Your Responsibilities: Managing Waste From Construction Sites (EPA)</li> </ul>  |
| <b>Transport</b>                | <ul style="list-style-type: none"> <li>Guide to Traffic Generating Development (RMS)</li> <li>Road Design Guide (RMS)</li> </ul>   |
| <b>Visual</b>                   | <ul style="list-style-type: none"> <li>Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)</li> </ul>  |
| <b>Contamination</b>            | <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Remediation of Land) No.55</li> <li>Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998 (DP&amp;I)</li> <li>Guidelines for Consultants on Reporting on Contaminated Sites (1997) (EPA)</li> <li>Contaminated Land Management Act 1997</li> <li>National Environment Protection (Assessment of Site Contamination) Measure 1999</li> </ul>   |



## Plans & Documents

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|----------------------------------|--|
| <b>Plans and Documents</b>       | <p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> <li>1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum (AHD).</li> </ul> </li> <li>2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas; and</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• detailed plans, sections and elevations of the promenade and parkland, including all temporary and permanent structures;</li> <li>• the height (AHD) of the proposed development in relation to the land; and</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> </li> </ol> |
| <b>Documents to be submitted</b> | <ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition;</li> <li>• 13 hard copies and 13 electronic copies of the documents and plans (once the application is considered acceptable); and</li> <li>• 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>  |