

Director-General's Requirements

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

Project	Construction and operation of a P&N Beverages bottling and distribution plant, an associated infrastructure at Casula (Application Number: 06_0224).
Site	Lot C Beech Road, The Crossroads Estate, Casula in the Liverpool local government area
Proponent	Stewart Planning Group
Date of Issue	16 October 2006
Date of Expiration	16 October 2008
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; and – various components and stages of the project; • consideration of any relevant statutory provisions; • an overview of the environmental impacts of the project (including an environmental risk analysis) and identification of the key issues for further assessment, taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the environmental risk analysis, which includes: <ul style="list-style-type: none"> – a description of the existing environment; – an assessment of the potential impacts of the project, including any cumulative impacts; – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal and the suitability of the site; • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Traffic Impacts – including details of the traffic volumes likely to be generated during construction and operation, and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network; • Flora and Fauna – including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region, including the Shale Plains Woodland; • Noise Impacts – including construction, operational, and traffic noise; • Waste; • Air Quality – including point source and diffuse emissions; • Soil and Water – including water supply, wastewater disposal, the proposed erosion and sediment controls (during construction), the proposed stormwater management system (during operations), and soil contamination; • Visual Impacts – including the design and articulation of the buildings, landscaping, lighting and any signage; and • Hazards.
References	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.

Consultation	<p>During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups, affected landowners and any affected Commonwealth government authorities.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • NSW Department of Environment and Conservation; • NSW Roads and Traffic Authority • Sydney Water; and • Liverpool City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	
	<ul style="list-style-type: none"> • <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom); • <i>Guidelines for Fresh and Marine Water Quality</i> (ANZECC); • <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (DEC);
Noise	
	<ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Environmental Noise Control Manual</i> (DEC);
Lighting	
	<ul style="list-style-type: none"> • <i>Control of Obtrusive Effects of Outdoor Lighting</i> (Standards Australia, 1997, AS 4282-1997)
Air Quality	
	<ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC);
Traffic	
	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development and Road Design Guide</i> (RTA); • <i>RTA Road Design Guide</i> (RTA); • relevant Austroad standards;
Waste	
	<ul style="list-style-type: none"> • <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).
Environmental Management Systems	
	<ul style="list-style-type: none"> • Guidelines for the preparation of Environmental Management Plans (DIPNR) • Hazardous Industry Planning Advisory Paper No. 3 – Environmental Risk Impact Assessment Guidelines (DUAP)