



NSW GOVERNMENT

Department of Planning

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Our ref: S07/02134

Mr David Hoy
Urbis Pty Ltd
GPO Box 5278
SYDNEY NSW 2001

Dear Mr Hoy

Proposed Terminal Operations Building, Patrick Terminal Port Botany, Botany Local Government Area (Application: 08_0030)

I refer to your request for Director-General's requirements for the above project. The Director-General's Environmental Assessment Requirements are attached, pursuant to section 75F(2) of the *Environmental Planning and Assessment Act 1979* (the Act). It should be noted that the Director-General's requirements have been prepared based on the information provided to date.

Please note that under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

If your proposal contains any actions that are likely to significantly impact matters of National Environmental Significance, it will require an additional 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 Commonwealth Department of Environment, Water, Heritage and the Arts to determine if the proposal is likely to significantly impact on matters of National Environmental Significance, and would require an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact me immediately as supplementary Director General's requirements will need to be issued.

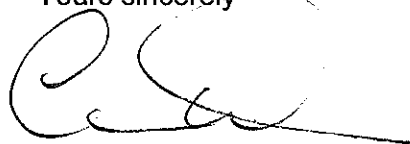
You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

- fees applicable to the application;
- whether the proposal requires an approval under the EPBC Act and any assessment obligations under that Act;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

You should keep the contact officer for this project, Patricia Cabezas ((02) 9228 6447 or patricia.cabezas@planning.nsw.gov.au), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a faint circular stamp.

19.2.08

Chris Wilson

Executive Director

As delegate for the Director-General

Director-General's Requirements

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

Application	08_0030
Project	Construction of a five storey terminal operations building to provide permanent office space and worker amenities.
Site	Penrhyn Road, Port Botany
Proponent	Patrick Stevedores Operations Pty Ltd
Date of Issue	19 February 2008
Date of Expiration	19 February 2010
General Requirements	The Environmental Assessment must be prepared to a high technical and scientific standard and must include: • an executive summary; • a description of the project, including: • existing site characteristics and environmental features, • design elements, • construction and operation, and • staging (if any). • a project justification with consideration of project objectives, benefits and impacts of the project, project scale, consistency with previous consents and approvals for the Patrick's container terminal and the rest of Port Botany, including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • identification of relevant planning, land use and development matters (including relevant strategic and statutory matters) that have been considered in the environmental impact assessment and/or in developing management / mitigation measures; • an assessment of the environmental impacts of the project (construction and operation) in accordance with relevant policies and guidelines, with particular focus on the key assessment requirements specified below; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project (including references to recognised standards); and • certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	• Noise Impacts – The Environmental Assessment must include an assessment of the construction noise impacts of the project, taking into account the <i>Environmental Noise Control Manual</i>. Should excavation works be required, then vibration impacts must be considered in accordance with the DEC's <i>Environmental Noise Management – Assessing Vibration: a Technical Guideline</i>. The Environmental Assessment must clearly outline the noise mitigation, monitoring and management measures the Proponent intends to apply to the project. Ongoing noise impacts resulting from operation of the facility must also be considered. • Air Quality Impacts – the Environmental Assessment must include a dust emissions impact assessment for the construction phase. • Traffic and Transport Impacts – the Environmental Assessment must consider the potential for traffic disruption, increase in traffic movements and interaction with existing port operations during construction and operation, including impacts to the overall road transport logistics for Port Botany, inclusive of Stage 1 and Stage 2 of the approved Port's expansion and include: → vehicular access/egress during construction operation and routes; → daily peak traffic movements generated (for both construction and operations) and changes to type/level of traffic associated with the proposal; and → cumulative impacts on surrounding road network and any infrastructure improvements required.

	• Visual Amenity Impacts – the Environmental Assessment must include a visual impact assessment of the proposed building from key viewing points. A description and photomontages of the architectural and design treatment and materials shall also be provided. • Environmental Risk Analysis – notwithstanding the above key assessment requirements, the EA must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of this additional key environmental impact must be included in the EA.
Consultation Requirements	An appropriate and justified level of consultation must be undertaken with the following parties during the preparation of the EA: • NSW Department of Environment and Climate Change; • Council of the City of Botany Bay; • Randwick City Council; • Sydney Ports Corporation; • Roads and Traffic Authority; • NSW Maritime Authority; • NSW Fire Brigades; • Sydney Airport Corporation; • Civil Aviation Safety Authority and • the local community. The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's environmental assessment period for the project.