



NSW GOVERNMENT  
**Department of Planning**

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Our ref: 90432557

Mr Jeremy Smith  
Hanson Australia Pty Ltd  
Level 6, 35 Clarence Street  
SYDNEY NSW 2000

Dear Mr Smith

**Director-General's Requirements  
Proposed Redevelopment of Asphalt, Concrete and Cement Production Facility**

The Department has received your application for the proposed redevelopment of the existing asphalt, concrete and cement production facility at Eastern Creek (Application Number: 06\_0225).

I have attached a copy of the Director-General's requirements (DGRs) for the project. These requirements have been prepared in consultation with relevant government authorities and are based on the information that you have provided to date. I have also attached a copy of the government authorities comments for your information.

Please note that under Section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the draft Environmental Assessment for the project to determine the:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

Finally, if your proposal contains any actions that could have a significant impact on Matters of National Environmental Significance, it will require an additional approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Brad Deane, Environmental Planning Officer (02 9228 6465).

Yours sincerely



19.11.06

Chris Wilson  
**Executive Director**  
**as delegate for the Director-General**

## Director-General's Requirements

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

<b>Project</b>	The proposed asphalt, concrete and cement production facility at Eastern Creek.
<b>Site</b>	Lot 11 DP 558723, Lot 1 DP 400697 and Lot 2 DP 262213, off Old Wallgrove Road, Eastern Creek
<b>Proponent</b>	Hanson Australia Pty Limited
<b>Date of Issue</b>	14 November 2006
<b>Date of Expiration</b>	14 November 2008
<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 the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered; and</li> <li>– various components and stages of the project;</li> </ul> </li> <li>• consideration of any relevant statutory provisions, particularly SEPP 33 and 59;</li> <li>• a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment, and taking into consideration any issues raised during consultation (see below);</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment;</li> <li>– an assessment of the potential impacts of the project;</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> </ul> </li> <li>• a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>• a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the benefits of the proposal; and</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>Strategic planning</b> – demonstrate that the proposal is generally consistent with the <i>Eastern Creek Precinct Plan (Stage 3)</i>, and justify any inconsistencies between the proposal and the precinct plan;</li> <li>• <b>Planning agreement/developer contributions</b> – describe what measures would be implemented to satisfy the requirements in clause 271 of the <i>Environmental Planning &amp; Assessment Regulation 2000</i>, particularly in relation to regional transport and drainage infrastructure/services;</li> <li>• <b>Noise</b> – including construction, operation and traffic noise;</li> <li>• <b>Air quality</b> – including dust, odour and greenhouse gas emissions;</li> <li>• <b>Traffic and transport</b> - including details of traffic volumes likely to be generated during construction and operation; an assessment of the predicted impacts of the traffic generated on the safety and capacity of the surrounding road network, including the Old Wallgrove Road/ Wallgrove Road intersection; and advice from a suitably qualified geotechnical expert certifying that the site for the proposed road works is suitable for these works;</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Soil and water</b> – both on surface and ground water, including a water balance for the site; erosion and sediment control plan for the construction works; a flooding assessment; soil contamination assessment (particularly of the existing ponds on site); stormwater management scheme for the site, including any bunding of dangerous goods or fuel depots; and details on any wastewater disposal;</li> <li>• <b>Waste management</b> - including waste classification, receipt and stockpiling;</li> <li>• <b>Flora and Fauna</b> – describe what measures would be implemented to improve the conservation value of the land to the south of the site;</li> <li>• <b>Hazards and risks</b>; and</li> <li>• <b>Visual</b>.</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>	<p>During the preparation of the Environmental Assessment, you must consult with the relevant local and State government authorities, service providers, community groups, affected landowners and any affected Commonwealth government authorities.</p> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	60 days

## State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
<b>Air Quality</b>	
	Assessment and management of odour from stationary sources in NSW (DEC, 2001) <i>Draft</i>
	Approved Methods 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>Noise</b>	
	NSW Industrial Noise Policy (DEC, Dec, 1999)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
<b>Soil and Waters</b>	
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Guidelines for Fresh and Marine Water Quality (ANZECC)
	NSW State Groundwater Protection Policy (DNR)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
	NSW Salinity Strategy
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Waste</b>	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC)