



Planning

Mining and Industry
Major Development Assessment
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PBL Printing Project (MP 09_0201) Director-General's Requirements

Dear Ms Cooper,

The Department has received your application for the proposed PBL Printing Project.

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

Please note that the Director-General may subsequently alter these requirements.

I would appreciate it if you would contact the Department at least 2 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 Kerry Hamann on 02 9228 6415.

Yours sincerely,

David Kitto 30/11/09

David Kitto
Director
Mining and Industry
As delegate for the Director-General

Director-General's Requirements

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

Application number	MP 09_0201
Project	The PBL Printing Project, which includes works to the existing building, paper storage, printing presses, bindery equipment, collation and distributions.
Location	149 McCredie Road, Smithfield Lot 1 DP 774089
Proponent	PBL Media Holdings Pty Ltd
Date of Issue	December 2009
General Requirements	<p>The Environmental Assessment of the project 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, including a justification for the proposal on economic, social and environmental grounds; – details of any proposed building works, including engineering and/or architectural plans; – likely staging of the project; and – plans of any proposed building works; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • 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"> – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the project taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); – a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Development Controls – demonstrate that the proposal is generally consistent with the <i>Holroyd Development Control Plan 2007</i>, and justify any inconsistencies between the project and the DCP; • Traffic and Parking – including: <ul style="list-style-type: none"> – details of access to the site; – details of the traffic volumes likely to be generated during construction and operation; – an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network; – car parking requirements and options for non-car travel for employees; and – 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;

	<ul style="list-style-type: none"> • Noise – including construction, operational and traffic noise; • Odour – including any emissions from the printing processes such as Volatile Organic Compounds (VOCs); • Air Quality - including construction and operation; • Hazards and Risk; • Water – including the proposed stormwater management system; water supply and the proposed erosion and sediment controls (during construction); • Energy Efficiency – including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure that the proposal is energy efficient; • Waste – identify, classify and quantify the likely waste streams that would be generated by the project during construction and operation, and describe what measures would be implemented to minimise, reuse and/or dispose of this waste; • Visual – including design and articulation of the building, any landscaping, screening, signage and lighting.
References	The Environmental Assessment should 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 should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority; • Holroyd Council; and • relevant service providers. <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
Traffic and Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Noise	
	Interim Construction Noise Guideline (DECC)
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DECC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)
Odour	
	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)
Hazards & Risks	
	Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): <i>Guidelines for Hazardous Analysis</i> , (DUAP)
	Multi-Level Risk Assessment (DUAP)
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Water	
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Stormwater</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
Energy	
	Guidelines for Energy Savings Action Plans (DEUS)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines 2008 (DECC)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)