



Planning & Infrastructure

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Ms Naomi Daley
Urbis
Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000

Dear Ms Daley

**Director-General's Requirements
Terminals Bulk Liquid Fuel Storage Facility
Proposed Modification – Additional tank storage (DA 246/96 MOD 2)**

I refer to your request to modify the abovementioned development consent issued by the then Minister for Planning and Infrastructure, on 14 January 1997 for the expansion of the Terminals bulk liquid storage facility (DA 246/96).

The proposed modification will be assessed under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

I have attached a copy of the Director-General's requirements for the modification which are based on the information you have provided to date.

Please note that the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department before you propose to submit your Environmental Assessment (EA) for the development. This will enable the Department to determine the:

- applicable fee;
- determine consultation requirements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

The Department is required to make all the relevant information associated with the development 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 EA to be hosted on a suitable website during the assessment process

If you have any enquiries about these requirements, please contact Mr Ashley Cheong on the above details.

Yours sincerely

Chris Ritchie
**Manager – Industry
Development Assessment Systems and Approvals**

20/8/13.

Director-General's Requirements

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

Application Number	DA 246/96 MOD 2
Project	Expansion of the existing bulk liquids storage facility including an additional 12 storage tanks comprising an additional 14.5ML storage capacity and associated infrastructure.
Location	45 Friendship Road Botany
Proponent	Terminals Pty Ltd
Date of Issue	August 2013
General Requirements	The Environmental Assessment of the proposed modification must include: • an executive summary; • a detailed description of the following within the site and any associated areas: – historical operations/activities; – existing and approved operations/facilities, including any statutory approvals that apply to these operations and facilities; – how the development would interact with other existing and approved port and industrial operations in the vicinity of the site; and – a description of the proposed modifications in relation to any existing environmental management plans that may need to be updated. • a detailed description of the development, including: – the need for the modification; – proposed modifications or upgrades to activities or infrastructure; – alternatives considered; – various components and stages of the proposal; – the likely interactions between existing and proposed operations; and – plans of any proposed building works. • a risk assessment of the potential environmental impacts of the development, 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: – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of the development, including any cumulative impacts associated with the operation of the development and any other approved or proposed port or industrial operations in the area; and – a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the development, including detailed contingency plans for managing any significant risks to the environment. • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the development on economic, social and environmental grounds, taking into consideration whether the development is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; and • 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	• Hazards and Risk – including: – updating the Preliminary Hazards Analysis (PHA) for the subject site to include the proposed modification. The PHA should be updated in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis</i>; and

	– address all recommendations of the Department's <i>Port Botany Land Use Safety Study Overview Report</i> relevant to the development. • Traffic and Transport – including: – accurate predictions of the traffic volumes likely to be generated during construction and operation; – a detailed traffic impact study of the development; and – details of any upgrades to road or shipping infrastructure. • Air Quality – including: – an assessment of the air quality and odour impacts of the development on surrounding receivers; – details of any upgrades to the existing air quality/odour control measures and management protocols and procedures for the modification. • Soil & Water – including an assessment of potential impacts to soil and stability, groundwater and surface water resources during the construction and operation of the modified development. • Visual Amenity – including: – an assessment of the potential visual impacts of new structures; and – a detailed description of the measures that would be implemented to minimise the visual impacts of the development. • Noise and Vibration – including an assessment of construction, operational and transport noise and vibration impacts to surrounding receivers from on site and off site activities (including shipping) in accordance with the relevant EPA guidelines; • Greenhouse Gas – including an assessment of the potential greenhouse gas emissions of the development.
References	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the development.
Consultation	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. In particular you should consult with: • NSW Ports; • Randwick City Council; • City of Botany Bay Council; • Environment Protection Authority; • Office of Environment and Heritage; and • Sydney Airport. The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.

Technical and Policy Guidelines

Aspect	Policy /Methodology
Risk Assessment	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Hazards	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP) Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Transport and Access	Guide to Traffic Generating Development (RTA) State Environmental Planning Policy (Infrastructure) Road Design Guide (RTA)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 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)
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)
Soil and Water	
<i>Contamination</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Contaminated Sites: Sampling Design Guidelines (NSW EPA) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA) Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ) National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)

	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
	Managing Urban Stormwater: Soils & Construction (DECC)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Bunding & Spill Management (EPA)
	Environmental Guidelines: Use of Effluent by Irrigation (OEH)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Coastal</i>	NSW Coastal Policy (NSW Government 1997)
	State Environmental Planning Policy No 71 - Coastal Protection
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion - 2nd Edition (DIPNR)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
Noise and Vibration	
	NSW Industrial Noise Policy (DECC)
	Interim Construction Noise Guideline (DECCW)
	NSW Road Noise Policy (DECCW)
	Environmental Noise Control Manual (DECC)
	Environmental Noise Management – Assessing Vibration: a technical guide (DEC)
	DIN 4150 Part 3 – Structural Vibration: effects of vibration on structures (ISO, 1999)
	Assessing Vibration – A Technical Guide 2006 (DEC)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS, 2005)