

Director-General's Requirements

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

Project	The proposed Cudgen Lakes Sand Extraction Project, which includes extracting up to 650,000m ³ of sand a year for up to 15 years using a suction dredge, and transporting the sand off-site by pipeline and road.
Site	Extraction Site: Lot 2 DP 216705, Lot 21 DP 1082482 and unnamed road Pipeline Corridors: <i>Corridor A</i> - Lots 1 and 3 DP 828298, Lots 26C and 26D DP 10715, Lots 11 and 12 DP 871753, public roads (Crescent Street, Tweed Coast Road, Elrond Drive and Turnock Street) and the road reserve between Lot 26 DP 10715 and Lot 11 DP 871753. <i>Corridor B</i> - Lot 21 DP 1082482, Lot 1 DP 1075645, public road Tweed Coast Road and unnamed road
Proponent	Gales Projects Pty Ltd
Date of Issue	6 January 2006
Date of Expiration	6 January 2008
General Requirements	The Environmental Assessment must: • be scientifically rigorous, and prepared in accordance with best practice; • be certified by the author; • include an executive summary; • describe all stages of the project in detail (including rehabilitation of the site); • describe the consultation that was carried out during the preparation of the Environmental Assessment, and the issues that were raised during this consultation; • include a general environmental risk analysis of the project; • assess the key assessment requirements specified below; • include a draft Statement of Commitments; and • consider the impacts of the project (as a whole), and justify why it should be approved.
Key Assessment Requirements	The Environmental Assessment must assess the following potential impacts of the project (including any potential cumulative impacts that may arise from the combined operation of the project with the existing or approved operations at the Bolster Quarry), and describe what measures would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor these impacts: • Noise – refer to the <i>NSW Industrial Noise Policy</i> and <i>Environmental Criteria for Road Traffic Noise</i> (Department of Environment and Conservation); • Air – refer to <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (Department of Environment and Conservation); • Soil & Water – include a detailed water balance and flooding impact assessment, and refer to the <i>Guidelines for Fresh and Marine Water Quality</i> (ANZECC), <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom); the various <i>State Groundwater Policy</i> documents and <i>Floodplain Development Manual</i> (Department of Natural Resources); and the <i>Acid Sulfate Soil Manual</i> (NSW Acid Sulfate Soil Advisory Committee); • Transport – refer to the <i>Guide to Traffic Generating Development</i> and <i>Road Design Guide</i> (Roads & Traffic Authority), or relevant Austroad standards; • Flora & Fauna – refer to the draft <i>Guidelines for Threatened Species Assessment</i> (Department of Environment and Conservation); • Heritage – refer to the draft <i>Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation</i> (Department of Environment and Conservation); • Visual; and • Strategic Land Use Planning.
Consultation	During the preparation of the EA, you must consult with the relevant local, State, and Commonwealth government authorities, service providers, community groups, and affected landowners.
Deemed Refusal Period	60 days