

**REMEDIATION OF THE QUIX SERVICE STATION SITE, 161 HUME HIGHWAY,
LANSVALE, FAIRFIELD LOCAL GOVERNMENT AREA**

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project	Remediation of the Quix service station site at Lansvale, including groundwater extraction and on-site treatment
Site	161 Hume Highway, Lansvale
Proponent	Mobil Oil Australia Pty Ltd
Date of Issue	7 February 2006
Date of Expiration	7 February 2008
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 proposal, including construction, operation, and staging; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • justification for undertaking the project with consideration of the benefits and impacts of the proposal; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and • certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must include assessment of the following key issues: • Voluntary Remediation Proposal – the Environmental Assessment must demonstrate that the project is consistent with the undertakings included in the Voluntary Remediation Proposal entered into with the Environment Protection Authority on 6 September 2005 with respect to the site, and must demonstrate compliance with the <i>Contaminated Land Management Act 1997</i>, generally. • Remediation Criteria – the Environmental Assessment must clearly indicate the proposed remediation criteria to be applied to all or respective parts of the site. Remediation criteria must be developed consistently with <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> (NEPC, 1999). Where contaminants are present on the site that are not listed under the aforementioned NEPM, specific remediation criteria for those contaminants must be derived having regard to relevant NSW standards, national standards, then international standards, with justification for use of any criterion not currently endorsed by the NSW Department of Environment and Conservation. • General Environmental Risk Analysis – notwithstanding the above key assessment requirements, the Environmental Assessment 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 these additional key environmental impacts must be included in the Environmental Assessment.
Consultation Requirements	You must undertake an appropriate and justified level of consultation with the NSW Department of Environment and Conservation during the preparation of 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.

