



NSW GOVERNMENT
Department of Planning

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Mr Bill Booth
Booth Associates
PO Box 1458
GRIFFITH NSW 2680

Our ref: 9041080
Your ref:

Dear Mr Booth,

Proposed Darlington Point / Coleambally Ethanol Plant and Intensive Dairy, "Tubbo" Station – Murrumbidgee Local Government Area

I refer to your correspondence of 23 January 2006 in which you seek the Director-General's Environmental Assessment requirements under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act).

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

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

Following submission of the draft Environmental Assessment, consultation will occur with the relevant authorities to determine its adequacy. Should the Director-General consider that the Environmental Assessment does not adequately address the environmental assessment requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address those requirements. Once the Environmental Assessment has been accepted by the Director-General, the application will be publicly exhibited for at least 30 days.

Should you have any questions in relation to these requirements, or preparation of the Environmental Assessment generally please do not hesitate to contact Chris Ritchie, Senior Environmental Planning Officer, Office of Sustainable Development Assessments and Approvals, on (02) 9228 6413.

Yours sincerely

Chris Wilson
A/Deputy Director-General
As delegate for the Director-General

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

Project	Construction and operation of an Ethanol Manufacturing Plant with a production capacity of 275 Million litres of ethanol per year and a free stall dairy operation with a capacity to milk 6,000 cows. The dairy cows will be fed on a diet based on dried/wet distillers grain from the ethanol plant.
Site	"Tubbo" Station, Darlington Point (Lots 78, 79, 80 and 112 DP 750896), Murrumbidgee Local Government Area
Proponent	Four Arrows Ethanol Pty Ltd
Date of Issue	24 January 2006
Date of Expiration	24 January 2008
General Requirements	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> • 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	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> • Air Quality – the Environmental Assessment must include a comprehensive air quality impact assessment prepared in accordance with the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC, 2005), and the <i>Assessment and Management of Odour from Stationary Sources in NSW</i>, with particular focus on particulate and odour emissions. This assessment must include a cumulative assessment from the ethanol plant and dairy. The Environmental Assessment must also include a full assessment of the impact of greenhouse gases from the proposal; • Water Management – the Environmental Assessment must include a water balance for the site, including details on water sources, water consumption, recycling and the impact of any water release from the site on surface and groundwater. This assessment must also detail potential impacts on surrounding landholders and water licence holders; • Transport – the Environmental Assessment must include a Traffic Impact Study (TIS) prepared in accordance with the RTA's publication <i>Guide to Traffic Generating Developments</i>. The TIS must include details on the nature/ mode of traffic generated, transport routes, traffic volumes and the potential impact of this on local and regional roads and intersections. Details on site access, internal roadways, infrastructure works and parking must also be provided. The Environmental Assessment must also provide an assessment on the use of rail for the project; • Noise and Vibration – the Environmental Assessment must include an assessment of the predicted noise impacts resulting from all noise sources, including rail and road traffic noise and the measures to manage any noise impacts. The noise assessment must be undertaken in accordance with the <i>Industrial Noise Policy</i> (EPA, 1999) and <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999); • Hazards and Risk – the Environmental Assessment must include an assessment of the potential hazards and risks associated with the proposed project. A preliminary risk screening must be completed in accordance with <i>State Environmental Planning Policy No. 33</i> –

	<p><i>Hazardous and Offensive Development</i> (SEPP 33) and <i>Applying SEPP 33</i> (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis (PHA) undertaken;</p> <ul style="list-style-type: none"> • Waste Management – the Environmental Assessment must identify the quantity and nature of all liquid and solid waste to be stored, disposed and/or treated at the site and describe how this waste would be handled, processed and, if necessary, disposed of, in accordance with the DEC's <i>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes</i>. • 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	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • Department of Environment and Conservation; • Department of Natural Resources • Murrumbidgee Shire Council; • Department of Primary Industries • Roads and Traffic Authority; • Australian Rail Track Corporation; and • affected residents and relevant community groups.
Deemed refusal period	<p>Pursuant to clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the deemed refusal period for the project will be 60 days.</p>