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Our ref: 9041080

Mr John Rowell
TFA Project Group
PO Box 301
ALBION QLD 4010

Dear Mr Rowell,

**Four Arrows Ethanol Plant and Dairy Project - MP 06_0020
S.75W Modification - Director-General's Requirements**

I refer to your request to modify the Minister's approval (MP 06_0020) for the Four Arrows Ethanol Plant and Dairy Project at Coleambally, 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 environmental assessment of the proposed modification. These requirements have been prepared in consultation with relevant agencies, and are based on the information you have provided to date.

These requirements will be published on the Department's website along with other relevant information that becomes available during the assessment of the proposed modification. Please ensure that any documents that you submit are in a suitable format for the web.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the EA for the project. This will enable the Department to advise you on the number of copies (hard-copy and/or CD-ROM) of the EA that will be required. As discussed, the Department has decided to place the Environmental Assessment on public exhibition for a period of at least 14 days.

Once the Department receives the EA, it 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.

If you have any enquiries about these requirements, please contact Christine Chapman on 9228 6537.

Yours sincerely

Chris Ritchie
Manager - Industry
Major Projects Assessment
As delegate of the Minister

19/3/12.

CC – Mr Troy Shields, Farm 110 Prickley Road, Coleambally NSW 2707

Director-General's Requirements

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

Application Number	MP 06_0020 - Mod 1
Proposed Modification	Key components of the modification include: <ul style="list-style-type: none"> • a change in land to which the project applies to and a reduction in the overall site area; • amendment to the site layout; and • amendment to the site access.
Location	Lots 78, 79, 80 and 112 DP 750896, Murrumbidgee Local Government Area
Proponent	Eagle Energy Pty Ltd
Date of Issue	February 2012
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary • a detailed description of the approval project • a detailed description of the proposed modifications including: <ul style="list-style-type: none"> – a comparison with the approved project; – need for the proposed modifications; – alternatives considered; • consideration of any relevant statutory provisions • a general overview of the environmental impacts of the project • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the project (see above), which includes: <ul style="list-style-type: none"> – a description of the existing environment – an assessment of the potential impacts of the project including cumulative impacts – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project. • a Statement of Commitments, outlining environmental management, mitigation and monitoring measures • a conclusion justifying the project, taking into consideration the environmental impacts of the project, the suitability of the site, and any social, economic and/or environmental benefits that may arise as a result of the project • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	<p>The Environmental Assessment must include an assessment of the following key issues:</p> <ul style="list-style-type: none"> • Air Quality and Odour – including: <ul style="list-style-type: none"> - a quantitative assessment of the predicted changes to odour emissions (from the project and at receptors) as a result of the proposed modification, that demonstrates that odour emissions would be compliant with Section 129 of the POEO Act 1997 and are consistent with the predictions made for the approved project. The assessment must be undertaken in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC); and - details of the additional mitigation measures that may be required to ensure that the requirements relating to odour under the project approval and EPL are met; • Water Management – including: <ul style="list-style-type: none"> - a water balance for the site; - water supply requirements and sources for the modified proposal;

	<ul style="list-style-type: none"> - security of this water supply and relevant licence requirements under water legislation; - details of how the water storage, dairy infrastructure and waste storage areas would be designed and managed; and - an assessment of how the modified project, particularly the wastewater management system, would be designed and operated to ensure there are no adverse impacts to surfacewater, groundwater and the underlying aquifer; • Traffic and Access – including: <ul style="list-style-type: none"> - an assessment of the traffic impacts of the approved and revised proposal; - justification for and an assessment of any changes to the approved access arrangements; - details on the nature/mode of the traffic generated, transport routes, traffic volumes and the potential impact of this on the public road network including intersections; - details on site access, internal roadways, infrastructure works and parking; - consideration for the use of rail for the project; - consideration of the predicted noise impacts resulting from road traffic noise; and - details of additional mitigation measures required to minimise traffic impacts. • Waste Management – including: <ul style="list-style-type: none"> - an assessment of the changes to the quantity and nature of any liquid and solid waste to be stored, disposed and/or treated at the site, and an assessment of how these changes would be managed; and - details of how dry distillers grain would be managed in the short and long term; • Biodiversity – an assessment of the proposed modification on the on-site remnant vegetation and its interconnect with the Boona and Brett State Forests; • Noise and Vibration – including: <ul style="list-style-type: none"> - an assessment of the predicted noise impacts resulting from the proposed modifications to the project undertaken in accordance with the NSW Industrial Noise Policy (DECC); and - details of any additional mitigation measures that may be required to ensure that the limits relating to noise in the project approval are met; • Hazards and Risk – an updated Preliminary Hazard Analysis (PHA) in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis and Multi-Level Risk Assessment</i> and details of fire/emergency measures and procedures.
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. The consultation process and the issues raised must be described in the Environmental Assessment.</p> <p>In particular you should consult with:</p> <ul style="list-style-type: none"> • The Environmental Protection Authority; • Murrumbidgee Shire Council; • Murrumbidgee Catchment Management Authority (MCMA); • Department of Primary Industries - Agriculture; • NSW Roads and Maritime Service; and • affected residents and relevant community groups.
Deemed Refusal Period	40 days

Guidelines, Policies and Plans

Aspect	Policy /Methodology
Waste	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Solid Waste Landfills 1996 (DECC)
	Environmental Guidelines: Composting and Related Organics Processing Facilities (2004)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	State Environmental Planning Policy (Infrastructure) 2007
Soil and Waters	
<i>Soil</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)
	State Environmental Planning Policy No. 55 - Remediation of Land
	Guidelines for Consultants Reporting on Contaminated Sites (DECCW, 2000)
	Managing Land Contamination - Planning Guidelines SEPP 55 - Remediation of Land (DUAP and EPA)
	Managing Urban Stormwater: Soils and Construction (Landcom)
	Acid Sulfate Soil Manual (ASSMAC)
	Agricultural Land Classification
	Rural Land Capability Map
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
<i>Surface Water</i>	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	NSW Government Floodplain Development Manual – the Management of Flood Liable Land (DIPNR, 2005)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC, 2007)
<i>Groundwater</i>	Storing and Handling Liquids: Environmental Protection – Participants Manual (DECC, 2007)
	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	

Biodiversity	<p>Draft Guidelines for Threatened Species Assessment (DEC & DPI, 2005)</p> <p>Threatened Biodiversity Survey and Assessment - Guideline for Developments and Activities - DECCW 2009</p> <p>Threatened Species Assessment Guidelines: The Assessment of significance - DECC 2007</p> <p>Guidelines for Development Adjoining DECC Land (DECC, 2008)</p> <p>Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries, 2003)</p> <p>Policy and Guidelines: Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)</p> <p>Threatened Species Management Manual (NPWS, 1998)</p>
Air Quality	<p>Protection of the Environment Operations (Clean Air) Regulation 2010</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</p>
Odour	<p>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p>
Heritage	<p>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC, 2005)</p>
Greenhouse Gas	<p>National Greenhouse Accounts (NGA) Factors 2008</p> <p>Guidelines for Energy Savings Action Plans (DEUS)</p>
Transport	<p>Guide to Traffic Generating Development (RTA)</p> <p>Austroads Guide to Road Design</p> <p>Austroads Guide to Traffic Management</p> <p>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p>
Risk	<p>AS/NZS 4360:2004 Risk Management (Standards Australia)</p> <p>HB 203: 203:2006 Environmental Risk Management - Principles & Process (Standards Australia)</p>
Bushfire	<p>Planning for Bushfire Protection 2006 (NSW Rural Fire Service)</p>
Noise	<p>NSW Industrial Noise Policy (DECC)</p> <p>NSW Road Noise Policy (EPA 2010)</p> <p>Environmental Noise Control Manual (DECC)</p> <p>Interim Construction Noise Guideline 2009 (DECC)</p>
Hazards	<p>State Environmental Planning Policy No 33 - Hazardous and Offensive Development (SEPP 33)</p> <p>Planning Advisory Paper No. 6 - Guidelines for Hazardous Analysis (DUAP)</p>