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Our ref: 9041588

Ms Natalie Nolan
Glendinning Minto & Associates
PO Box 225
Thornleigh NSW 2120

Dear Ms Nolan

Director General's Requirements Waste Oil Transfer Station, St Marys

The Department has received your application for the proposed construction and operation of a waste oil transfer station at St Marys (Application Number: 06_0022). I have attached a copy of the Director-General's requirements (DGRs) for the project. These requirements have been prepared in consultation with relevant government authorities and are based on the information that you have provided to date. I have also attached a copy of the government authorities comments for your information.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the draft Environmental Assessment for the project to determine the:

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

As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

Finally, if your proposal contains any actions that could have a significant impact on Matters of National Environmental Significance, it will require an additional approval under the *Commonwealth Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers, on 02 9228 6550.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Chris Wilson', with a long horizontal line extending to the left.

Chris Wilson
A/Executive Director
As delegate of the Director-General

25.6.06

Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Project	The construction and operation of a waste oil transfer station.
Site	85 Christie Street, St Marys
Proponent	Kiekies Pty Ltd
Date of Issue	25 June 2006
Date of Expiration	25 June 2008
General Requirements	The Environmental Assessment (EA) must include • an executive summary; • a detailed description of the project including the: - need for the project; - alternatives considered, including a detailed justification why the proposed warehouse needs to be located on the site; and - various components and stages of the project; • consideration of any relevant statutory provisions; • an overview of all the environmental impacts of the proposal (including an environmental risk analysis) and identification of the key issues for further assessment, taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the environmental risk analysis (see above), which includes: - description of the existing environment; - an assessment of the potential impacts of the project, including any 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 draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the general costs and benefits of the proposal; • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Waste – including: ○ identification of the quantity and nature of waste that would be handled/stored/disposed of at the facility; ○ a description of how this waste would be stored and handled on site, and transported to and from the site; and ○ identification of the potential impacts associated with storing this waste. • Hazards and Risk – including consideration of the proposal against the relevant provisions of <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>. • Water and Soils – including the proposed erosion and sediment controls (during construction), the proposed stormwater management system (during operations), flood liability of the site and the potential for spillage of contaminants on the site. • Traffic – including details of the traffic volumes likely to be generated during construction and operation, and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network;

	• Noise; and • Air quality.		
References	The Environmental Assessment must 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	During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you must consult with; • Department of Environment and Conservation; • NSW Fire Brigade; and • Penrith City Council. The consultation process and the issues raised should be described in the EA		
Deemed Refusal Period		60 days	

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	- Managing Urban Stormwater: Soils & Construction (Landcom); - Guidelines for Fresh and Marine Water Quality (ANZECC); - Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC).
Noise	- NSW Industrial Noise Policy (DEC); - Environmental Criteria for Road Traffic Noise (DEC); - Environmental Noise Control Manual (DEC).
Air Quality	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC);
Traffic	- Guide to Traffic Generating Development and Road Design Guide (RTA); - RTA Road Design Guide (RTA); - relevant Ausroad standards.
Waste	Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes (DEC).
Hazards	- Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP); - Multi-Level Risk Assessment (DUAP).

Our reference : HOF68814



Ms Jacqueline Ingham
Senior Environmental Planner
Major Development Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Ms Ingham

Proposed Waste Oil Storage and Treatment Facility at 85 Christie Street, St Marys

I refer to your request for the Department of Environment and Conservation's (DEC) requirements for the Environmental Assessment (EA) in regard to the proposed Southern Oil refining Ltd, Waste Oil Storage and Treatment Facility at 85 Christie Street, St Marys.

Please note that, although the Environment Protection Authority (EPA) is now part of the DEC, certain statutory functions and powers continue to be exercised in the name of the EPA.

The DEC has considered the details of the proposal as provided by the Department of Planning (Preliminary Environmental Assessment, Waste Oil Transfer Station, 85 Christie Street St Marys, April 2006 prepared by Glendinning Minto & Associates Pty Ltd) and identified the information it considers should be included in the EA. Please find enclosed the DEC's requirements for your attention (Attachment A).

It is noted that the proposed activity will need an environment protection licence under the *Protection of the Environment Operations Act 1997*. The proponent will need to make a separate application to the DEC to obtain an environment protection licence once development approval is granted.

If you have any questions regarding this matter please call Peter Watson on (02) 9995 5753.

Yours sincerely

STEVE BEAMAN

Manager Sydney Waste

Environment Protection and Regulation

Department of Environment and Conservation

Att.: Environmental Assessment Requirements

PO Box A290 Sydney South NSW 1232
59-61 Goulburn St Sydney NSW 2000
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Department of Environment and Conservation NSW



**ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR
SOUTHERN OIL REFINING LTD - WASTE OIL STORAGE AND
TREATMENT FACILITY - 85 CHRISTIE STREET ST MARYS**

1. General

- Outline the process including:
 - a) the in-flow and out-flow of materials, any points of discharge to the environment and their respective destinations (sewer, stormwater, atmosphere, recycling, landfill etc)
- Outline cleaner production actions, including:
 - a) proposals for use or recycling of by-products
 - b) proposed disposal methods for solid and liquid waste
 - c) air management systems including all potential sources of air emissions, proposals to re-use or treat emissions, emission levels relative to relevant standards in regulations, discharge points
 - d) water management system including all potential sources of water pollution, proposals for re-use, treatment etc, emission levels of any wastewater discharged, discharge points, summary of options explored to avoid a discharge, reduce its frequency or reduce its impacts, and rationale for selection of option to discharge.
 - e) soil contamination treatment and prevention systems.

- Describe any mitigation measures and management options proposed to prevent, control, abate or mitigate identified environmental impacts associated with the proposal and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
- Outline any proposed approach (such as an Environmental Management Plan) that will demonstrate how commitments made in the EA will be implemented. Areas that should be described include:
 - a) operational procedures to manage environmental impacts
 - b) monitoring procedures
 - c) training programs
 - d) community consultation
 - e) complaint mechanisms including site contacts
 - f) strategies to use monitoring information to improve performance
 - g) strategies to achieve acceptable environmental impacts and to respond in event of exceedences.

2. Air

- Identify all sources of air emissions from the development.
- Note: emissions can be classed as:

- point (eg emissions from stack or vent) and/or
- fugitive (from wind erosion, leakages or spillages, associated with loading or unloading, conveyors, storage facilities, plant and yard operation, vehicle movements (dust from road, exhausts, loss from load), land clearing and construction works).

- Provide details of the project that are essential for predicting and assessing air impacts including:
 - a) the quantities and physio-chemical parameters (eg concentration, moisture content, number of Odour Units, bulk density, particle sizes etc) of materials/waste to be used, transported, produced or stored
 - b) an outline of procedures for handling, transport, production and storage
 - c) the management of solid, liquid and gaseous waste streams with potential for significant air impacts.
- Outline specifications of pollution control equipment (including manufacturer's performance guarantees where available) and management protocols for both point and fugitive emissions. Where possible, this should include cleaner production processes.

3. Noise and vibration

- Identify all noise sources from the development (including both construction and operation phases). Detail all potentially noisy activities including ancillary activities such as transport of goods and raw materials.
- Specify the times of operation for all phases of the development and for all noise producing activities.
- For projects with a significant potential traffic noise impact provide details of road alignment (include gradients, road surface, topography, bridges, culverts etc), and land use along the proposed road and measurement locations – diagrams should be to a scale sufficient to delineate individual residential blocks.
- Determine the noise levels likely to be received at the most sensitive locations (these may vary for different activities at each phase of the development). Potential impacts should be determined for any identified significant adverse meteorological conditions. Predicted noise levels under calm conditions may also aid in quantifying the extent of impact where this is not the most adverse condition.
- Determine the most appropriate noise mitigation measures and expected noise reduction including both noise controls and management of impacts for both construction and operational noise. This will include selecting quiet equipment and construction methods, noise barriers or acoustic screens, location of stockpiles, temporary offices, compounds and vehicle routes, scheduling of activities, etc.

4. Water

- Provide details of the project that are essential for predicting and assessing impacts to waters:
 - a) including the quantity and physio-chemical properties of all potential water pollutants and the risks they pose to the environment and human health, including the risks they pose to Water Quality Objectives in the ambient waters (as defined on www.environment.nsw.gov.au/leo, using technical criteria derived from the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, ANZECC 2000)
 - b) the management of discharges with potential for water impacts
 - c) drainage works and associated infrastructure; land-forming and excavations; working capacity of structures; and water resource requirements of the proposal.
- Outline site layout, demonstrating efforts to avoid proximity to water resources.
- Outline stormwater management to control pollutants at the source and contain them within the site. Also describe measures for maintaining and monitoring any stormwater controls.
- Describe waste water treatment measures that are appropriate to the type and volume of waste water and are based on a hierarchy of avoiding generation of waste water; capturing all

- Outline pollution control measures relating to storage of materials, possibility of accidental spills (eg preparation of contingency plans), appropriate disposal methods, and generation of leachate.
- 5. **Soils and contamination**
 - Provide any details that are needed to describe the existing situation in terms of soil types and properties and soil contamination.
 - Identify any likely impacts resulting from the construction or operation of the proposal, including the likelihood of:
 - a) disturbing any existing contaminated soil
 - b) contamination of soil by operation of the activity
 - c) subsidence or instability
 - d) soil erosion
 - e) disturbing acid sulphate or potential acid sulphate soils.
 - Describe and assess the effectiveness or adequacy of any soil management and mitigation measures during construction and operation of the proposal
- 6. **Waste and chemicals**
 - Provide details of the quantity and type of both liquid waste and non-liquid waste generated, handled, processed or disposed of at the premises. Waste must be classified according to the *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes* (NSW EPA, 1999).
 - Provide details of liquid waste and non-liquid waste management at the facility, including:
 - a) the transportation, assessment and handling of waste arriving at or generated at the site
 - b) any stockpiling of wastes or recovered materials at the site
 - c) any waste processing related to the facility, including reuse, recycling, reprocessing (including composting) or treatment both on- and off-site
 - d) the method for disposing of all wastes or recovered materials at the facility
 - e) the emissions arising from the handling, storage, processing and reprocessing of waste at the facility
 - f) the proposed controls for managing the environmental impacts of these activities.
 - Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
 - Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.
 - Reference should be made to the guidelines: *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* (NSW EPA, 1999).
 - Assess the adequacy of proposed measures to minimise natural resource consumption and minimise impacts from the handling, transporting, storage, processing and reprocessing of waste and/or chemicals.
 - Assess the impact of the proposal against the long term air, noise and water quality objectives for the area or region.



Our Ref: SF: IMS
Contact: Mr Steve Fryer
Telephone: (02) 4732 7725



7 June 2006

Ms Ann-Maree Carruthers
Major Development Assessment
Dept of Planning
PO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

**Proposed Waste Oil Transfer Station - Lot 132 DP 31912 Christie Street,
Dunheved**

I refer to your advice that the subject proposal will comprise a Major Project under Part 3A of the Act and for which the Minister is the Consent Authority.

Following the on-site meeting it is confirmed that Council's previous comments contained in my letter of 30th January 2006 remain applicable and it is requested that they be taken into account in the assessment of the project.

Should you have any further enquiries regarding this matter please contact me on the above number during normal business hours.

Yours faithfully

Steve Fryer
Senior Environmental Planner