

Director-General's Requirements

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

Project	Construction and operation of a biodiesel terminal, which includes: • plant trains producing up to 240,000 tonnes per year of biodiesel and 24,400 tonnes per year of glycerine; • 12 new storage tanks and re-use of 20 existing tanks with a total capacity of 30,700 m³; and • pipelines, pump stations and utility building.
Site	49 Friendship Road, Port Botany in the Randwick local government area
Proponent	Vopak Sydney Terminals Pty Ltd
Date of Issue	8 August 2006
Date of Expiration	8 August 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; and – various components and stages of the project; • consideration of any relevant statutory provisions; • an overview of the environmental impacts of the proposal, identifying the key issues for further assessment and taking into consideration any issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above), which includes: – a 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 why the site is suitable for the proposed development, and why the project should be approved; • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Hazards and Risks – including consideration of the proposal against the relevant provisions of <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>; • Traffic Impacts – including details of traffic volumes generated by the project and an assessment of the capacity and safety of the proposed transport route; • Air Quality – including vapour emissions; • Noise Impacts – including construction and operation noise impacts; • Water Quality – including the potential for spillage of contaminants on the site, along pipeline routes, and at shipping terminals to ensure there are no off-site impacts; • Waste Management; and • Visual Amenity – including the visual impact of the proposal on publicly accessible locations.

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, affected landowners and any affected Commonwealth government authorities. In particular you must consult with: • NSW Department of Environment and Conservation; • NSW Roads and Traffic Authority; • NSW Maritime Authority; • NSW Fire Brigades; • Randwick City Council; • Sydney Ports Corporation; and • Sydney Airport Corporation. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Air Quality	
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, Aug, 2005)
Environmental Management Systems	
	Guidelines for the preparation of Environmental Management Plans (DIPNR, 2004)
	Hazardous Industry Planning Advisory Paper No. 3 – Environmental Risk Impact Assessment Guidelines (DUAP, 1996)
Noise	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Environmental Noise Management - NSW Industrial Noise Policy (DEC, Dec, 1999)
Risk Management	
	Risk Criteria for Land Use Planning: Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992)
Safety and Hazards	
	Major Industrial Hazards Advisory Papers No 1 - Safety Assurance (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 2 - Notification, Classification and Prioritisation (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 3 - Hazard Identification, Risk Assessment and Risk Control (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 4 - Safety Management Systems (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 5 - Safety Reporting (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 6 - Training and Education (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 7 - Emergency Planning (Dept Planning, 2005) <i>Draft</i>
	Major Industrial Hazards Advisory Papers No 9 - Accident Reporting and Investigation (Dept Planning, 2005) <i>Draft</i>
	The storage and handling of flammable and combustible liquids (Standards Australia, 2004, AS 1940-2004)
	Bunding and Spill Management (DEC, 2001)
Soils	
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (EPA, 1999)
Traffic & Transport	
	Guide to Traffic Generating Development (RTA, 1993)
	RTAs Road Design Guide (RTA, 1996)