



NSW GOVERNMENT
Department of Planning

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Our ref: 9039587
Your ref:

Ms Sonja Wohlwend
EIS Project Supervisor
Maunsell Australia Pty Ltd
PO Box Q410
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Dear Ms Wohlwend

Proposed Regional Putrescible Landfill, Armidale-Dumaresq Local Government Area

I refer to your correspondence of 6 October 2005, with which you seek adoption of the Director-General's requirements for the preparation of an Environmental Impact Statement for the above proposal as Environmental Assessment requirements under Part 3A of the *Environmental Planning and Assessment Act 1979*.

Pursuant to clause 8J(1) of the *Environmental Planning and Assessment Regulation 2000*, the Director-General hereby adopts the requirements issued on 28 April 2005, as Environment Assessment Requirements under section 75F(2) of the Act. These requirements have been recast to include administrative matters under Part 3A of the Act, and are attached.

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.

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

You should keep the contact officer for this project, Scott Jeffries ((02) 9228 6426, scott.jeffries@dipnr.nsw.gov.au), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely



25.10.05

Chris Wilson

A/ Deputy Director-General

As delegate for the Director-General

REGIONAL PUTRESCIBLE LANDFILL, ARMIDALE

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

Project	The construction and operation of a regional putrescible waste landfill facility.
Site	Lots 1 and 2 DP 253346, and Lot 1 DP 820271
Proponent	Armidale Dumaresq Council
Date of Issue	25 October 2005
Date of Expiration	25 October 2007
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: • Scope of Project – the Environmental Assessment must clearly describe the project, including the volumes and nature of wastes to be accepted at the site, and how these wastes would be stored and handled on site. The Environmental Assessment must also provide detail on how the design of the project would be consistent with the benchmark techniques as detailed in the DEC's <i>Environmental Guidelines: Solid Waste Guidelines</i>. The Environmental Assessment must also provide a clear management and monitoring program for the site, in the form of a Landfill Environmental Management Plan (LEMP). The LEMP should detail how the proposed development would comply with the requirements of the DEC's <i>Environmental Guidelines: Solid Waste Guidelines</i>. • Strategic Planning – the Environmental Assessment must include provide a strategic assessment of the project, including: → a clear justification of the demand for the project, having regard to the matters listed under clause 12 of <i>State Environmental Planning Policy No.48 – Major Putrescible Landfill Sites</i>; → consideration of Alternative Waste Treatment Facilities to support the project and divert waste that would otherwise be disposed of in the landfill; → demonstration of the suitability of the site for the project, particularly with respect to potential land-use conflicts. This must be supported by the relevant site selection process undertaken for the site; → details of the future rehabilitation and end-use of the site, and demonstration that the intended end-use is consistent with surrounding land use and the strategic direction of the area. This must include details on the final landform of the project. • Water Quality Impacts – the Environmental Assessment must assess potential surface water, soil and groundwater impacts associated with the project, including: → an assessment of potential for the project to cause surface water, soil and groundwater contamination, whether through direct impacts on the site, or indirectly through the movement of polluted waters/soils and leachate. Particular attention on the potential impacts on the Gara River and surrounding ground waters must be provided in the Environmental Assessment. → an assessment of the potential impacts on groundwater users within the locality.

	→ details of the proposed measures to be implemented to prevent or minimise the potential for surface water, soil and groundwater contamination must be provided. This must be supported by a quality assurance and quality control system, on-going monitoring, and contingency measures; → an assessment of the suitability of the soil at the site for the project, and demonstration of how potential salinity issues at the site would be appropriately minimised/managed; → detail the management and end-use of extracted materials at the site; → provide an assessment of harvestable rights for the site; and → an assessment of any potential impacts on local flooding regimes. • Air Quality Impacts – the Environmental Assessment must assess air quality impacts, especially dust and odour, in accordance with the <i>Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2001) and the draft policy <i>Assessment and Management of Odour From Stationary Sources in NSW</i> (EPA, 2001). • Noise Impacts – the Environmental Assessment must assess noise impacts from the project in accordance with the <i>Industrial Noise Policy</i> (EPA, 1999). Road traffic noise must be assessed in accordance with the <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999). • Traffic and Transport Impacts – the Environmental Assessment must assess road transport implications of the project, including: → provision of a traffic impact statement, in accordance with the Guide to Traffic Generating Development (RTA, 1993), which includes details of peak traffic flows, the type of vehicles, the origin and destination of heavy vehicles, the capacity, safety and design of key haulage routes to and from the development site and potential impacts of truck traffic on neighbouring land uses; and → details of all necessary road infrastructure upgrades must be provided, including site ingress/ egress and any impacts to local or regional roads from the project. • 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 following parties during the preparation of the Environmental Assessment: • Commonwealth Department of Environment and Heritage; • NSW Department of Environment and Conservation; • NSW Department of Natural Resources and Border Rivers/Gwydir and Northern Rivers Catchment Management Authorities; • NSW Department of Primary Industries and the relevant Rural Lands Protection Board; • NSW Roads and Traffic Authority; • adjacent local councils and relevant Local Aboriginal Land Councils; and • the local community. The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in 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 extended to 120 days from the end of the proponent's environmental assessment period for the project, because the project involves a complex environmental assessment and approval process.