



NSW GOVERNMENT
Department of Planning

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Our ref: 9041162-1

Mr Craig Norman
Honeysuckle Development Corporation
PO Box 813
Newcastle NSW 2300

Dear Mr Norman

**Director General's Requirements
Worth Place Park Remediation, Newcastle**

The Department has received your application for the proposed remediation of Worth Place Park at Newcastle West (Application Number: 05_0123).

I have attached a copy of the Director-General's requirements (DGRs) for the environmental assessment of the project.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General has altered the requirements issued to you on 7 February 2007 (under Application number 07_0003) and the attached requirements now apply for the project.

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.

I also wish to advise of recent amendments to the *Environmental Planning and Assessment Regulation 2000* pertaining to the fee structure for project applications and requests for modifications made under Part 3A of the EP&A Act. In particular, I would draw your attention to clauses 245D, 245I, 245J and 245N of Division 1A, Part 15 of the regulations.

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 the documents 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 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 Water Resources in Canberra (6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Brad Deane on 02 9228 6465.

Yours sincerely



10.3.07

Chris Wilson
Executive Director
As delegate of the Director-General

Director-General's Requirements

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

Project	The proposed remediation of Worth Place Park utilising cap and contain methodology to prepare the site for public use as a recreational parkland
Site	Worth Place, Newcastle, Part Lot 8 DP 883474
Proponent	Honeysuckle Development Corporation
Date of Issue	6 March 2007
Date of Expiration	6 March 2009
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 all 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 the proposed development, and • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Remediation – including characterisation of the nature and extent of contaminated material, and details of management measures, including justification of remediation criteria and compliance with the <i>Contaminated Land Management Act 1997</i>; • Soil & Water – including surface, stormwater, groundwater, impacts on Newcastle Harbour, emergency procedures and proposed processes for erosion and sediment control; • Air Quality – including dust emissions and greenhouse gas generation; • Traffic and Transportation– including details of traffic volumes likely to be generated during the remediation and procedures for transporting any hazardous material leaving the site; • Hazards - including consideration of the proposal against the relevant provisions of <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>; • Noise; • Odour; • Flora and Fauna; and • Heritage.

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 should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular you should consult with; • Department of Environment and Conservation; • Department of Natural Resources; • Newcastle City Council; and • Hunter Water. The consultation process and the issues raised should be described in the EA.
Deemed Refusal Period	60 days

State Government technical and policy guidelines

Aspect	Policy /Methodology
Air Quality	- Assessment and management of odour from stationary sources in NSW (DEC); - Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC); - Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC);
Biodiversity	- Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Planning) - Policy and Guidelines Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
Noise	- NSW Industrial Noise Policy (DEC); - Environmental Criteria for Road Traffic Noise (DEC); - Environmental Noise Control Manual (DEC);
Soils	- Contaminated Sites: Sampling Design Guidelines (DEC); - Contaminated Sites: Guidelines for the NSW Auditor Scheme (DEC); - Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (DEC);
Waste	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC);
Water	- The NSW State Groundwater Protection Policy (DNR); - Guidance on Design of sampling programs, sampling techniques, preservation and handling of samples (ANZECC, 1998, AS/NZS 5667); - Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (DEC); and - Managing Urban Stormwater: Soils & Construction (Landcom).