

APPENDIX 2

Director-General Requirements

Director-General's Requirements

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

Project	Construction and operation of a marine fuel storage and distribution, and biodiesel production facility.
Site	Greenleaf Road, Kooragang Island
Proponent	Manildra Park Pty Ltd
Date of Issue	22 May 2007
Date of Expiration	22 May 2009
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including the: <ul style="list-style-type: none"> - need for the project; - alternatives considered; and - various components and stages of the project; • consideration of any relevant statutory provisions; • a general overview of the environmental impacts of the project, 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 environmental impacts of the project (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment; and - an assessment of the potential impacts of all components of the project (including the pipework), as well as any cumulative impacts (particularly those impacts associated with other activities on Kooragang Island); • 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 benefits of the project; and • 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	<ul style="list-style-type: none"> • Hazards and Risk – including an assessment of the potential hazards and risks associated with the proposed project. A preliminary risk screening must be completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)</i> and <i>Applying SEPP 33 (DUAP, 1994)</i>, and where necessary, a Preliminary Hazard Analysis (PHA) undertaken; • Water and Soils – including: <ul style="list-style-type: none"> - an assessment of the potential soil, groundwater and surface water impacts including impacts on Newcastle Harbour; - proposed erosion and sediment controls (during construction) and the proposed stormwater management system (during operation); - identification of the potential for spillage of contaminants on the site, the pipeline routes and at the shipping terminal, and proposed mitigation and management measures; and - an assessment of contaminated groundwater and soils, and acid sulfate soils, and proposed mitigation and management measures.

+61 2

	<ul style="list-style-type: none"> • Air Quality – including a comprehensive air quality assessment focusing on dust, odour and vapour (including volatile compounds); • Greenhouse Gas Emissions – a full greenhouse gas assessment (including a quantitative analysis of the Scope 1, 2 and 3 emissions of the project and a qualitative analysis of the impacts of these emissions); • Noise – including construction, operation and traffic; • 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; • Visual – including impacts from the proposed pipelines over the public road network; • Waste Management – including classification of all potential sources of liquid and non-liquid wastes; and • Aboriginal 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	<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"> • Department of Environment and Climate Change; • Department of Water and Energy; • Newcastle Port Corporation; • NSW Maritime; • RTA; and • Newcastle City Council. <p>The consultation process and the issues raised must be described in the EA.</p>
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Hazards and Risk	
	Criteria for Land Use Planning: Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992)
	The storage and handling of flammable and combustible liquids (Standards Australia, 2004, AS 1940-2004)
	Bunding and Spill Management (DEC, 2001)
	Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP, 1997)
	Multi-Level Risk Assessment (DUAP, 1997)
	Hazardous Industry Planning Advisory Paper No. 3 – Environmental Risk Impact Assessment Guidelines (DUAP, 1996)
Soil and Water	
	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Acid Sulfate Soil Manual (ASSMAC, 1998)
	Contaminated Sites: Sampling Design Guidelines (EPA, 1999)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (EPA, 1999)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)
Air Quality	
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2005)
	Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)
Greenhouse Gases	
	AGO Factors and Methods Workbook (Australian Greenhouse Office, 2006)
Noise	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	NSW Industrial Noise Policy (DEC, 1999)
	Environmental Noise Control Manual (DEC)
Traffic & Transport	
	Guide to Traffic Generating Development (RTA, 2002)
	RTAs Road Design Guide (RTA, 1996)
Waste	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC, 1999)
	Waste Avoidance and Resource Recovery Strategy (Resource NSW, 2003)
Aboriginal Heritage	
	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC, 2005)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (DEC, 1997)