



NSW GOVERNMENT
Department of Planning

Major Projects Assessment

Industry

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Mr Scott Hollamby
Environmental Scientist
R.W.Corkery & Co. Pty. Limited
1st Floor, 12 Dangar Road
BROOKLYN NSW 2083

Our ref: S08/01676

Dear Mr Hollamby

**The Orchard Hills Waste Project (MP 09_0074)
Director-General's Requirements**

I refer to your application for the Orchard Hills Waste Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

If the project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274-1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment (EA) for the project. This will enable the Department to determine the:

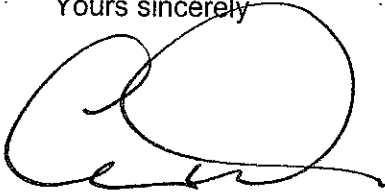
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy or CD-ROM) of the EA that will be required for exhibition purposes.

Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the EA to be hosted on a suitable website during the assessment process.

If you have any enquiries about these requirements, please contact Felicity Greenway on 9228-6338.

Yours sincerely



20.5.09

Chris Wilson
Executive Director
Major Projects Assessment
As delegate for the Director-General

Director-General's Requirements

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

Application Number	09_0074
Project	<p>The Orchard Hills Waste Project, which includes:</p> <ul style="list-style-type: none"> • construction and operation of a waste recycling and re-processing facility and associated infrastructure; • continued clay/shale extraction; • development of a staged waste emplacement non-putrescible landfill; and • staged removal of the existing perimeter bund walls.
Location	Lot 40, DP 738126 at 123-179 Patons Lane, Orchard Hills, Sydney
Proponent	Dellara Pty Ltd
Date of Issue	May 2009
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the past, existing and approved operations on the site, including a copy of all relevant statutory approvals; • a detailed description of the project, including: <ul style="list-style-type: none"> - the need for the project, having particular regard to the requirements in Clause 123 of <i>State Environmental Planning Policy (Infrastructure) 2007</i>; - the alternatives considered, including detailed justification for the preferred alternative (ie. the project); - plans of the proposed building works, both on-site (such as the proposed weighbridges, offices, truck wheel wash and water management structures) and off-site (such as any proposed road upgrade works); - accurate estimates of the quantity and quality of the clay and shale resources on the site that would be extracted during the project; - likely staging of the project identifying milestones for each stage; and - proposed rehabilitation strategy for the site. • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant laws, policies, guidelines, and plans; and - a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project including detailed contingency plans for managing any significant risks to the environment; • a statement of commitments, outlining the proposed environmental management and mitigating measures; • a conclusion justifying the project, taking into consideration: the suitability of the site; the economic, social and environmental impacts of the project as a whole; and whether it is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; and

	<ul style="list-style-type: none"> • a signed statement from the author of the environmental assessment certifying that the information contained in the report is neither false nor misleading.
<p>Key Issues</p>	<ul style="list-style-type: none"> • Noise - including a quantitative assessment of the potential construction, operational and traffic noise impacts of the project, in particular the staged removal of the bund walls. • Traffic and Transport - including: <ul style="list-style-type: none"> - accurate predictions of the traffic volumes likely to be generated during construction and operation; - a detailed assessment of the potential impacts of this traffic on the capacity, efficiency and safety of the surrounding road network, including modelling of the intersections at Luddenham Road/Patons Lane, and Luddenham Road/Mamre Road; - details of any proposed road upgrade works, and the measures that would be implemented to ensure that the relevant road network is appropriately maintained during the life of the project; and - details of the proposed access and parking arrangements on site. • Waste - including: <ul style="list-style-type: none"> - the measures that would be implemented to ensure that the project is consistent with the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>, <i>DECC's Guidelines for Solid Waste Landfills and Composting and Related Organics Processing Facilities</i>; - details of the quantities and classification of waste to be received, processed, recycled, stockpiled and landfilled; - details on the location and size of stockpiles of unprocessed and processed/recycled waste at the premises; and - details on landfill hole design and integrity. • Soil and Water - including: <ul style="list-style-type: none"> - detailed modelling of the potential surface and groundwater impacts of the project paying particular regard to Blaxland Creek and other nearby watercourses and associated riparian corridors; - a site water balance for the project, including a description of the measures that would be implemented to minimise water use on site and any water licensing requirements for the project; - details of the proposed erosion and sediment controls (during construction), the stormwater and leachate management system (during operations), flooding, potential offsite drainage impacts, and water supply and efficiency measures; and - assessment of potential soil and groundwater contamination. • Rehabilitation and Final Landform - including a detailed description (including plans and RLs) of how the site would be progressively rehabilitated and integrated into the surrounding landscape. • Air - including a quantitative assessment of the potential air quality impacts of the project. • Odour - including a quantitative assessment of the potential odour impacts of the project; • Greenhouse Gas - including: <ul style="list-style-type: none"> - a quantitative assessment of the scope 1, 2 and 3 greenhouse gas emissions of the project; - a qualitative assessment of the potential impacts of these emissions on the environment; and - an assessment of all reasonable and feasible measures that could be implemented to minimise the generation of greenhouse gas emissions associated with the project. • Biodiversity - including: <ul style="list-style-type: none"> - an assessment of the potential impacts of the project on threatened species and endangered ecological communities;

	<ul style="list-style-type: none"> - management of breeding/spread of potential horticultural pests; and - details of the proposed measures to enhance biodiversity conservation value of the site including revegetation of riparian corridors. • Heritage - including both Aboriginal and non-Aboriginal. • Visual - including; <ul style="list-style-type: none"> - an assessment of the potential visual impacts of the project on the amenity of the surrounding area, including photomontages from sensitive receivers, with particular attention to the adjoining residential areas; - a detailed description of the measures that would be implemented to minimise the potential visual impacts of the project, including the proposed landscaping to screen the proposed works; and - details of proposed lighting and signage. • Hazards - including; <ul style="list-style-type: none"> - from gases produced by composting and land filling; - from the storage of hazardous materials; - fire risk and management; and - details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials at the site; • Social and economic - including an assessment of the costs and benefits of the project as a whole and whether it would result in a net benefit to the NSW community.
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 and Commonwealth government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Department of Primary Industries; • Department of Water & Energy; • Roads and Traffic Authority; • Penrith City Council; and • Sydney Water.
Deemed Refusal Period	90 days

Guidelines, Policies and Plans

Aspect	Policy /Methodology
Noise	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
	Draft Construction Noise Guideline 2008 (DECC)
Transport	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Waste	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Solid Waste Landfills 1996 (DECC)
	Environmental Guidelines: Composting and Related Organics Processing Facilities (2004)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	State Environmental Planning Policy (Infrastructure) 2007
Soil and Water	Acid Sulfate Soil Manual (ASSMAC)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Rural Land Capability Mapping
	Agricultural Land Classification
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)	
Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)	
National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)	
Managing Urban Stormwater: Treatment Techniques (EPA)	
Managing Urban Stormwater: Source Control. Draft (EPA)	
Managing Urban Stormwater: Soils & Construction (Landcom)	

	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	NSW State Wetlands Management Policy (DWE)
	NSW State Floodplain Management Manual (DWE)
	NSW State Farm Dams Policy (DIPNR)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC)
	NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Murray-Darling Basin Commission. Groundwater Flow Modelling Guideline (Aquaterra Consulting Pty Ltd)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Greenhouse Gas	
	National Greenhouse Accounts (NGA) Factors 2008
	Guidelines for Energy Savings Action Plans (DEUS)
Biodiversity	
	State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
Aboriginal Heritage	
	Part 3A EP&A Act Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2007 (DEC & DoP)
Hazards and Risks	
	State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process

(Standards Australia)

Social & Economic

Draft Economic Evaluation in Environmental Impact Assessment (DOP)

Techniques for Effective Social Impact Assessment: A Practical Guide (Office of Social Policy, NSW Government Social Policy Directorate)
