



Planning

Major Projects Assessment
Mining and Industry
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Mr Jim Brayne
McWilliam's Wines Pty Ltd
PO Box 1
Hanwood NSW 2680

Our Ref: 9041687

Dear Mr Brayne

**Director-General's Requirements
McWilliam's Winery Project
Application Number: 09_0177**

The Department has received your application for the McWilliam's Winery 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.

The Department's preference is for facilities like the McWilliam's Hanwood Winery to operate under one, modern planning approval. Consequently you are encouraged to consider surrendering all existing planning approvals, if the project is approved, and to develop the project with this in mind.

If your proposal 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 your Environmental Assessment 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 Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to 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 Environmental Assessment to be hosted on a suitable website during the exhibition period.

If you have any enquiries about these requirements, please contact Ann-Maree Carruthers on 9228 6550 or ann-maree.carruthers@planning.nsw.gov.au.

Yours sincerely

 29/10/09

David Kitto
Director
Mining and Industry
As delegate for the Director-General

Director-General's Requirements

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

Application Number	09_0177
Project	The McWilliam's Winery Project, which includes: • expansion of the Hanwood Winery processing capacity from 34,000 tonnes to 65,000 tonnes; • establishment of a bottling facility with capacity of 72ML per annum; • installation of a wastewater treatment plant; and • associated infrastructure and facilities.
Location	Jack McWilliam Road
Proponent	McWilliam's Wines Pty Ltd
Date of Issue	29 October 2009
General Requirements	The Environmental Assessment of the project must include: • an executive summary; • a detailed description of the following for the Hanwood Winery: - historical operations; - existing and approved operations/facilities, including any statutory approvals that apply to these operations/facilities; and - the existing environmental management and monitoring regime; • a detailed description of the project, including the: - need for the project; - alternatives considered, including a justification for the proposal on economic, social and environmental grounds; - likely staging of the project; and - plans of any proposed building works; • 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: - 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 from the existing operations together with the proposed operations, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); - a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	• Soil & Water – including: - a site water balance, detailing water sources, water storage structures, water consumption, water recycling, the quantity and quality of waste water streams and the measures that would be implemented on site to minimise the water use of the project; - an assessment of potential groundwater and surface water impacts associated with the storage of water and wastes, and the disposal

	(reuse) of wastes; - details of the suitability of the soil structure to accommodate the application of any solid and/or liquid wastes; - proposed erosion and sediment controls (during construction) and the proposed stormwater management system (during operations); and - soil contamination; • Air Quality – including construction and operation; • Odour; • Waste – including: - estimates of the quantity and nature of the potential waste streams of the project, including details on any solid waste and waste water management systems and waste utilisation area; and - a detailed description of the measures that would be implemented to minimise, reuse, recycle and dispose of any waste produced on site; • Noise & Vibration – including construction, operational and traffic noise and particularly the impact of the proposed development on sensitive receptors; • Transport – including details of access to the site; details of the traffic volumes likely to be generated during construction and operation; an assessment of the predicted impacts of this traffic on the safety and efficiency of the surrounding road network; and car parking requirements. • Visual – including landscaping, design of structures, set-backs, signage and lighting. • Greenhouse Gas – including: - a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the project, and qualitative assessment of the potential impacts of these emissions on the environment; - a detailed description of the measures that would be implemented on site to ensure that the project is energy efficient; and • Flora and Fauna; and • Heritage.
References	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the environmental assessment of the project.
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 the: • Department of Environment, Climate Change and Water; • Office of Water; • Roads and Traffic Authority; • Griffith City Council; and • Murrumbidgee Irrigation. The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.
Deemed refusal period	60 days

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Risk	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Soil and Water	
Soil	State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ) National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ) 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) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) State Water Management Outcomes Plan Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Managing Urban Stormwater: Soils & Construction (Landcom) Managing Urban Stormwater: Treatment Techniques (DECC) Managing Urban Stormwater: Source Control (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) Draft NSW State Groundwater Dependent Ecosystems Policy (2002) Guidelines for Groundwater Protection in Australia (1995) Guidelines for the Assessment and Management of Groundwater Contamination (2007)
Wastewater Reuse	Environmental Guidelines: Use of Effluent by Irrigation (DEC) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC) National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies – Draft for Public Comment (EPHC, NRMMC & AHMC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002 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)
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)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Environmental Guidelines: Waste Classification Guidelines (DECC)
	Environmental Guidelines: Use and Disposal of Biosolid Products (NSW EPA)
Noise	
	Interim Construction Noise Guideline (DECC)
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
Greenhouse Gas	
	Draft Guidelines: Energy and Greenhouse in EIA, NSW Department of Planning, 2002
	The Greenhouse gas Protocol: Corporate Standard, World Council for Sustainable Business Development & World Resources Institute
	National Greenhouse Accounts (NGA) Factors, Australian department of Climate Change, 2008
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Flora and Fauna	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC, 2005)
	NSW Groundwater Dependent Ecosystem Policy (DLWC)
	Draft Threatened Biodiversity Survey and Assessment Guidelines for Developments and Activities (DEC, 2004)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
	Interim Community Consultation Requirements for Applicants (DEC)
<i>Non-Indigenous</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)