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Our ref: S09/00134

Mr Barry Daly
Manager, Access and Capacity Planning
Pacific National (NSW) Pty Ltd
PO Box 12
CONISTON NSW 2500

Dear Mr Daly

Director General's Requirements for the Environmental Assessment of the Proposed Greta Train Support Facility

The Department has received your application for the proposed train support facility at Greta (MP 09_0233).

I have attached a copy of the Director-General's requirements (DGRs) for the environmental assessment of the Project. These requirements have been prepared based on consultation with the relevant government agencies.

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.

I would appreciate it if you could contact the Department at least two weeks before you propose to submit the Environmental Assessment for the Project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

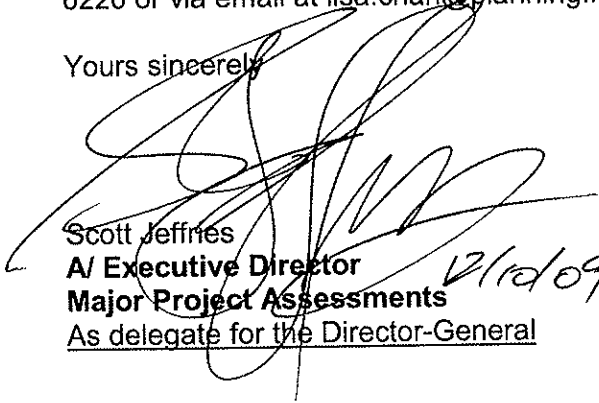
If your proposal includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Environment, Heritage, Water and the Arts to determine if an approval under the EPBC Act is required for your proposal (6274 1111 or

<http://www.environment.gov.au>).

Please note that the Commonwealth Government has accredited the NSW environmental assessment process for assessing impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements will need to be issued.

If you have any enquiries about these requirements, please contact Lisa Chan on (02) 9228 6226 or via email at lisa.chan@planning.nsw.gov.au.

Yours sincerely,



Scott Jeffries
A/ Executive Director
Major Project Assessments
As delegate for the Director-General

12/12/09

Director-General's Requirements

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

Application number	MP09_0233
Project	The construction and operation of a train support facility including maintenance sheds, administration and office facilities, associated roads and services.
Location	Mansfield Street, Greta
Proponent	Pacific National
Date issued	12 October 2009
Expiry date	12 October 2011
General requirements	The Environmental Assessment must include the following: 1. an executive summary. 2. a detailed description of the project including but not limited to: ▪ location, site description and planning context; ▪ project components and design elements (including site layout and responses to site constraints); ▪ construction and operational characteristics; and ▪ identification of project and component staging and timing (if proposed). 3. an assessment of the key issues, with the following aspects addressed for each key issue (where relevant): ▪ describe the existing environment; ▪ assess the potential impacts of the project at both construction and operation stages, in accordance with relevant policies and guidelines. Direct, indirect and cumulative impacts must be considered (including regard to other existing and proposed development and activities in the locality and adjoining the site); ▪ identify how relevant planning, land use and development matters (including relevant strategic and statutory matters), have been considered in the impact assessment and/ or in developing management/ mitigation measures; ▪ describe measures to be implemented to avoid, minimise, manage, mitigate, offset and/or monitor the impacts of the project; and ▪ any residual impacts. 4. a draft Statement of Commitments (SoC), incorporating or otherwise capturing measures to avoid, minimise, manage, mitigate, offset and/or monitor impacts identified in the impact assessment sections of the Environmental Assessment. The SoC must clearly articulate the desired environmental outcome of the commitment. The SoC must be achievable, measurable (with respect to compliance), and time-specific, where relevant. 5. certification by the author of the Environmental Assessment that the information contained in the Assessment is neither false nor misleading.
Key issues	Strategic and Project Justification – describe the strategic need, justification and objectives for the project. Identify alternatives to the preferred project considered and justify the project taking into consideration the objects of the <i>Environmental Planning and Assessment Act 1979</i>, and its consistency with the aims and objectives of relevant State policies (<i>NSW State Plan</i>, <i>State Infrastructure Strategy</i> and the <i>Lower Hunter Regional Strategy</i>) and project objectives. Ecology – including but not limited to: ▪ threatened species, populations, endangered ecological communities and/or critical habitat; ▪ surveys of identified species and habitat including the Lower Hunter Spotted Gum Ironbark Forest; ▪ vegetation clearing (foraging, roosting, nesting, habitat loss and fragmentation), riparian impacts and operational impacts (such as lighting and noise); ▪ surface and groundwater impacts and management; and ▪ taking into account of the <i>Draft Guidelines for Threatened Species Assessment</i> (DEC and DPI, 2005), and <i>Principles for the Use of Biodiversity Offsets in NSW</i> (DECCW, 2008).

	Traffic and Access – including but not limited to: ▪ access to, from and within the site (for all modes and needs); ▪ interaction and integration with existing and planned transport infrastructure and services, including development of the Hunter Expressway and the <i>Hunter Valley (Rail) Corridor Capacity Strategy</i> (ARTC, 2009); ▪ a traffic impact assessment, including a traffic analysis on major/relevant intersections and consideration of existing road constraints, for example bridges; and ▪ taking into account the <i>Guide to Traffic Generating Developments</i> (RTA, 2002). Noise and Vibration – including but not limited to: ▪ noise and vibration from all activities and sources on and off site and impacts to receivers; ▪ the noise assessment must consider the impact from the project in isolation and in a cumulative context with relevant existing and approved development, including development of the Hunter Expressway and the third railway line between Maitland and Minimbah; and ▪ taking into account the <i>NSW Industrial Noise Policy</i> (DECC, 2000), the <i>NSW Environmental Criteria for Road Traffic Noise</i> (EPA, 1999) and <i>Interim Construction Noise Guideline</i> (DECC, 2009). Hazards and Risks – including but not limited to: ▪ consideration of the hazards and risks associated with the use, storage and transportation of dangerous goods consistent with the Department's guideline <i>Applying SEPP 33</i>, and if relevant, a <i>Preliminary Hazard Analysis</i> in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No.6, Guidelines for Hazard Analysis</i>; ▪ assessment of bushfire hazards, including the identification of access and egress from the site and evacuation routes; and ▪ potential risks and impacts associated with mine subsidence. Heritage – including but not limited to: ▪ Indigenous heritage, items and places of significance, natural and landscape values of the site and surrounding area, taking into account the <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> (DEC, 2005); and ▪ Non-Indigenous heritage, including archaeology items and areas of local, state and national heritage significance on the site and within the surrounding area. Soils and Contamination – including but not limited to: ▪ potential land contamination, and where remediation is required, presentation of a Remedial Action Plan; ▪ natural soil constraints, including potential for methane gas and acid sulphate soils; and ▪ taking into account the <i>Managing Land Contamination Guidelines</i> (DUAP, 1998), <i>Guidelines for Consultants Reporting on Contaminated Sites</i> (EPA, 2007), <i>Guidelines for the NSW Site Auditor Scheme</i> (EPA, 1998) and <i>Sampling Design Guidelines</i> (EPA, 1995). Air Quality – including but not limited to: ▪ air pollutants, including an assessment of atmospheric pollutants of concern for local air quality, from fugitive and point sources; ▪ potential odour from exhaust emissions; and ▪ taking into account of the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC, 2005).
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 this additional key environmental impact must be included in the Environmental Assessment.

Consultation	The Environmental Assessment must reflect an appropriate and justified level of consultation with relevant parties during the preparation of the Environmental Assessment, including: ▪ local, State or Commonwealth government authorities including: ○ Department of Environment, Climate Change and Water, including the Office of Water; ○ Department of Industry and Investment; ○ Cessnock City Council; ○ NSW Rural Fire Service; and ○ Mine Subsidence Board. ▪ service and infrastructure providers including: ○ NSW Roads and Traffic Authority; ○ RailCorp; ○ Australian Rail Track Corporation; and ○ Hunter Water. ▪ specialist interest groups including Aboriginal stakeholders; and ▪ the public, including specialist interest groups and affected landowners. The Environmental Assessment must describe the consultation process, document all community consultation undertaken to date and identify the issues raised (including where these have been addressed in the Environmental Assessment).
Deemed Period	Refusal Under clause 8E of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the Proponent's environmental assessment period for the project.

