



Mr Spencer Buchanan
Director, Planning Services
Planning Options Australia Pty Ltd
18 Fury Street
ORAN PARK NSW 2570

Dear Mr Buchanan

**State Significant Development - Director-General's Requirements
Waste Recycling Facility, Padstow (SSD-5167)**

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the Padstow Waste Recycling Facility.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies and Bankstown City Council. Their comments, which you should address appropriately when preparing the EIS, are also attached (see Attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these DGRs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

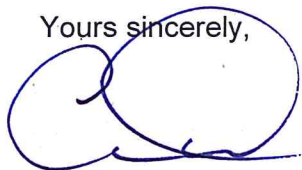
Your proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGR's 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 development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

If you have any enquiries about these requirements, please contact Andrew Hartcher on the details above.

Yours sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line.

13.12.12

Chris Wilson
Executive Director
Major Projects Assessment
As the Director-General's nominee

Director-General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

State Significant Development

Application Number	SSD-5167
Development	<p>The Padstow Recycling Facility which includes:</p> <ul style="list-style-type: none">• the processing of up to 200,000 tonnes of waste per annum comprising general solid waste, building and demolition waste, virgin excavated natural material, excavated natural material, green waste and restricted waste;• ancillary infrastructure such as crushers, loaders, excavators, conveyors and a deck screen; and• supporting infrastructure including a restricted waste processing building, administration building, weighbridge and car parking.
Location	11 Davies Road, Padstow, NSW (Lot 29 DP 804530)
Applicant	Mr Tibby Orden
Date of Issue	December 2012
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none">• detailed description of the development, including:<ul style="list-style-type: none">– need for the proposed development having particular regard to the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>;– justification for the proposed development;– likely staging of the development - including construction, and operational stage/s;– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and– plans of any proposed building works.• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes:<ul style="list-style-type: none">– a description of the existing environment, <u>using sufficient baseline data</u>;– an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes;– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and

	<ul style="list-style-type: none"> • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
<p>Key Issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic Landuse Planning – including: <ul style="list-style-type: none"> - demonstration that the proposal is generally consistent with the aims and objectives of all relevant environmental planning instruments including, but not limited to, the <i>Bankstown Environment Plan 2001</i> (BLEP), <i>Greater Metropolitan Region Environmental Plan No. 2 – Georges River Catchment</i> (GMREP No. 2), the <i>Sydney Central West Subregional Strategy</i> and relevant Development Control Plans (DCPs); - justification for any inconsistency between the proposed development and these plans; - details on the suitability of the site for the proposed development; and - justification for the proposed site layout, considering the flood liability of the site. • Waste Management – including: <ul style="list-style-type: none"> - identify, classify and quantify the likely waste streams that would be handled/stored/disposed of at the facility; - describe how this waste would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues, including current and future offsite waste disposal methods; and - the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>. • Air Quality and Odour – including: <ul style="list-style-type: none"> - a quantitative assessment of the potential air quality (particularly dust) and odour impacts of the development on surrounding receivers, including impacts from construction, operation and transport; and - details of the proposed mitigation, management and monitoring measures. • Noise – including a quantitative assessment of potential: <ul style="list-style-type: none"> - construction, operational and transport noise impacts, including potential impacts on nearby sensitive receivers; and - details of the proposed noise management and monitoring measures.

	<ul style="list-style-type: none"> • Soil & Water – including: <ul style="list-style-type: none"> - a comprehensive flood study, including consideration of flooding impacts, the proposed site layout and any changes in flood behaviour; - an assessment of potential site contamination, salinity and acid sulfate soils; - a detailed water balance for the development outlining the measures that would be implemented to minimise the use of water on site and measures to ensure an adequate and secure water supply is available for the proposal; - wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water; - the proposed erosion and sediment controls during construction; and - the proposed stormwater and leachate management systems. • Traffic and Transport – including: <ul style="list-style-type: none"> - details of key transport routes and traffic types and volumes likely to be generated during construction and operation; - an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network and a description of the measures that would be implemented to upgrade the site access; and - details of site access (including details of management of any site access conflicts), internal roadways, infrastructure works and parking in accordance with the relevant Australian standards. • Biodiversity – including identification of species on-site, and potential direct and indirect impacts on critical habitats, threatened species and populations, ecological communities, vegetation reserves and wetlands (including within Little Salt Pan Reserve and Salt Pan Creek). • Greenhouse Gas – including: <ul style="list-style-type: none"> - a quantitative assessment of the potential scope 1 & 2 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and - a detailed description of the measures that would be implemented on site to ensure that the development is energy efficient. • Hazards – including a Preliminary Hazard Analysis (PHA) of the development and an assessment of the potential fire risks (including bushfire) of the development. • Heritage – including Aboriginal cultural heritage. • Visual – including; <ul style="list-style-type: none"> - an assessment of the potential visual impacts of the development on the amenity of the surrounding area; and - a detailed description of the measures (e.g. landscaping) that would be implemented to minimise the visual impacts of the development. • Cumulative Impacts – particularly in relation to air, noise and traffic associated with other nearby industrial or commercial operations.
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. These documents should be included as part of the EIS rather than as separate documents.</p>

<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or 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"> • Environment Protection Authority; • Office of Environmental and Heritage; • Department of Primary Industries (including the NSW Office of Water); • Roads and Maritime Services; • Bankstown City Council; and • the local community and stakeholders. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p>Further consultation after 2 years</p>	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director-General in relation to the requirements for lodgement.</p>
<p>References</p>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Risk Assessment	<ul style="list-style-type: none"> AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Waste	<ul style="list-style-type: none"> Waste Avoidance and Resource Recovery Strategy 2007 (DECC) Waste Classification Guidelines (DECC) Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA) Environmental guidelines: Composting and Related Organics Processing Facilities (DEC) Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA) Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Air Quality	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)
Noise	<ul style="list-style-type: none"> NSW Industrial Noise Policy (DECC) NSW Road Noise Policy (EPA) Environmental Noise Control Manual (DECC)
Soil and Water	<ul style="list-style-type: none"> 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) Draft Guidelines for the Assessment & Management if Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 –
<i>Soil</i>	

Remediation of Land (DOP)

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)

Surface Water

Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)

State Water Management Outcomes Plan

NSW Government Water Quality and River Flow Environmental Objectives (DECC)

Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

Managing Urban Stormwater: Soils & Construction (Landcom)

Managing Urban Stormwater: Treatment Techniques (DECC)

Managing Urban Stormwater: Source Control (DECC)

Technical Guidelines: Bunding & Spill Management (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

Guidelines for the Assessment and Management of Groundwater Contamination (DECC)

Transport

Guide to Traffic Generating Development (RTA)

Road Design Guide (RTA)

Biodiversity

State Environmental Planning Policy No 44– Koala Habitat Protection (SEPP 44)

Draft Guidelines for Threatened Species Assessment under Part 3A of the *Environmental Planning and Assessment Act 1979* (DEC)

DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007).

Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)

The NSW State Groundwater Dependent Ecosystem Policy (DLWC)

Greenhouse Gas

AGO Factors and Methods Workbook (AGO)

Guidelines for Energy Savings Action Plans (DEUS, 2005)

Hazards

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis

Heritage

<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

ATTACHMENT 2
Agency EIS Requirements
