



Planning & Infrastructure

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Mr Carlo Di Giulio
Willana Associates
PO Box 170
RANDWICK NSW 2031

Dear Mr Di Giulio,

**State Significant Development - Director-General's Requirements
Mamre Road Waste and Resource Management Facility, Kemps Creek (SSD - 5211)**

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the proposed Mamre Road Waste and Resource Management Facility.

These requirements have been prepared in consultation with the relevant government agencies and Penrith City Council (see Attachment 2), and are based on the information you have provided to date. Please note that the Director-General 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.

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. If it is subsequently determined that an approval is required under the EPBC Act, please contact me 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 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 Emma Barnet on the above details.

Yours sincerely,

30.4.12

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

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

State Significant Development

Application Number	SSD - 5211
Development	The establishment of a waste and resource management facility with the capacity to process up to 250,000 tonnes of construction and building waste per annum.
Location	Lot 58 DP 259135, 788-804 Mamre Road, Kemps Creek, Penrith local government area
Applicant	Willana Associates
Date of Issue	April 2012
General Requirements	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>. In addition, the EIS must include a: • detailed description of the site; • detailed description of the development, including: – need for the proposed development; – alternatives considered; – justification for the proposed development taking into consideration its location, any environmental impacts of the development, the suitability of the site and whether the development is in the public interest; – likely staging of the development (including timeframes) - including construction, operational stage/s; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – plans of any proposed building works; and – consideration of all relevant environmental planning instruments and policy documents, including identification and justification of any inconsistencies with these instruments and documents; eg. the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>. • 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: – a description of the existing environment, using sufficient baseline data; – 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; and – 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 – a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.

Key Issues	The EIS must address the following specific issues: • Strategic Land Use Planning – including: - demonstrate that the proposal is generally consistent with the relevant objectives of the <i>Penrith Local Environment Plan 2010</i> (LEP) and the <i>Penrith Development Control Plan 2006</i> (DCP), and justify any inconsistencies between the project and the LEP and DCP; and - demonstrate that the site is suitable for the proposed development. • Waste Management – including: - details of the quantities and classification of waste to be received, processed, recycled and stockpiled; - details on the location and size of stockpiles of unprocessed and processed recycled waste at the site; - identify proposed sources of the waste; - describe how this waste would be received stored and handled on site, and transported to and from the site; 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: - a quantitative assessment of the potential air quality and odour impacts for the development on surrounding landowners and sensitive receptors; - construction and operational impacts, including dust generation from the transport of materials; and - details of the proposed management and monitoring measures. • Greenhouse Gas – including: - a quantitative assessment of the potential scope 1, 2 and 3 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 measure that would be implemented on site to ensure that the development is energy efficient. • Traffic and Transport – including: - details of 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 and/or maintain this network over time; - details of key transport routes, site access, internal roadways, infrastructure works and parking; and - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards. • Soil & Water – including: - 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; - the proposed stormwater management system; and - consideration of the potential groundwater, salinity, contamination, flooding and acid sulfate soil impacts of the development. • Noise – including a quantitative assessment of potential: - construction, operational and transport noise impacts; and - details of the proposed noise management and monitoring measures. • Hazards – including a Preliminary Hazard Analysis (PHA) of the development, and an assessment of the potential fire risks of the development;
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	• Visual – including: - an assessment of the potential visual impacts of the development on the amenity of the surrounding area; and - a detailed description of the measures that would be implemented to minimise the visual impacts of the development, including the design features, landscaping and measures to minimise the lighting and signage impacts of the development.
	• Heritage – including - the potential Aboriginal and non-Aboriginal heritage impacts of the development and any actions that would be taken to avoid or mitigate any impacts; and - community consultation with Aboriginal communities in relation to the impacts. • Socio-Economic – including an assessment of the costs and benefits of the development. • Flora and Fauna - including impacts on critical habitats (including riparian habitat and groundwater dependent ecosystems), threatened species, populations, ecological communities and native vegetation.
Plans and Documents	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.
Consultation	During the preparation of the Environmental Impact Statement, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners. In particular you must consult with the: • Environmental Protection Authority; • Office of Environment and Heritage; • NSW Office of Water; • NSW Roads and Maritime Service; • Penrith Council; and • the local community and stakeholders. 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.
Further consultation after 2 years	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.
References	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.

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	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Waste	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)
Soil and Water	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)
<i>Soil</i>	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	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 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

<i>Groundwater</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	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)
Air Quality	NSW State Groundwater Quantity Management Policy (DLWC) Draft Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
	Protection of the Environment Operations (Clean Air) Regulation 2002
Odour	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)
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Greenhouse Gas	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	AGO Factors and Methods Workbook (AGO)
Transport	Guidelines for Energy Savings Action Plans (DEUS, 2005)
	Guide to Traffic Generating Development (RTA)
Noise	Road Design Guide (RTA)
	NSW Industrial Noise Policy (DECC)
Hazards	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
Visual	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
Heritage	State Environmental Planning Policy No 64 - Advertising and Signage
	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
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)