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Mr Jeffrey Bulfin  
Ironlaw Pty Ltd  
PO Box 426  
Northbridge NSW 1560

Our ref: SSD 13\_5776  
File: 13/05343-1

Dear Mr Bulfin,

**State Significant Development – Director-General’s Requirements  
Bargo Resource Recovery Facility and Transfer Station (SSD 13\_5776)**

I have attached the Director-General’s environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Bargo Resource Recovery 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 Wollondilly Shire Council (Council). Their comments which you should address appropriately in preparing the EIS are 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.

The Department is aware that Council is currently considering an application for a similar proposal on the same subject site. We understand that the proposal being considered by Council is around half the proposed handling capacity of the State Significant Development proposal (SSD 13\_5776).

While the Department has issued these DGRs to you, it does however remain concerned with the variation in handling capacity between the two proposed developments. As such, you will need to ensure that the EIS for SSD 13\_5776 includes clear justification for the proposed scale of the development and its demonstrated market demand.

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 the Commonwealth *Environment Protection and 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 Sustainability, Environment, Water, Population and Communities to

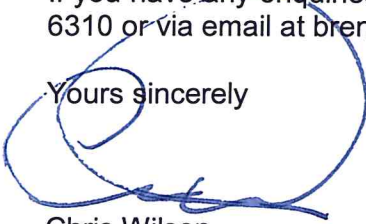
determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the DA and EIS for the development. This will enable the Department to:

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

If you have any enquiries about these requirements, please contact Brendan Liew on (02) 9228 6310 or via email at [brendan.liew@planning.nsw.gov.au](mailto:brendan.liew@planning.nsw.gov.au)

Yours sincerely



8.4.13

Chris Wilson  
**Executive Director**  
**Development Assessment Systems and Approvals**  
as the Director-General's nominee

# Director General's Environmental Assessment Requirements

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

### State Significant Development

<b>Application Number</b>	SSD 13_5776
<b>Development</b>	<p>The Bargo Resource Recovery Facility, which would include:</p> <ul style="list-style-type: none"> <li>• a waste or resource transfer station (WRTS) and resource recovery facility (RRF) that would handle up to 101,000 tonnes per year of putrescible and non-putrescible waste;</li> <li>• an on-site truck depot; and</li> <li>• construction of an unformed section of Anthony Road linking Government Road and Great Southern Road.</li> </ul>
<b>Location</b>	25 Government Road, Bargo (Lot 252 DP 257510)
<b>Applicant</b>	Ironlaw Pty Ltd
<b>Date of Issue</b>	April 2013
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum 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"> <li>• clear description of the existing operations carried out on the site and how the site operates lawfully under the <i>Environmental Planning and Assessment Act 1979</i> including any reliance on use rights and/or planning approvals;</li> <li>• detailed description of the development, including: <ul style="list-style-type: none"> <li>– need for the proposed development;</li> <li>– justification for the proposed development;</li> <li>– likely staging of the development;</li> <li>– the nature and destination of materials to be received and distributed; and</li> <li>– plans of all proposed building works.</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; ie. the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>, <i>Wollondilly Local Environmental Plan 2011</i>, relevant development control plans and section 94 plans;</li> <li>• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;</li> <li>• 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"> <li>– a description of the existing environment, <u>using sufficient baseline data</u>;</li> <li>– 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</li> <li>– 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;</li> </ul> </li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity</p>

	<p>surveyor providing:</p> <ul style="list-style-type: none"> <li>• 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 proposed development, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>• an estimate of the jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<p><b>Key issues</b></p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>– identify, classify and quantify the likely waste streams that would be handled/stored/disposed of at the facility;</li> <li>– describe how this waste would be stored and handled on site, and transported to and from the site;</li> <li>– detail the potential impacts associated with treating, storing, using and disposing of this waste and waste products; and</li> <li>– the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>.</li> </ul> </li> <li>• <b>Traffic and Transport</b> –including: <ul style="list-style-type: none"> <li>– details of all traffic types and volumes likely to be generated;</li> <li>– assessment of predicted impacts on road safety and the capacity of the road network to accommodate the project;</li> <li>– detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards; and</li> <li>– detailed plans of any proposed road upgrades, infrastructure works or new roads required for the development.</li> </ul> </li> <li>• <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>– accurate estimates of any vegetation clearing associated with the project;</li> <li>– a detailed assessment of the potential impacts of the project on any threatened species, populations, endangered ecological communities, groundwater dependent ecosystems or their habitats; and</li> <li>– where impacts cannot be avoided, detailed description of the measures that would be implemented to maintain or improve the biodiversity values of the surrounding region in the medium to long term, including proposed biodiversity offset measures and details of the provision and protection of land for conservation purposes.</li> </ul> </li> <li>• <b>Noise</b> – including: <ul style="list-style-type: none"> <li>– a quantitative assessment of potential construction, operational and transport noise and vibration impacts, including potential impacts on nearby sensitive receivers; and</li> <li>– details and justification of the proposed noise management and monitoring measures.</li> </ul> </li> <li>• <b>Air Quality and Odour</b> – including: <ul style="list-style-type: none"> <li>– a quantitative assessment of the potential air quality and odour impacts of the project in accordance with relevant EPA guidelines;</li> <li>– details of management and monitoring measures for preventing and/or minimising both point and fugitive emissions; and</li> <li>– an assessment of the effectiveness of the proposed air quality and odour control measures.</li> </ul> </li> <li>• <b>Greenhouse Gas</b> – including: <ul style="list-style-type: none"> <li>– a quantitative assessment of the potential scope 1, 2 and 3 greenhouse gas emissions of the project, and a qualitative assessment of the potential impacts of these emissions on the environment; and</li> <li>– a detailed description of the measure that would be implemented on site to ensure that the project is energy efficient.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Soil &amp; Water</b> – including: <ul style="list-style-type: none"> <li>- the proposed erosion and sediment controls during construction;</li> <li>- a site water balance, including a detailed description of the measures to minimise the water use at the site;</li> <li>- wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;</li> <li>- compliance with the rules in any relevant Water Sharing Plan (WSP) and legislation;</li> <li>- the proposed stormwater management system, including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water, and;</li> <li>- consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the project; and</li> <li>- an assessment of the impacts of the project on watercourses and riparian areas, groundwater sources and dependent ecosystems.</li> </ul> </li> <li>• <b>Hazards and risk</b> – including a preliminary risk screening undertaken in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)</i> and <i>Applying SEPP 33 (DoP, 2011)</i>, and if necessary, a Preliminary Hazard Analysis (PHA); and</li> <li>• <b>Visual</b> – including; <ul style="list-style-type: none"> <li>- an assessment of the potential visual impacts of the project on the amenity of the surrounding area; and</li> <li>- a detailed description of the measures that would be implemented to minimise the visual impacts of the project, including the design features, landscaping and measures to minimise the lighting and signage impacts of the project.</li> </ul> </li> </ul>
<b>Plans and Documents</b>	<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>
<b>Consultation</b>	<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 the:</p> <ul style="list-style-type: none"> <li>• Wollondilly Shire Council;</li> <li>• Australian Rail Track Corporation;</li> <li>• Transport NSW;</li> <li>• Environmental Protection Authority;</li> <li>• Office of Environment and Heritage (including the Heritage Branch);</li> <li>• Department of Primary Industries - Crown Lands;</li> <li>• Department of Primary Industries - NSW Office of Water;</li> <li>• NSW Roads and Maritime Service; and</li> <li>• the local community and stakeholders.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<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>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment 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**

<b>Aspect</b>	<b>Policy /Methodology</b>
<b>Waste</b>	<p>Waste Avoidance and Resource Recovery Strategy 2007 (DECC)</p> <p>Waste Classification Guidelines (DECC)</p> <p>Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)</p> <p>Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)</p> <p>Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)</p> <p>Composts, soil conditioners and mulches (Standards Australia, AS 4454)</p>
<b>Transport</b>	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p>
<b>Noise</b>	<p>NSW Industrial Noise Policy (DECC)</p> <p>Environmental Criteria for Road Traffic Noise (NSW EPA)</p> <p>Environmental Noise Control Manual (DECC)</p>
<b>Air Quality</b>	<p>Protection of the Environment Operations (Clean Air) Regulation 2002</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</p>
<b>Odour</b>	<p>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p> <p>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p>
<b>Greenhouse Gas</b>	<p>AGO Factors and Methods Workbook (AGO)</p> <p>Guidelines for Energy Savings Action Plans (DEUS, 2005)</p>
<b>Soil and Water</b>	<p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC &amp; NHMRC)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)</p> <p>Draft Guidelines for the Assessment &amp; Management of Groundwater Contamination (DECC)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p>
<i>Soil</i>	

	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
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
<i>Groundwater</i>	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)
<b>Hazards</b>	
	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
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage

**ATTACHMENT 2**  
**Public Authority Responses to Request for Key Issues**