



Contact: Kerry Hamann  
Phone: (02) 9228 6516  
Fax: (02) 9228 6466  
Email: [kerry.hamann@planning.nsw.gov.au](mailto:kerry.hamann@planning.nsw.gov.au)

Ms Emma McDermott  
Environmental Scientist  
Unwelt (Australia) Pty Ltd  
75 York Street  
Terabla NSW 2284

Dear Ms McDermott

**State Significant Development - Director-General's Requirements  
Tamworth Grain Refinery, Tamworth (SSD 13\_5936)**

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Tamworth Grain Refinery Facility, Goddard Lane, Tamworth.

These requirements are based on the information you have provided to date and have been prepared in consultation with relevant government agencies and Tamworth Regional Council. Their comments, which you should address appropriately in preparing the EIS are also attached (see Attachment 2).

Please note that the Department may alter the DGR's at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within two years of the date of issue of these DGRs. The Department will review the EIS for the project carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

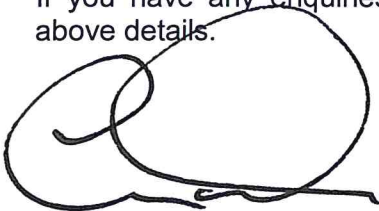
I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community, including key special interest, 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 project may require separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The Department encourages you to confirm whether such an approval will be required as soon as possible. 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 DGRs 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 determine the:

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

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



9.5.13

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_5936
<b>Project</b>	<p>The Tamworth Grain Refinery includes:</p> <ul style="list-style-type: none"> <li>• the construction and operation of a grain refinery with a production capacity of up to 500,000 tonnes per annum of wheat and sorghum;</li> <li>• the production of a range of bran, protein and human food products and liquid alcohols; and</li> <li>• associated infrastructure (ie. drying, glucose and water treatment and energy raising plants, control room, laboratory and an administration building).</li> </ul>
<b>Location</b>	Goddard Lane, Tamworth (Part Lot 2 DP 816346)
<b>Proponent</b>	The Primary Food Company Pty Ltd.
<b>Date of Issue</b>	May 2013
<b>General Requirements</b>	<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 Environmental Planning and Assessment Regulation 2000.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> <li>• detailed description of the site, and existing and approved operations;</li> <li>• detailed description of the development, including: <ul style="list-style-type: none"> <li>– need for the proposed development;</li> <li>– alternatives considered;</li> <li>– 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;</li> <li>– likely staging of the development - including construction, operational stage/s and rehabilitation;</li> <li>– likely interactions between the development, the Glen Artney Industrial Estate, the Tamworth Regional Livestock Exchange (Goddard Lane Saleyards) and other existing, approved and proposed operations in the vicinity of the site;</li> <li>– plans of any 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>State Environmental Planning Policy (State and Regional Development) 2011</i>, <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>; <i>Tamworth Regional Local Environmental Plan 2010</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> </ul> </li> </ul>

	<ul style="list-style-type: none"> <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; and</li> <li>• 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 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 Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>• a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<p><b>Key Issues</b></p>	<ul style="list-style-type: none"> <li>• <b>Traffic</b> – including: <ul style="list-style-type: none"> <li>- details of all traffic types and volumes likely to be generated;</li> <li>- an assessment of the predicted impacts on road safety and the capacity of the road network to accommodate the project, particularly the intersection of Goddard Lane and the Oxley Highway;</li> <li>- an assessment of the potential cumulative traffic impacts from the proposed facility and any other developments existing and/or approved in the area;</li> <li>- details of where any off site infrastructure works are required as a result of traffic impacts; and</li> <li>- detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards.</li> </ul> </li> <li>• <b>Air Quality</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>- an assessment of the potential cumulative air quality impacts from the proposed facility and any other developments existing and/or approved in the area;</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>Hazards and Risk</b> – including: <ul style="list-style-type: none"> <li>- a Preliminary Hazard Analysis (PHA) in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis and Multi-Level Risk Assessment; and</li> <li>- details of fire/emergency measures and procedures.</li> </ul> </li> <li>• <b>Soils and 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>- the wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;</li> <li>- demonstrated 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;</li> <li>- the consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the project; and</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- an assessment of the impacts of the project on watercourses and riparian areas, groundwater sources and dependent ecosystems.</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;</li> <li>- an assessment of the potential cumulative noise impacts from the proposed facility and any other developments existing and/or approved in the area; and</li> <li>- details and justification of the proposed noise management and monitoring measures.</li> </ul> </li> <li>• <b>Visual</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the potential visual impacts of the project, including lighting, 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.</li> </ul> </li> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>- the quantity and type of all liquid and solid waste to be generated at the site and how this waste would be handled, processed and, if necessary, disposed of; and</li> <li>- details of the measures to retain and/or dispose/remove wet distillers grain and solubles from the site and details of contingencies should these option(s) become unavailable.</li> </ul> </li> <li>• <b>Greenhouse Gas</b> - including: <ul style="list-style-type: none"> <li>- a full greenhouse gas assessment (including 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> <li>• <b>Heritage</b> – including the potential Aboriginal and non-Aboriginal heritage impacts of the project.</li> <li>• <b>Biodiversity</b> – including an assessment of any potential impacts on any threatened species, populations, endangered ecological communities, groundwater dependent ecosystems or their habitats in the region.</li> </ul>
<b>Plans and Documents</b>	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.
<b>Consultation</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• Environmental Protection Authority;</li> <li>• NSW Roads and Maritime Service;</li> <li>• Department of Primary Industries, including the NSW Office of Water;</li> <li>• Tamworth Regional Council; and</li> <li>• 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>
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.
<b>References</b>	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
<b>Transport</b>	<ul style="list-style-type: none"> <li>Guide to Traffic Generating Development (RTA)</li> <li>Road Design Guide (RTA)</li> </ul>
<b>Air Quality</b>	<ul style="list-style-type: none"> <li>Protection of the Environment Operations (Clean Air) Regulation 2010</li> <li>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</li> <li>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</li> </ul>
<b>Odour</b>	<ul style="list-style-type: none"> <li>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</li> <li>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</li> </ul>
<b>Hazards</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)</li> <li>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</li> </ul>
<b>Risk Assessment</b>	<ul style="list-style-type: none"> <li>AS/NZS 4360:2004 Risk Management (Standards Australia)</li> <li>HB 203: 203:2006 Environmental Risk Management – Principles &amp; Process (Standards Australia)</li> </ul>
<b>Soil and Water</b>	<ul style="list-style-type: none"> <li>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC &amp; NHMRC)</li> <li>National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)</li> </ul>
<i>Soil</i>	<ul style="list-style-type: none"> <li>Draft Guidelines for the Assessment &amp; Management of Groundwater Contamination (DECC)</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)</li> </ul>
<i>Surface Water</i>	<ul style="list-style-type: none"> <li>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</li> <li>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</li> <li>National Water Quality Management Strategy: Implementation guidelines</li> </ul>

	(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>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
<b>Waste</b>	
	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)
<b>Greenhouse Gas</b>	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Heritage</b>	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)

**ATTACHMENT 2  
Agency Submissions**