



Appendix B

Director- General's Requirements

appendix



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APPENDIX



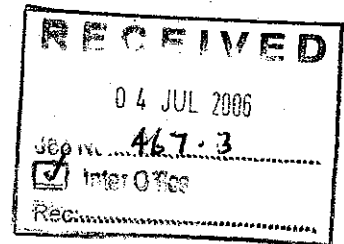
NSW GOVERNMENT
Department of Planning

Major Development Assessment

Contact: Jacqueline Ingham
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Email: Jacqueline.Ingham@planning.nsw.gov.au

Our ref: 9042384
Your ref:

Peter J Ramsay and Associates
Attn: Daniel Woods
Consultant
3/538 Gardeners Road
ALEXANDRIA NSW 2015



Dear Mr Woods

Proposed Waste Chemical Storage and Treatment Facility – Lot 431 DP854814 Christie Street, St Marys - Penrith Local Government Area

The Department has received your application for the proposed waste chemical storage and treatment facility at St Marys (Application Number: 06_0095).

I have attached a copy of the Director-General's requirements (DGRs) for the project. These requirements have been prepared in consultation with relevant government authorities and are based on the information that you have provided to date.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the draft Environmental Assessment for the project to determine the:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if all documents that are subsequently submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

Finally, if your proposal contains 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. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Jacqueline Ingham on 9228 6338.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C. Wilson', written in a cursive style.

25.6.06

Chris Wilson
A/Executive Director
As delegate of the Director-General

Director-General's Requirements

Section 22 of the Environmental Planning and Assessment Act 1979

Project	The construction and operation of a waste chemical storage and treatment facility.
Site	Lot 431 DP854814 Christie Street, St Marys
Proponent	Chemsal Pty Ltd
Date of Issue	21 June 2006
Date of Expiration	21 June 2008
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including the: <ul style="list-style-type: none"> - need for the project; - alternatives considered, including a detailed justification why the proposed warehouse needs to be located on the site; and - various components and stages of the project; • consideration of any relevant statutory provisions; • an overview of all the environmental impacts of the proposal (including an environmental risk analysis) and identification of the key issues for further assessment, taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the environmental risk analysis (see above), which includes: <ul style="list-style-type: none"> - description of the existing environment; - an assessment of the potential impacts of the project, including any cumulative impacts; - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the general costs and benefits of the proposal; • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Waste – including: <ul style="list-style-type: none"> ○ identification of the quantity and nature of all liquid and non-liquid waste that would be handled/stored/disposed of at the facility; ○ a description of how this waste would be handled/stored/disposed of on site, and transported to and from the site; and ○ identification of potential impacts associated with storage re-processing, recycling and transport of this waste. • Hazards – include an appropriate level of hazard and risk analysis, in accordance with <i>Applying Sepp 33, Hazardous Industry Planning Advisory Paper No 6 – Guidelines for Hazard Analysis and Multi-level Risk Assessment</i> (DUAP). • Transport and Access – including details of the traffic 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 an assessment of the parking demand generated by the project. • Soil and Water Quality – including details of proposed erosion and

	<p>sediment controls (during construction), and operational stormwater management system (during operations) and details of flood liability and mitigation measures for the site.</p> <ul style="list-style-type: none"> • Air quality.
References	The Environmental Assessment must take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached list.
Consultation	<p>During the preparation of the Environmental Assessment, you must consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with;</p> <ul style="list-style-type: none"> • Department of Environment and Conservation; • NSW Fire Brigade; and • Penrith City Council. <p>The consultation process and the issues raised should be described in the EA.</p>
Deemed Refusal Period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	<ul style="list-style-type: none"> • <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom); • <i>Guidelines for Fresh and Marine Water Quality</i> (ANZECC); • <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (DEC).
Noise	<ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Environmental Noise Control Manual</i> (DEC).
Air Quality	<ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC);
Traffic	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development and Road Design Guide</i> (RTA); • <i>RTA Road Design Guide</i> (RTA); • relevant Austroad standards.
Waste	<ul style="list-style-type: none"> • <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).
Hazards	<ul style="list-style-type: none"> • <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis</i> (DUAP); • <i>Multi-Level Risk Assessment</i> (DUAP).