



NSW GOVERNMENT  
**Department of Planning**

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Our ref: 9042593

Mr Ian Malouf  
Light Horse Business Centre  
PO Box 1040  
MASCOT NSW 1460

Dear Mr Malouf

**Director-General's Requirements  
Eastern Creek Waste Project  
Project Application 06\_0139**

The Department has reviewed the revised description for your proposed Eastern Creek Waste Project.

I have attached a copy of the Director-General's requirements for the revised project. These requirements have been prepared in consultation with relevant government agencies, and are based on the information that you have provided to date. I have also attached a copy of the government agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

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. The Commonwealth Government has accredited the NSW environmental assessment process, so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary requirements may need to be issued.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

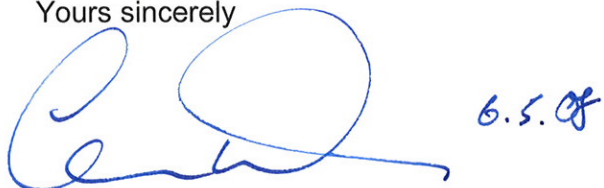
- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website during the exhibition period.

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

Yours sincerely



Chris Wilson  
**Executive Director**  
**as delegate for the Director-General**

# Director-General's Requirements

## Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Project</b>	The development of a Class 2 landfill, waste recycling facility, and a range of associated infrastructure at Eastern Creek.
<b>Site</b>	Off Old Wallgrove Road, Eastern Creek
<b>Proponent</b>	Light Horse Business Centre
<b>Date of Issue</b>	6 May 2008
<b>Date of Expiration</b>	6 May 2010
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project, including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered;</li> <li>– plans for any proposed building works, including the proposed design of the landfill and its associated leachate and gas management systems; and</li> <li>– various stages of the project;</li> </ul> </li> <li>• consideration of the project against any relevant statutory provisions, including whether it is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>• a general overview of the environmental impacts of the project, identifying the key issues for further assessment</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment;</li> <li>– an assessment of the potential impacts of the project, including any cumulative impacts with neighbouring facilities; and</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> </ul> </li> <li>• a Statement of Commitments, outlining the proposed environmental management, mitigation and monitoring measures;</li> <li>• a conclusion justifying the project, taking into consideration the costs and benefits of the project and the suitability of the site;</li> <li>• a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Strategic planning</b> – demonstrate that the proposal is generally consistent with the <i>Eastern Creek Precinct Plan (Stage 3)</i>, and justify any inconsistencies between the project and the precinct plan;</li> <li>• <b>Planning agreement/developer contributions</b> – review the project against any existing, draft, or likely requirements for the provision of regional and local infrastructure in the Western Sydney Employment Hub, and in consultation with the Roads and Traffic Authority, Blacktown City Council and any relevant service providers; describe what contributions would be made towards the provision of this infrastructure; and justify these contributions.</li> <li>• <b>Waste management</b> – describe what measures would be implemented to control the inputs and outputs of the facility; and demonstrate that all reasonable and feasible measures would be implemented to maximise</li> </ul>

	<p>resource recovery from the waste stream;</p> <ul style="list-style-type: none"> <li>• <b>Odour &amp; air quality;</b></li> <li>• <b>Greenhouse Gas and Energy</b> – calculate the Scope 1 &amp; 2 emissions of the project, and describe what measures would be implemented to ensure the proposed operations on site are energy efficient;</li> <li>• <b>Noise</b> – including construction, operation and traffic noise;</li> <li>• <b>Soil and water</b> – including: <ul style="list-style-type: none"> <li>- a rigorous assessment of the potential impacts of the project on surface and ground water resources;</li> <li>- a detailed water balance for the project, outlining the measures that would be implemented to minimise water use on site during construction and operations;</li> <li>- the proposed erosion and sediment controls during construction;</li> <li>- the proposed stormwater and leachate management systems during operations;</li> <li>- the identification of suitable cover material for the operations, and the proposed arrangements for stockpiling and using this material;</li> <li>- consideration of any potential drainage, flooding, soil contamination, and salinity impacts;</li> </ul> </li> <li>• <b>Traffic and transport</b> - including details of the traffic volumes likely to be generated during construction and operations; an assessment of the predicted impacts of this traffic on the safety and performance of the surrounding road network, and in particular the Old Wallgrove Road/ Wallgrove Road intersection; an assessment of the potential parking demand of the project; and detailed plans of the proposed layout of the internal road network and any parking on site in accordance with the relevant Australian standards;</li> <li>• <b>Visual</b> – demonstrate that all reasonable and feasible measures have been implemented on site to minimise the visual impacts of the project on the residential area to the north of the site as well as the other sites in the Eastern Creek area that are likely to be redeveloped in the next few years;</li> <li>• <b>Flora and Fauna</b> – particularly on any threatened species, populations, or ecological communities and their habitats;</li> <li>• <b>Hazards and risks</b> – particularly in relation to fire management;</li> <li>• <b>Heritage</b> – including both Aboriginal and non-Aboriginal; and</li> <li>• <b>Rehabilitation and Final Land Form</b> - including a justification for the proposed final land form taking into consideration the strategic land use planning objectives for the area; and a detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape; the measures that would be put in place to ensure sufficient financial resources are available to implement the proposed rehabilitation measures, and the ongoing management of the site following the cessation of landfilling activities.</li> </ul>
<b>References</b>	<p>The Environmental Assessment should 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.</p>
<b>Consultation</b>	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local and State government authorities, service providers, community groups, affected landowners and any affected Commonwealth government authorities. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Climate Change;</li> <li>• Department of Water and Energy;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• Sydney Water; and</li> <li>• Blacktown City Council;</li> </ul> <p>The consultation process and the issues raised must be described in the</p>

	Environmental Assessment.
<b>Deemed refusal period</b>	60 days



## State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
<b>Waste</b>	<p>Environmental Guidelines: Solid Waste Landfills (NSW EPA)</p> <p>Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC)</p> <p>Waste Avoidance and Resource Recovery Strategy 2007 (DECC)</p>
<b>Odour &amp; Air Quality</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> <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>Greenhouse Gas and Energy</b>	<p>National Greenhouse Accounts (NGA) Factors (Department of Climate Change, 2008)</p> <p>Guidelines for Energy Savings Action Plans (DEUS)</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>Soil and Waters</b>	
<i>Water Quality</i>	<p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (DECC)</p> <p>Bunding and Spill Management (EPA)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECC)</p>
<i>Groundwater</i>	<p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)</p> <p>Groundwater Flow Modelling Guideline (Murray-Darling Basin Commission)</p> <p>Groundwater Quality Sampling Guidelines (Murray-Darling Basin Commission)</p> <p>NSW State Groundwater Policy Framework Document (DLWC)</p> <p>NSW State Groundwater Quality Protection Policy (DLWC)</p> <p>Draft NSW State Groundwater Quantity Management Policy (DLWC)</p>
<i>Erosion &amp; Sediment Control</i>	<p>Managing Urban Stormwater: Soils &amp; Construction (Landcom)</p>
<i>Stormwater</i>	<p>Managing Urban Stormwater: Strategic Framework. Draft (DECC)</p> <p>Managing Urban Stormwater: Council Handbook. Draft (DECC)</p> <p>Managing Urban Stormwater: Treatment Techniques (DECC)</p>

	Managing Urban Stormwater: Source Control. Draft (DECC)
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Salinity</i>	NSW Salinity Strategy
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
<i>Soil Contamination</i>	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
<b>Flora and Fauna</b>	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DECC)
	Threatened Species Assessment Guidelines: The Assessment of Significance (DECC)
<b>Aboriginal Heritage</b>	
	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC)