



Contact: Chris Ritchie  
Phone: (02) 9228 6431  
Fax: (02) 9228 6466  
Email: [chris.ritchie@dipnr.nsw.gov.au](mailto:chris.ritchie@dipnr.nsw.gov.au)

Mr Darryl Anderson  
Darryl Anderson Consulting P/L  
Suite 7, Corporate House  
8 Corporation Circuit  
TWEED HEADS SOUTH NSW 2486

Our ref: 9035992  
Your ref:

Dear Mr Anderson

**Proposed Tumbulgum Turf Farm, Tweed Local Government Area**

I refer to your correspondence of 8 September 2005, with which you seek adoption of the Director-General's requirements for the preparation of an Environmental Impact Statement for the above proposal as Environmental Assessment requirements under Part 3A of the *Environmental Planning and Assessment Act 1979*.

Pursuant to clause 8J(1) of the *Environmental Planning and Assessment Regulation 2000*, the Director-General hereby adopts the requirements issued on 6 January 2005, as Environmental Assessment Requirements under section 75F(2) of the Act. These requirements have been recast to include administrative matters under Part 3A of the Act, and are attached.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

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

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

You should keep the contact officer for this project, Chris Ritchie ((02) 9228 6431, [chris.ritchie@dipnr.nsw.gov.au](mailto:chris.ritchie@dipnr.nsw.gov.au)), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

Yolande Stone  
**Deputy Director-General**  
As delegate for the Director-General

**TURF FARM, TWEED VALLEY WAY, TUMBULGUM**

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	Conversion of 20 hectares of agricultural land currently used for cane farming for the purpose of turf farming including a water storage facility, machinery shed and the use of treated effluent irrigation water sourced from the adjacent Tumbulgum Sewage Treatment Facility.
<b>Site</b>	Lot 1 DP 783886 Tweed Shire local government area
<b>Proponent</b>	WM & JK Hibbard
<b>Date of Issue</b>	12 January 2006
<b>Date of Expiration</b>	12 January 2008
<b>General Requirements</b>	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal, including construction, operation, and staging;</li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below;</li> <li>• justification for undertaking the project with consideration of the benefits and impacts of the proposal;</li> <li>• a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and</li> <li>• certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Surface and ground water quality impacts</b> - the Environmental Assessment must include an assessment of these impacts associated with the proposal, such as from the use of fertilisers, herbicides or pesticides, potential presence or disturbance of acid sulfate soils, sedimentation and stormwater runoff and flood occurrences, particularly on any nearby watercourses such as the Tweed River. This assessment should also include the identification of any measures to capture, treat and manage contaminated runoff generated during the proposed operations.</li> <li>• <b>Soil Quality Impacts</b> - particularly with regards to previous land uses and capacity of the site to undertake the operation and associated application of fertilisers, herbicides or pesticides.</li> <li>• <b>Air Quality Impacts</b> - the Environmental Assessment must include an assessment of the air quality impacts of the project, prepared in accordance with the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2001), <i>Assessment and Management of Odour from Stationary Sources in NSW</i> (EPA, 2001) and <i>Technical Notes: Draft Policy: Assessment and Management of Odour from Stationary Sources in NSW</i> (EPA, 2001). This assessment must specifically focus on odour emissions and spray drift from applications of fertilisers, herbicides or pesticides and associated potential impacts on any surrounding sensitive receptors.</li> <li>• <b>Fauna and flora impacts</b> - the Environmental Assessment must include an assessment of the flora and fauna impacts of the project including terrestrial, marine and aquatic species, critical habitats, threatened species, populations or ecological communities, or their habitats.</li> <li>• <b>Waste management impacts</b> - the Environmental Assessment must address waste management, particularly with regards to how effluent would be applied to land and methods to consider the reduction, reuse and recycling of the waste. Consideration must also be given to the storage and any treatment of the effluent and any infrastructure required in this regard.</li> <li>• <b>Noise impacts</b> - the Environmental Assessment must address noise impacts, particularly with regards to potential impacts on surrounding sensitive receptors.</li> </ul>

	<p>This assessment must be undertaken in accordance with the DEC's <i>Industrial Noise Policy</i>, <i>Environmental Noise Control Manual</i> and <i>Environmental Criteria for Road Traffic Noise</i>. Measures to minimise any potential impacts should also be provided in this assessment.</p> <ul style="list-style-type: none"> <li>• <b>Traffic Impacts</b> the Environmental Assessment must include consideration of the potential traffic impacts on the surrounding road network, including on road safety and road efficiency.</li> <li>• <b>Aboriginal cultural heritage</b> the Environmental Assessment must include an assessment of Aboriginal cultural heritage issues.</li> </ul>
<b>Consultation Requirements</b>	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> <li>• NSW Department of Environment and Conservation;</li> <li>• NSW Department of Natural Resources;</li> <li>• Tweed Shire Council;</li> <li>• Department of Primary Industries,</li> <li>• Roads and Traffic Authority,</li> <li>• Department of Lands (Crown Road issues) and</li> <li>• the local community.</li> </ul> <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
<b>Deemed refusal period</b>	<p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 60 days from the end of the proponent's environmental assessment period for the project.</p>