



NSW GOVERNMENT  
**Department of Planning**

**Manufacturing & Rural Industries  
Major Development Assessment**  
Phone: (02) 9228 6495  
Fax: (02) 9228 6466  
Email: [megan.webb@planning.nsw.gov.au](mailto:megan.webb@planning.nsw.gov.au)  
Level 4 Western Gallery  
23-33 Bridge Street  
GPO Box 39  
SYDNEY NSW 2001

Mr Martin Boyle  
Acting Manager  
Civilake  
Box 1906  
Hunter Regional Mail Centre NSW 2310

Dear Mr Boyle

**Director-General's Requirements  
Civilake Construction & Green Waste Recycling Project  
Project Application 08\_0079**

The Department has received your application for the Civilake Construction & Green Waste Recycling Project.

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

Please note that the Director-General may subsequently alter these requirements.

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 me immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two 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 Megan Webb.

Yours sincerely



Chris Wilson  
**Executive Director**  
**Major Project Assessment**  
As delegate for the Director-General



# Director-General's Requirements

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

<b>Application number</b>	08_0079
<b>Project</b>	The development of a construction and green waste recycling facility and associated infrastructure.
<b>Location</b>	Lots 42, 43, 53 and 54 Racecourse Road, Teralba
<b>Proponent</b>	Lake Macquarie City Council, trading as Civilake
<b>Date of Issue</b>	6 May 2008
<b>Date of Expiration</b>	6 May 2010
<b>General Requirements</b>	<p>The Environmental Assessment 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>– engineering and/or architectural plans for the proposed building works; and</li> <li>– various components and 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 all 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 environmental impacts of the project (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;</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 for the project;</li> <li>• a conclusion justifying the project, taking into consideration the cost and benefits of the project and the suitability of the site; and</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>Development Controls</b>– demonstrate that the proposal is generally consistent with the <i>Lake Macquarie Development Control Plans</i>, and justify any inconsistencies between the project and the DCP;</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 resource recovery from the waste stream;</li> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>– the proposed erosion and sediment controls during construction;</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 acid sulfate soils, salinity, soil contamination and flooding impacts of the proposal.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Flora and Fauna</b> – including any threatened species, populations and ecological communities; the aquatic ecosystems, especially in the surrounding wetlands; and any native vegetation.</li> <li>• <b>Odour &amp; Air Quality;</b></li> <li>• <b>Noise</b> – including construction, operational and traffic noise;</li> <li>• <b>Traffic and Transport</b> – including: <ul style="list-style-type: none"> <li>– a detailed traffic impact study of the project on the safety and performance of the surrounding road network, and a description of the measures that would be implemented to upgrade and/or maintain this network over time;</li> <li>– an assessment of the potential parking demand of the project; 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>Greenhouse Gas and Energy</b> – calculate the scope 1 and 2 emissions of the project, and describe what measures would be implemented to ensure the operations on site are energy efficient;</li> <li>• <b>Hazards and Risk</b> – including a Preliminary Hazard Analysis (PHA) of the project, and an assessment of the potential bushfire risks of the project.</li> <li>• <b>Visual Impacts</b> – including landscaping, the design and articulation of any buildings (scale, height and bulk), lighting, any signage; impacts on views and any measures to mitigate impacts; and</li> <li>• <b>Heritage.</b></li> </ul>
<b>References</b>		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.
<b>Consultation</b>		<p>During the preparation of the Environmental Assessment, you should 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 the:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Climate Change;</li> <li>• Department of Water and Energy;</li> <li>• Roads and Traffic Authority; and</li> <li>• Rural Fire Service.</li> </ul> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
<b>Deemed period</b>	<b>refusal</b>	60 days

## State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
<b>Waste</b>	
	Environmental Guidelines: Solid Waste Landfills (NSW EPA)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC)
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
<b>Soil and Water</b>	
<i>Erosion &amp; Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (DECC)
	Managing Urban Stormwater: Council Handbook. Draft (DECC)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control. Draft (DECC)
<i>Flooding</i>	Floodplain Management Manual (DWE)
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Salinity</i>	NSW Salinity Strategy (DWE)
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DECC)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECC)
<i>Wastewater Reuse</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	Interim NSW Guidelines for Management of Private Recycled Water Schemes (DWE)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Groundwater Flow Modelling Guideline (Murray-Darling Basin Commission)
	Groundwater Quality Sampling Guidelines (Murray-Darling Basin Commission)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	Draft NSW State Groundwater Quantity Management Policy (DLWC)
<i>Wetlands</i>	The NSW Wetlands Management Policy (DLWC)
<i>Contamination</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)

<b>Flora and Fauna</b>	<p>Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DECC)</p> <p>Threatened Species Assessment Guidelines - The Assessment of Significance (DECC).</p>
<b>Odour &amp; 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 (DECC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)</p> <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>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>Traffic and Transport</b>	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p>
<b>Greenhouse Gas and Energy</b>	<p>National Greenhouse Accounts (NGA) Factors</p> <p>Guidelines for Energy Savings Action Plans (DEUS)</p>
<b>Hazards &amp; Risks</b>	<p>Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)</p> <p>Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): <i>Guidelines for Hazardous Analysis</i>, (DUAP)</p> <p>Multi-Level Risk Assessment (DUAP)</p> <p>Planning for Bush Fire Protection (NSW Rural Fire Service)</p>
<b>Visual</b>	<p>Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)</p>
<b>Heritage</b>	<p>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)</p>