



NSW GOVERNMENT
Department of Planning

**Major Development Assessment
Manufacturing and Rural Industries**
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Mr Robert Symington
Manager Planning
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Our Ref: R97/00029

Dear Mr Symington

**Director-General's Requirements
Lucas Height AWT Project
Application Number 08_0163**

The Department has received your application for the Lucas Heights AWT 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 agencies, and are based on the information you have provided to date. I have also attached a copy of the 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 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:

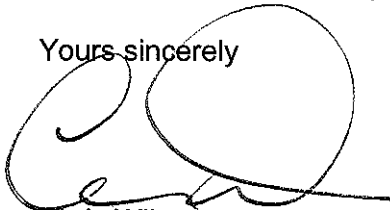
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

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 on 9228 6495 or megan.webb@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a large circular mark.

22.F-CP

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*

Application Number	08_0163
Project	The Lucas Heights AWT Project, which includes development of an Alternative Waster Technology Facility with a capacity of 100,000 tonnes per annum and associated infrastructure.
Location	Lucas Heights Waste and Recycling Centre, New Illawarra Road, Lucas Heights
Proponent	WSN Environmental Solutions Pty Ltd
Date of Issue	August 2008
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the following within the Lucas Heights Waste and Recycling Centre and any associated areas: <ul style="list-style-type: none"> - historical operations/activities on the site; - existing and approved operations/facilities, including any statutory approvals that apply to these operations and facilities; and - existing environmental management and monitoring regime; • a detailed description of the project, including the: <ul style="list-style-type: none"> - need for the project; - alternatives considered, including a justification for the proposed AWT and waste minimisation strategy on economic, social and environmental grounds; - likely staging of the project; and - plans of any proposed building works; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant statutory provisions, technical or policy guidelines (see below); - a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning & Assessment Act 1979</i>; • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Waste Management – including: <ul style="list-style-type: none"> - identify, classify and quantify the likely waste streams that would be handled/stored/disposed of at the facility; - describe how this waste would be stored and handled on site, and transported to and from the site; - describe the AWT technology and outputs, and the quality control measures that would be implemented;

	<ul style="list-style-type: none"> - describe the strategic role of the project in the context of the broader waste management strategies; and - detail the potential impacts associated with treating, storing, using and disposing of this waste and waste products; • Soil & Water – including: <ul style="list-style-type: none"> - a detailed water balance for the project, outlining the measures that would be implemented to minimise the use of water on site; - wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water; - the proposed erosion and sediment controls during construction; - the proposed stormwater management system; and - consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the project; • Odour; • Traffic and Transport – including: <ul style="list-style-type: none"> - 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; - an assessment of the potential parking demand of the project; and - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards. • Greenhouse Gas – including: <ul style="list-style-type: none"> - a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the project, and qualitative assessment of the potential impacts of these emissions on the environment; and - a detailed description of the measures that would be implemented on site to ensure that the project is energy efficient; • Biodiversity – including: <ul style="list-style-type: none"> - an accurate estimates of any vegetation clearing associated with the project; and - a detailed assessment of the potential impacts of the project on any threatened species, populations, ecological communities or their habitats; • Hazards – including a Preliminary Hazard Analysis (PHA) of the project, and an assessment of the potential fire risks of the project; • Air Quality; • Noise – including construction, operation and traffic noise; • Social & Economic; • Heritage – including the potential Aboriginal and non-Aboriginal heritage impacts of the project; and • Visual.
References	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.
Consultation	<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"> • Department of Environment and Climate Change; • Department of Water and Energy; • Roads and Traffic Authority; • Department of Environment, Water, Heritage and the Arts (Commonwealth); and • Sutherland Shire Council. <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

Technical and Policy Guidelines

Aspect	Policy /Methodology
Risk Assessment	<p>AS/NZS 4360:2004 Risk Management (Standards Australia)</p> <p>HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)</p>
Waste	<p>Waste Avoidance and Resource Recovery Strategy 2007 (DECC)</p> <p>Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)</p> <p>Environmental guidelines: Composting and related organics processing facilities (DEC)</p> <p>Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)</p> <p>Composts, soil conditioners and mulches (Standards Australia, AS 4454)</p>
Soil and Water	
<i>Soil</i>	<p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)</p> <p>Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)</p> <p>NSW Salinity Strategy (DLWC)</p>
<i>Surface Water</i>	<p>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)</p> <p>State Water Management Outcomes Plan</p> <p>NSW Government Water Quality and River Flow Environmental Objectives (DECC)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)</p> <p>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</p> <p>Managing Urban Stormwater: Soils & Construction (Landcom)</p> <p>Managing Urban Stormwater: Treatment Techniques (DECC)</p> <p>Managing Urban Stormwater: Source Control (DECC)</p> <p>A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)</p> <p>Technical Guidelines: Bunding & Spill Management (DECC)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC)</p> <p>Environmental Guidelines: Use of Effluent by Irrigation</p>

<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
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Biodiversity	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	NSW Groundwater Dependent Ecosystem Policy (DLWC)
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 - Guide to implementation in NSW (DoP)
	Environment Protection and Biodiversity Conservation Regulations 2000 (Schedule 4)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Social & Economic	
	Draft Economic Evaluation in Environmental Impact Assessment (DOP)
	Techniques for Effective Social Impact Assessment: A Practical Guide (Office of Social Policy, NSW Government Social Policy Directorate)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Visual	

