



NSW GOVERNMENT
Department of Planning

Contact: Keiran Thomas
Phone: (02) 9228 6325
Fax: (02) 9228 6366
Email: keiran.p.thomas@planning.nsw.gov.au

Mr Mark Attiwill
Project Director
Canberra Investment Corporation
GPO Box 3199
CANBERRA ACT 2601

Our ref: S08/01819

Dear Mr Attiwill

**Proposed Googong Water Cycle Project, Queanbeyan Local Government Area
(Application Reference: 08_0236)**

The Department has received your major project application for the proposed Googong Water Cycle Project. I note that you are seeking Concept Approval for the entire project and Project Approval for Stage 1.

I have attached a copy of the Director-General's requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared following the Planning Focus Meeting held on 11 December 2008 and in consultation with the relevant government agencies.

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.

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

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

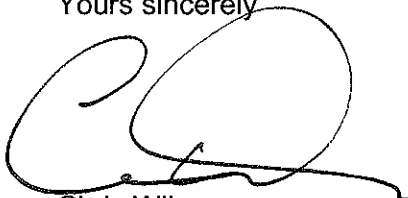
Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the Proponent to revise the Environmental Assessment to address the matters notified to the Proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If your project includes 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 and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Heritage, Water and the Arts to determine if an approval under the EPBC Act is required for your project (6274 1111 or <http://www.environment.gov.au>).

Please note that the Commonwealth Government has accredited the NSW environmental assessment process for assessing impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements will need to be issued.

If you have any enquiries about these requirements, please contact Mr Keiran Thomas, Environmental Planning Officer, Major Infrastructure Assessments on 02 9228 6325 or via email (keiran.p.thomas@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'CW', with a long horizontal flourish extending to the right.

12.1.09

Chris Wilson

Executive Director

Major Project Assessments

as delegate of the Director-General

Director-General's Requirements

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

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| Application number | 08_0236 |
| Project | <p>Concept Plan Application for the Googong Water Cycle Project, including:</p> <ul style="list-style-type: none"> ▪ a water recycling plant; ▪ reservoirs for recycled and potable water; ▪ pumping stations for wastewater, recycled water and potable water; and ▪ reticulation systems for wastewater, recycled water and potable water. <p>Project Application for Stage 1 of the above project, including:</p> <ul style="list-style-type: none"> ▪ Stage 1 of the water recycling plant; ▪ Stage 1 reservoirs for recycled and potable water; ▪ Stage 1 pumping stations for wastewater, recycled water and potable water; and ▪ Stage 1 reticulation systems for wastewater, recycled water and potable water. |
| Location | Approximately eight kilometres south of the Queanbeyan town centre, on the Old Cooma Road. |
| Proponent | Canberra Investment Corporation Limited |
| Date issued | 12 January 2009 |
| Expiry date | 12 January 2011 |
| General requirements | <p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of Stage 1 of the project, including construction, operation, and staging. Sufficient information must be provided on the remaining stages to enable a clear understanding of these components; • consideration of any relevant statutory provisions including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • an assessment of the key issues outlined below, during construction, operation and decommissioning (as relevant). Sufficient information on all aspects of the Concept Plan must be presented to demonstrate that the cumulative impacts of the development as a whole are acceptable and justified; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; • a conclusion justifying the project taking into consideration the environmental, social and economic impacts of the project, the suitability of the site, and the public interest; and ▪ certification by the author of the EA that the information contained in the EA is neither false nor misleading. |
| Key issues | <p>The EA must include assessment of the following key issues:</p> <ul style="list-style-type: none"> ▪ Strategic and Project Justification – the EA shall clearly outline the strategic context of the project, having regard to existing and future urban development of the Sydney-Canberra corridor area and its relationship to the Sydney-Canberra Corridor Regional Strategy. The EA must describe the need for and objectives of the project; its relationship with urban development plans for the area; alternatives considered (including an assessment of the environmental costs and benefits of the project relative to alternatives) and provide justification for the preferred project taking into consideration the objects of the <i>Environmental Planning and Assessment Act 1979</i>. ▪ Water Quality and Hydrology – the EA shall include an assessment of water quality impacts arising from the construction and operation of the project. With respect to construction, risks associated with laying pipelines, including across watercourses, erosion and sedimentation controls and management of any discharges from the project to prevent impacts to nearby watercourses must be addressed. With respect to operation, details of the disinfection systems and the quality of the recycled water must be provided. Details on the proposed use(s) of the recycled water and how this will be managed, particularly with respect to |

runoff into waterways and the need for buffer zones, must be provided. Details on the impacts and management of wastewater and infrastructure must be provided, including impacts from discharges from the recycled water plant (both wastewater and surplus treated water). Where relevant, wet weather effluent storage requirements, the location of infrastructure within riparian areas and details of any dry and wet weather sewage overflows must be provided. These details must include the predicted frequency of overflows and contingency measures to minimise infiltration. Consideration must also be given to water cycle management plans for the area.

- **Human Health** – the EA shall address the human health impacts arising from the application of recycled water and discharges of wastewater and recycled water. The assessment must be undertaken in accordance with the *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks* (NRMMC, EPHC & AHMC, 2006).
- **Soils and Groundwater** – the EA shall include consideration of existing soil conditions, the suitability and sustainability of long-term recycled water application, including measures to avoid soil degradation and inappropriate nutrient loading. An assessment of groundwater impacts must be provided, focussing specifically on the potential for accessions to groundwater of recycled water and salinity/sodicity impacts. Consideration must also be given to the impact of trenching and other underground work on groundwater and subsurface flows.
- **Flora and Fauna** - the EA shall include a flora and fauna impact assessment taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat and any relevant recovery plan in accordance with the DECC's *Guidelines for Threatened Species Assessment* (2005). This assessment shall justify the need for clearing any vegetation and/ or habitat features and include an evaluation of potential impacts on waterways, aquatic ecosystems or riparian zones, including any instream stormwater basins, potential for weed infestation, impacts to fish passage, and the provision of any compensatory habitat/ biodiversity offsets.
- **Indigenous and Non-indigenous Cultural Heritage Impacts** – the EA shall include an assessment of indigenous and non-indigenous cultural heritage values that may be impacted by the project with details on subsurface archaeological investigations undertaken for potential archaeological deposits. The assessment must address the information and consultation requirements of the draft *Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation* (DECC, 2005).
- **Traffic and Transport** – the EA shall include an assessment of impacts to the local and regional road network and intersections, including direct impacts from any traffic rerouting and any access restrictions to property. This assessment must include details on the nature/mode of traffic generated from the construction and operation of the project, transport routes and traffic volumes. Consideration must also be given to the impact of the project in the context of any other major construction traffic likely to be utilising the same roads during the construction of the project.
- **Waste Generation and Management** – the EA shall detail the likely waste quantities and qualities generated during the construction (including spoil generation) and operation of the project. Specific focus must be placed on potential contamination of soils, and on sludges, solids and aqueous wastes produced through the operation of the project. Details of appropriate waste management and disposal options for those materials must be provided. The assessment must take into consideration the DECC's *Waste Classification Guidelines* (2008).
- **Air Quality** – the EA shall include an assessment of the air quality impacts associated with the project prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (DEC, 2005), *Assessment and Management of Odour from Stationary Sources in NSW* (DEC, 2001) and *Technical Notes: Draft Policy: Assessment and Management of Odour from Stationary Sources in NSW* (DEC, 2001). This assessment must consider any potential impacts on nearby sensitive receptors, including future residential

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| | <p>receptors associated with the Googong urban development area.</p> <ul style="list-style-type: none"> ▪ Noise and Vibration – the EA shall include an assessment of noise and vibration impacts during construction and operation and in the context of planned urban development in the area. Construction traffic noise must also be addressed. The assessment must take into account the following guidelines, as relevant: <i>Environmental Noise Control Manual</i> (EPA, 1994), <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999), <i>Industrial Noise Policy</i> (EPA, 2000) and <i>Assessing Vibration: A Technical Guideline</i> (DECC, 2006). ▪ Hazards and Risk – the EA shall include an assessment of the hazards and risk associated with the project including details of hazardous materials used or kept on the premises during the construction and operation phases. The assessment must refer to the Department's Guideline <i>Applying SEPP 33</i> (DUAP, 1994). If relevant, a <i>Preliminary Hazard Analysis</i> in accordance with the Department's Hazardous Industry Planning Advisory Paper No.6, <i>Guidelines for Hazard Analysis</i> must be included as part of the EA. ▪ Visual Amenity – the EA shall include an assessment of the impact of the project on visual amenity, particularly highly visible structures such as the proposed reservoirs. This assessment must include any proposed mitigation measures for visual amenity. ▪ Environmental Risk Analysis – notwithstanding the above key assessment requirements, the EA shall include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of this additional key environmental impact must be included in EA. |
| Consultation | <p>You should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the EA, including:</p> <ul style="list-style-type: none"> ▪ Queanbeyan City Council; ▪ Palerang Council; ▪ NSW Department of Health; ▪ NSW Department of Water and Energy; ▪ NSW Department of Environment and Climate Change; ▪ NSW Department of Primary Industries; ▪ NSW Roads and Traffic Authority; ▪ Department of Environment, Water, Heritage and the Arts; ▪ ACT Territory and Municipal Services; ▪ Murrumbidgee Catchment Management Authority; ▪ affected regional utility providers; ▪ specialist interest groups, including local Aboriginal land councils; and ▪ the local community, including affected landowners. <p>The EA must describe the consultation process, document all community consultation undertaken to date and identify the issues raised (including where these have been addressed in the EA).</p> |
| Deemed refusal period | 60 days |