



## Planning

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Ms Elise Crameri  
Associate Planner  
APP Corporation Pty Ltd  
Level 7, 116 Miller Street  
North Sydney NSW 2060

Dear Ms Crameri,

**State Significant Development - Director-General's Requirements  
Marsden Park Resource Recovery Facility, Blacktown (SSD - 5277)**

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the Marsden Park Resource Recovery Facility.

These requirements are based on the information you have provided to date and have been prepared in consultation with relevant government agencies and the affected council. Their comments, which you should address appropriately in preparing the EIS are also attached (see Attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within two years of the date of issue of these DGRs. The Department will review the EIS for the project carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community, including key special interest, is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

Your project may require separate approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The Department encourages you to confirm whether such an approval will be required as soon as possible. If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGRs may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the development application and EIS for your project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

If you have any enquiries about these requirements, please contact Christine Chapman on 9228 6537 or [christine.chapman@planning.nsw.gov.au](mailto:christine.chapman@planning.nsw.gov.au)

Yours sincerely

14 May 2012

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

# Director General's Environmental Assessment Requirements

## Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

### State Significant Development

<b>Application Number</b>	SSD 5277
<b>Project</b>	<p>The Marsden Park Resource Recovery Facility (RRF) project, which would include:</p> <ul style="list-style-type: none"> <li>▪ a resource recovery facility (RRF) that would receive and process up to 360,000 tonnes per year of non-putrescible waste and would be designed to produce a range of recyclable material including plastics, paper, wood and metal from the feedstock currently being landfilled;</li> <li>▪ construction of up to three buildings/recycling sheds (100m length x 50m wide x 12m height) in line with market demand; and</li> <li>▪ use of existing infrastructure (weighbridge and vehicle access road) associated with the landfill operations.</li> </ul>
<b>Location</b>	920 Richmond Road, Blacktown Lot 32, 33, 34, 47, 291 in DP 262886 and Lot 292 DP 1076555
<b>Proponent</b>	Blacktown Waste Services Pty Ltd
<b>Date of Issue</b>	May 2012
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> <li>• detailed description of the development, including: <ul style="list-style-type: none"> <li>– need for the proposed development having particular regard to the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>, <i>DECC's Guidelines for Solid Waste Landfills and Composting and Related Organics Processing Facilities</i>;</li> <li>– alternatives considered;</li> <li>– justification for the proposed development taking into consideration its location, any environmental impacts of the development, the suitability of the site and whether the development is in the public interest;</li> <li>– likely staging of the development - including construction, operational stage/s and rehabilitation;</li> <li>– likely interactions between the development and existing, approved and proposed mining operations in the vicinity of the site;</li> <li>– plans of any proposed building works;</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li> <li>• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;</li> <li>• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and</li> <li>– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and</li> </ul> </li> <li>• consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul>

<p><b>Key Issues</b></p>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>• <b>Strategic Landuse Planning</b> – <ul style="list-style-type: none"> <li>- demonstrate that the proposal is generally consistent with the relevant objectives of <i>State Environmental Planning Policy (Sydney Regional Growth Centres) 2006</i>, the <i>Marsden Park Industrial Precinct Plan</i>, the <i>Blacktown Local Environment Plan 1988 (LEP)</i> and the <i>Blacktown City Council Growth Centre Precincts Development Control Plan 2009 (DCP)</i>, and justify any inconsistencies between the proposed development and these plans; and</li> <li>- demonstrate that the site is suitable for the proposed development.</li> </ul> </li> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>- identify, classify and quantify the likely waste streams that would be handled/stored/disposed of at the facility;</li> <li>- describe how this waste would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues, including current and future offsite waste disposal methods; and</li> <li>- the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>.</li> </ul> </li> <li>• <b>Air Quality and Odour</b> – including: <ul style="list-style-type: none"> <li>- a quantitative assessment of the potential air quality and odour impacts of the project and the effectiveness of the proposed air quality / odour control measures;</li> <li>- construction and operational impacts, including dust generation from the transport of materials and stockpiles; and</li> <li>- details of the proposed management and monitoring measures.</li> </ul> </li> <li>• <b>Traffic and Transport</b> – a traffic study including: <ul style="list-style-type: none"> <li>- accurate predictions of the traffic volumes likely to be generated during construction and operation; including changes to traffic operations as a result of the closure of the existing landfill;</li> <li>- an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network, including modelling of key intersections, including the proposed upgrade and widening of Richmond Road between Bells Creek and Vine Street West, and the current improvements works to the Garfield Road West and Richmond Road intersection; and</li> <li>- details of the proposed access and parking arrangements on site.</li> </ul> </li> <li>• <b>Noise</b> – including a quantitative assessment of potential: <ul style="list-style-type: none"> <li>- construction, operational and transport noise impacts, including potential impacts on nearby receivers; and</li> <li>- details of the proposed noise management and monitoring measures.</li> </ul> </li> <li>• <b>Soil &amp; Water</b> – including: <ul style="list-style-type: none"> <li>- a detailed water balance for the Project, outlining the measures that would be implemented to minimise the use of water on site;</li> <li>- wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water, with regard to cross contamination of wastewater from the project's different components;</li> <li>- the proposed erosion and sediment controls during construction and operation, including controls to reduce the amount of sediment being tracked onto Richmond Road;</li> <li>- the proposed stormwater management system and its consistency with the stormwater requirements of the North West Growth Centres DCP; and</li> <li>- consideration of the potential salinity, contamination, groundwater, flooding and acid sulfate soil impacts of the Project.</li> </ul> </li> <li>• <b>Greenhouse Gas</b> – including: <ul style="list-style-type: none"> <li>- a quantitative assessment of the potential scope 1, 2 and 3 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and</li> <li>- a detailed description of the measure that would be implemented on site to ensure that the development is energy efficient.</li> </ul> </li> </ul>
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<b>Other Issues</b>	<ul style="list-style-type: none"> <li>• <b>Heritage</b> – including the potential Aboriginal and non-Aboriginal heritage impacts of the project.</li> <li>• <b>Hazards</b> – including a Preliminary Hazard Analysis (PHA) of the Project, and an assessment of the potential fire risks of the project;</li> <li>• <b>Visual</b> – including; <ul style="list-style-type: none"> <li>- an assessment of the potential visual impacts of the project on the amenity of the surrounding area; and</li> <li>- a detailed description of the measures that would be implemented to minimise the visual impacts of the Project.</li> </ul> </li> <li>• <b>Flora and Fauna</b> – including an assessment of the potential impacts of the project on threatened species and endangered ecological communities.</li> <li>• <b>Socio-Economic</b> – including a comprehensive assessment of the economic and social impacts of the Project, demonstrating that it would have a net benefit for the community, paying particular attention to the potential impacts of the Project on waste minimisation and resource recovery in the region.</li> </ul>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . These documents should be included as part of the EIS rather than as separate documents.
<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>• Blacktown City Council;</li> <li>• Commonwealth Department of Sustainability, Environment, Water, Population and Communities;</li> <li>• Office of Environment and Heritage (including the Heritage Branch);</li> <li>• Environment Protection Authority;</li> <li>• NSW Office of Water;</li> <li>• Transport for NSW (including Roads and Maritime Services); and</li> <li>• the local community and stakeholders.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director-General in relation to the requirements for lodgement.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

## ATTACHMENT 1

### Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

## Technical and Policy Guidelines

Aspect	Policy /Methodology
<b>Risk Assessment</b>	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
<b>Air Quality</b>	
	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)
<b>Odour</b>	
	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)
<b>Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Soil and Water</b>	
	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)
<i>Soil</i>	Draft Guidelines for the Assessment & Management if Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)

	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Blacktown City Council, Engineering Guide for Development 2005 (as amended)
	Blacktown Development Control Plan 2006 Part R WSUD and Integrated Water Cycle Management
<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
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
<b>Greenhouse Gas</b>	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
<b>Heritage</b>	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC) 2005
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
<b>Hazards</b>	
	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
<b>Biodiversity</b>	
	State Environmental Planning Policy No 44– Koala Habitat Protection (SEPP 44)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007).

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Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)

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The NSW State Groundwater Dependent Ecosystem Policy (DLWC)

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**Visual**

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Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

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State Environmental Planning Policy No 64 - Advertising and Signage

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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Growth Centres Development Code

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**Social &  
Economic**

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Draft Economic Evaluation in Environmental Impact Assessment (DOP)

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Techniques for Effective Social Impact Assessment: A Practical Guide (Office of Social Policy, NSW Government Social Policy Directorate)

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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Growth Centres Development Code

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**ATTACHMENT 2**  
**Agency Input into Key Assessment Issues**