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Our Ref: 12/13547

Mr Keith Blackmore  
HDB Town Planning and Design Pty Ltd  
PO Box 40  
MAITLAND NSW 2320

Dear Mr Blackmore

**State Significant Development - Director-General's Requirements  
Hunter Industrial Ecology Park, Weston (SSD - 5448)**

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the proposed Hunter Industrial Ecology Park Project.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies and Cessnock City Council. Their comments, which you should address appropriately when 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 development within two years of the date of issue of these DGRs. The Department will review the EIS for the development 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 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 proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). 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 DGR's 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 development. 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 Emma Barnet on the above details.

Yours sincerely,

3.12.12

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 - 5448
<b>Development</b>	<p>The staged development of a waste resource management hub involving:</p> <ul style="list-style-type: none"><li>• Concept proposal for the waste resource management hub, including site layout, activities, and building envelopes.</li><li>• Stage 1 including:<ul style="list-style-type: none"><li>- a waste to energy plant;</li><li>- a materials recovery facility with the capacity to process up to 150,000 tonnes of waste per annum;</li><li>- a community drop off centre;</li><li>- an administration centre that includes a testing laboratory, research centre, café/kiosk and an education centre;</li><li>- up to 5 industrial units;</li><li>- a 23 lot Community Title subdivision; and</li><li>- associated infrastructure and services.</li></ul></li></ul>
<b>Location</b>	Lots 2, 3 and 4 DP 1128108, Part Lots 796 and 797 DP 39877 Cessnock local government area
<b>Applicant</b>	Industrial Ecology Australia
<b>Date of Issue</b>	November 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 site;</li><li>• detailed description of the development, including:<ul style="list-style-type: none"><li>- need for the proposed development;</li><li>- alternatives considered;</li><li>- justification for the proposed development with consideration of the Development objectives, alternatives, benefits and 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 timeframes) - including construction and operational stages;</li><li>- likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and</li><li>- plans of any proposed building works.</li></ul></li><li>• consideration of all relevant environmental planning instruments and policy documents, including identification and justification of any inconsistencies with these instruments and documents; eg. the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>;</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</li></ul></li></ul>

	<p>data;</p> <ul style="list-style-type: none"> <li>- an assessment of the potential impacts of all stages of the development, <u>including any cumulative impacts</u>, 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.</li> </ul> <ul style="list-style-type: none"> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> <li>• a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>- a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul> </li> </ul>
<b>Key Issues</b>	<p>The EIS must address the following specific issues that relates to the Concept Proposal and Stage 1 works:</p> <ul style="list-style-type: none"> <li>• <b>Strategic Land Use Planning</b> – including: <ul style="list-style-type: none"> <li>- demonstrate that the proposal is generally consistent with the relevant objectives of the <i>Cessnock Local Environmental Plan 2011</i> and justify any inconsistencies; 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 and disposed of at the facility;</li> <li>- procedures for the management of solid, liquid and gaseous waste streams;</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;</li> <li>- describe the procedures that would be implemented to control the inputs to the waste to energy generation plant, including contingency measures that would be implemented if inappropriate materials are identified;</li> <li>- identify proposed sources of the waste;</li> <li>- details on the location and size of stockpiles of unprocessed and processed recycled waste at the site;</li> <li>- demonstrate that waste used as a feedstock in the waste to energy plant would be the residual from a resource recovery process that maximises the recovery of material in accordance with EPA Guidelines issued from time to time;</li> <li>- demonstrate any waste material (e.g. biochar) produced from the waste to energy plant for land application is fit-for-purpose and poses minimal risk of harm to the environment in order to meet the requirements for consideration of a resource recovery exemption by the EPA under Clause 51A of the <i>Protection of the Environment Operations (Waste) Regulation 2005</i>; and</li> <li>- identify 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 for the development on surrounding landowners and sensitive receptors;</li> </ul> </li> </ul>

- construction and operational impacts, including dust generation from the transport of materials;
- details of any pollution control measures for fugitive and point source emissions;
- demonstrate how the waste to energy plant would be operated in accordance with best practice measures to manage toxic air emissions with consideration of the European Union's *Waste Incineration Directive 2000*;
- an examination of best practice management measures for the mitigation of toxic air emissions;
- details of the proposed technology and a demonstration that it is technically fit for purpose; and
- details of the proposed management and monitoring measures.
- **Soil & Water** – including:
  - a detailed water balance for the development outlining the measures that would be implemented to minimise the use of water on site and measures to ensure an adequate and secure water supply is available for the proposal;
  - wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;
  - the proposed erosion and sediment controls to be implemented during construction;
  - the proposed stormwater management system;
  - consideration of the *Water Sharing Plan for the Hunter Unregulated and Alluvial Water Sources 2009*;
  - an assessment of the potential impact of the development on Swamp Creek, its on-site tributaries and riparian areas; and
  - consideration of the potential groundwater, salinity, contamination, flooding (including consideration of climate change) and acid sulfate soil impacts of the development.
- **Noise** – including:
  - a quantitative assessment of the predicted noise impacts resulting from all phases and components of the project, such as construction operation and traffic noise;
  - identification of noise sensitive locations and baseline conditions based on monitoring results;
  - an assessment of cumulative noise impacts; and
  - details of noise mitigation, monitoring and management measures proposed for the project. This must include an assessment of the feasibility, effectiveness and reliability of proposed measures and any residual impacts after these measures have been implemented.
- **Flora and Fauna** – including:
  - details of the quantity and type of any vegetation to be cleared;
  - an assessment of impacts (direct or indirect) on threatened species, populations, ecological communities and their habitat, critical habitat (including riparian habitat) and native vegetation generally; and
  - proposed measures to avoid, mitigate or offset any significant impacts.
- **Traffic and Transport** – including:
  - details of traffic types and volumes likely to be generated during construction and operation;
  - an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network and a description of the measures that would be implemented to upgrade and/or maintain this network over time;
  - details of key transport routes, site access, internal roadways, infrastructure works and parking; and
  - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards.
- **Site Layout and Design** – including:
  - details of subdivision of the site, including site coverage, lot sizes and positioning of lots;

	<ul style="list-style-type: none"> <li>- details of how the proposed layout and development of the project would be undertaken to minimise potential impacts on nearby sensitive receivers; and</li> <li>- details of a development control plan that includes controls for, but not limited to, building heights and design, setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; and outline and justify any inconsistencies with existing precinct plans or other DCPs that apply to the area.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Visual</b> - including: <ul style="list-style-type: none"> <li>- a detailed description (including photomontages) of the measures to be implemented to: <ul style="list-style-type: none"> <li>o ensure the project has a high design quality and is well presented;</li> <li>o manage the bulk and scale of the buildings;</li> <li>o minimise the visual impact of the project, particularly from any nearby residential properties; and</li> </ul> </li> </ul> </li> <li>• a detailed landscaping, lighting, and signage strategy for the whole site.</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 measures that would be implemented on site to ensure that the development is energy efficient.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Heritage</b> - including Aboriginal and non-Aboriginal heritage impacts; and</li> <li>• <b>Bushfire.</b></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 Impact Statement, 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>• Environmental Protection Authority;</li> <li>• Cessnock City Council;</li> <li>• Office of Environment and Heritage;</li> <li>• NSW Office of Water;</li> <li>• NSW Roads and Maritime Service;</li> <li>• Rural Fire Service; 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.