

Director-General's Requirements

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

Project	The proposed remediation of the former Newcastle Gasworks, Hamilton North
Site	33 Clyde Street, Hamilton North, Lot 1 DP 79057 and Lot 270 DP 812689
Proponent	Australian Gas Light Company
Date of Issue	8 February 2007
Date of Expiration	8 February 2009
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including the: <ul style="list-style-type: none"> – need for the project; – alternatives considered; and – various components and stages of the project; • consideration of any relevant statutory provisions; • an overview of all the environmental impacts of the proposal, identifying the key issues for further assessment and taking into consideration any issues raised during consultation; • an assessment of the key issues specified below and any other significant issues identified in the general overview of the environmental impacts of the proposal (see above); • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the proposed development, and • a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Remedial Action Plan – including: <ul style="list-style-type: none"> ○ description of the outcomes of any previous contamination investigations; ○ characterisation of the nature and extent of contaminated material; ○ details of the proposed remediation process, including equipment to be used; ○ details of proposed remediation management measures and justification for why the remediation management measures will succeed; ○ details of proposed future management measures that would be implemented to prevent the remediated land from becoming re-contaminated; ○ outline of the proposed goals and criteria for the remediation works (including justification of the remediation criteria); ○ a detailed site validation plan; ○ details of compliance with the <i>Contaminated Land Management Act 1997</i>. • Groundwater – including: <ul style="list-style-type: none"> ○ details of the location, depth, quality and direction of groundwater movement; ○ provide an accurate description of the extent of any existing groundwater contamination and detail how this contamination will be managed; ○ outline the proposed activities that may intercept or impact on groundwater; ○ an assessment of the potential impact of contamination on any groundwater users and nearby watercourses such as Styx Creek, Throsby Creek and the Hunter Estuary; ○ measures to be implemented to protect groundwater from

	<p>contamination, including details of contingency measures that would be implemented should impacts occur;</p> <ul style="list-style-type: none"> ○ details of a groundwater monitoring program. • Soil & Water – including an erosion and sediment control plan for the proposed remediation works to minimise runoff of contaminated material; and detailed plans of the stormwater management scheme that would be installed on site; • Air Quality – including point source and fugitive emissions, dust emissions, odour, chemicals and greenhouse gas emissions; • Human Health Assessment - including an assessment of the potential risks to human health, proposed mitigation measures and procedures for addressing potential impacts; • Noise – including construction and traffic; • Construction Management Plan – describing the measures that would be implemented to minimise the visual, heritage and traffic impacts during remediation works; monitor the performance of these measures; and handle any complaints about the proposed remediation works; and • Landscape Plan – showing the proposed final landform of the site and the landscaping that would be implemented following the proposed remediation works.
References	The Environmental Assessment must 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.
Consultation	<p>During the preparation of the Environmental Assessment, you must 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;</p> <ul style="list-style-type: none"> • Newcastle City Council; • Department of Environment and Conservation; and • Department of Natural Resources. <p>The consultation process and the issues raised should be described in the EA.</p>
Deemed Refusal Period	60 days

State Government technical and policy guidelines

Aspect	Policy/Methodology
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulations 2002
	Assessment and Management of Odour from Stationary Sources in NSW <i>Draft</i>
	Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW
Contamination of Land	
	Contaminated Land Management Act 1997
	Environmentally Hazardous Chemicals Act 1985
	Best Practice in Contaminated Sites (Commonwealth DEH 1999, ISBN 0 642 546460)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (NHMRC 1992)
	Toxicity Assessment for Carcinogenic Soil Contaminants (NHMRC 1999)
	Guidelines for Consultants Reporting on Contaminated Sites (EPA 1997)
Human Health	
	Environmental Health Risk Assessment – Guidelines for Assessing Human Health Risk from Environmental Hazards (Department of Health and Aging, 2004)
	Guideline B4: Health Risk Assessment of Contaminated Sites in the National Environment Protection Measure for the Assessment of Contaminated Sites (National Environment Protection Council, 1999)
Noise	
	NSW Industrial Noise Policy (EPA 1999)
Soils	
	Contaminated Sites: Sampling Design Guidelines (EPA 1999)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (EPA 1999)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (EPA 1999)
Waste	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste
	Asbestos Waste: Managed in Accordance with Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005
	Alternative Fuels: Guidance Note: Assessment of Non-Standard Fuels (DEC 2005)
	Specification for Supply of Recycled Material for Pavements, Earthworks & Drainage (Resource NSW 2003)
	Environmental Guidelines for Industrial Waste Landfilling (EPA 1998) <i>Draft</i>
	Environmental Guidelines: Solid Waste Landfills (EPA 1996)
Water	
	The NSW State Groundwater Protection Policy (DLWC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (DEC March 2004)

Guidance on Design of sampling programs, sampling techniques, preservation and handling of samples. (ANZECC, 1998, AS/NZS 5667)
Managing Urban Stormwater: Soils & Construction (Landcom 2004)
National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ & ANZECC 1995)
Contaminated Sites: Draft Guidelines for the Assessment and Management of Groundwater Contamination (DEC 2004)