



NSW GOVERNMENT
Department of Planning

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Mr Skip Fernandes
Caltex Refineries (NSW) Pty Ltd
Locked Bag 2000
Taren Point NSW 2229

Our ref: S07/00821

Dear Mr Fernandes

**Director General's Requirements
Kurnell Refinery - Caltex Office Relocation Project
Project Application No.: 07_0082**

The Department has received your application for the Kurnell Refinery – Caltex Office Relocation Project in Sutherland local government area.

I have attached a copy of the Director-General's requirements (DGRs) for the project. These requirements have been prepared in consultation with relevant government authorities and are based on the information that you have provided to date. I have attached a copy of the government authorities' comments for your information.

Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, 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 additional 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 the Environment and Water Resources in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if your proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any 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.

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 to determine:

- the fees applicable to the application (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation, 2000*);
- whether the proposal requires an approval under the EPBC Act and any obligations under that Act;
- the consultation and public exhibition arrangements that will apply; and
- the number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

As you may know, the Department will review the Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, I would appreciate it if the documents submitted to the Department are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

If you have any enquiries about these requirements, please contact Deana Burn on 02 9228 6471.

Yours sincerely



Yolande Stone

A/Executive Director

As delegate of the Director-General

3/8/07

Director-General's Requirements

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

Application Number	07_0082
Project	Relocation of existing offices for non-operational staff, which includes construction of 'North' and 'South' Villages, including office buildings, car parking and associated infrastructure.
Site	2 Solander Street, Kurnell in the Sutherland local government area
Proponent	Caltex Refineries (NSW) Pty Limited
Date of Issue	25 July 2007
Date of Expiration	25 July 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; • a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment and taking into consideration any issues raised during consultation; • a detailed 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), which includes: <ul style="list-style-type: none"> – a description of the existing environment; – an assessment of the potential impacts of the project, including any cumulative impacts; – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying why the site is suitable for the proposed development, and why the project should be approved; • 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"> • Hazards and Risks – including consideration of hazards and risks from existing facilities on employees associated with the project; and the hazards and risks from any future hazardous and offensive development within the facility; • Contamination – consideration of the proposal against the relevant provisions of the <i>Contaminated Land Management Act, 1997</i>; • Building Design – including consideration of the height, bulk and scale of the proposed buildings, water and energy requirements and opportunities for incorporating efficiency measures; • Flora and Fauna - including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region; • Transport Impacts – including details of traffic volumes generated by the project, an assessment of the capacity and performance of roads and intersections and safety of the proposed transport route/s and site accesses;

	<ul style="list-style-type: none"> • Soil and Water – including the proposed erosion and sediment controls during construction and the proposed stormwater and wastewater management systems for operation; • Air Quality – consideration of dust generated by construction; • Noise Impacts – including construction and traffic noise; • Visual Amenity – including lighting impacts and methods to integrate the buildings into the surrounds; • Waste Management – including measures to minimise waste generated during construction and operation; • Heritage - including impacts on Aboriginal cultural heritage.
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 should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups, affected landowners. The consultation process and the issues raised must be described in the Environmental Assessment.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • NSW Roads and Traffic Authority; • NSW Fire Brigades; and • Sutherland Shire Council. <p>The consultation process and the issues raised must be described in the EA.</p>
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Hazards	
	Applying SEPP 33: Hazardous and Offensive Development Application Guidelines (DUAP, 1997)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP, 1997)
	Multi-Level Risk Assessment (DUAP, 1997)
Contamination	
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Lighting	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
Flora and Fauna	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
Traffic and Transport	
	Guide to Traffic Generating Development (RTA, 2002)
	RTAs Road Design Guide (RTA, 1996)
Soil and Water	
<i>Construction</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DECC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)
Noise	
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Environmental Noise Control Manual (DEC, 1994)
Waste	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Waste Avoidance and Resource Recovery Strategy (Resource NSW, 2003)
Heritage	

Aspect	Policy /Methodology
	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation, (DEC, 2005)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (DEC, 1997)