



NSW GOVERNMENT
Department of Planning

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Our ref: 9041164-1

Mr Craig Norman
Honeysuckle Development Corporation
PO Box 813
Newcastle NSW 2300

Dear Mr Norman

**Director General's Requirements
Fig Tree Park Stage 2 Remediation, Wickham**

The Department has received your application for the proposed remediation of Fig Tree Park Stage 2 at Wickham (Application Number: 05_0124).

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 also 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.

I would appreciate it if you would contact the Department at least 2 weeks before you propose to submit the draft Environmental Assessment for the project to determine the:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

As you may know, the Department will review the draft 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, the Department would appreciate it if all documents that are subsequently 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.

Finally, if your proposal contains 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 Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Environment and Heritage in Canberra (02 6274 1111 or <http://www.deh.gov.au>).

If you have any enquiries about these requirements, please contact Brad Deane on 02 9228 6465.

Yours sincerely

A handwritten signature in blue ink that reads "Yolande Stone". The signature is fluid and cursive.

Yolande Stone

A/Executive Director

As delegate of the Director-General

13/7/06

Director-General's Requirements

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

Project	The proposed remediation of Fig Tree Park Stage 2 utilising cap and contain methodology to prepare the site for public use as a recreational parkland
Site	Hannell Street, Wickham, Part Lot 105 DP 1015391
Proponent	Honeysuckle Development Corporation
Date of Issue	13 July 2006
Date of Expiration	13 July 2008
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; • 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 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"> • Remediation – including characterisation of the nature and extent of contaminated material, and details of management measures, including justification of remediation criteria and compliance with the <i>Contaminated Land Management Act 1997</i>; • Soil & Water – including surface, stormwater, groundwater, impacts on Newcastle Harbour, emergency procedures and proposed processes for erosion and sediment control; • Air Quality – including dust emissions and greenhouse gas generation; • Traffic and Transportation– including details of traffic volumes likely to be generated during the remediation and procedures for transporting any hazardous material leaving the site; • Hazards - including consideration of the proposal against the relevant provisions of <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>; • Noise; • Odour; • Flora and Fauna; and • 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 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"> • Department of Environment and Conservation; • Department of Natural Resources; • Newcastle City Council; and • Hunter Water. <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	
	Assessment and management of odour from stationary sources in NSW (DEC, 2001) <i>Draft</i>
Dust	Best Practice in Dust Control (Commonwealth DEH, 1998, ISBN 0 642 54570 7)
Modelling and Assessment	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, Aug, 2005)
Sampling	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, August, 2005)
Biodiversity	
	Draft Guideline for assessment of impacts on Threatened Species under Part 3A (Planning 2005)
Fish and Aquatic Ecosystems	Policy and Guidelines Aquatic Habitat Management and Fish Conservation (NSW Fisheries, 1999)
Contamination of Land	
	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)
Noise	
	Environmental Noise Management - NSW Industrial Noise Policy (DEC, Dec, 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 (EPA, 1999)
Water	
Groundwater	The NSW State Groundwater Protection Policy (DLWC)
Sampling	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)
Stormwater	Managing Urban Stormwater: Soils & Construction (NSW Landcom, March 2004) - "The Blue Book"