



NSW GOVERNMENT  
**Department of Planning**

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Our ref: S06/00319

Ms Fiona van der Hoeven  
Environmental Resources Management  
Locked Bag 24  
BROADWAY NSW 2007

Dear Ms van der Hoeven

**Director General's Requirements  
Ethanol Production Facility, Oaklands**

The Department has received your application for the proposed Ethanol Production Facility at Oaklands (Application Number: 06\_0255).

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.

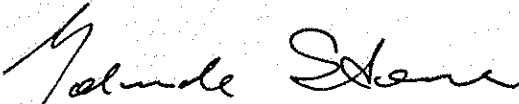
As you may know, the Department will review the draft Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required 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 Ann-Maree Carruthers, on 02 9228 6550.

Yours sincerely



Yolande Stone  
**A/Executive Director**  
As delegate of the Director-General

5/10/06

# Director-General's Requirements

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

<b>Project</b>	The construction and operation of an Ethanol Plant and associated works with a production capacity of 200 million litres of ethanol per year.
<b>Site</b>	Daysdale Street, Oaklands (Lots 72 and 73 DP 756402, portion of Lot 68 DP 756402 and Lot 61 DP 119505)
<b>Proponent</b>	Australian Ethanol
<b>Date of Issue</b>	5 October 2006
<b>Date of Expiration</b>	5 October 2008
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered; and</li> <li>– various components and stages of the project;</li> </ul> </li> <li>• consideration of any relevant statutory provisions;</li> <li>• a general overview of the environmental impacts of the proposal, taking into consideration any issues raised during consultation;</li> <li>• 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"> <li>– a description of the existing environment;</li> <li>– an assessment of the potential impacts of the project, including any cumulative impacts;</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project;</li> </ul> </li> <li>• a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;</li> <li>• a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the costs and benefits of the proposal;</li> <li>• a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Air Quality-</b> including a comprehensive air quality assessment focusing on odour, particulate emissions, greenhouse gas emissions and other emissions from the ethanol plant;</li> <li>• <b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>– a water balance for the site detailing water sources, water consumption, water recycling, the quantity and quality of waste water streams and the impact of any water release from the site on surface and groundwater;</li> <li>– proposed erosion and sediment controls (during construction) and the proposed stormwater management system (during operations);</li> <li>– an assessment of potential groundwater impacts associated with the storage of water and waste water, and the irrigation of the timber plantation;</li> <li>– details of the suitability of the soil structure to accommodate storage facilities and wastewater irrigation application; and</li> <li>– soil contamination;</li> </ul> </li> <li>• <b>Waste Management</b> – including the quantity and type of all liquid and solid waste to generated at the site and describe how this waste would be handled, processed and, if necessary, disposed of. Details of the measures to dispose/remove wet distillers grain and solubles from the</li> </ul>

	<p>site and details of contingencies should this option(s) become unavailable must be provided;</p> <ul style="list-style-type: none"> <li>• <b>Noise</b> – including construction, operation and traffic noise;</li> <li>• <b>Traffic</b> – including details of the traffic volumes likely to be generated during construction and operation, and an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network. Details on site access, internal roadways, infrastructure works and parking must also be provided;</li> <li>• <b>Hazards and Risk</b> – including a Preliminary Hazard Analysis (PHA) in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment</i> and details of fire/emergency measures and procedures;</li> <li>• <b>Flora and Fauna</b> – including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region;</li> <li>• <b>Visual</b> – including lighting impacts;</li> <li>• <b>Social</b> – including consideration of development contributions or a planning agreement; and</li> <li>• <b>Aboriginal Heritage.</b></li> </ul>
<b>References</b>	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.
<b>Consultation</b>	<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"> <li>• Department of Environment and Conservation;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• Department of Natural Resources;</li> <li>• NSW Fire Brigade;</li> <li>• Rural Fire Service; and</li> <li>• Urana Shire Council.</li> </ul> <p>The consultation process and the issues raised should be described in the EA</p>
<b>Deemed Refusal Period</b>	60 days

## State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
<b>Aboriginal Heritage</b>	
	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC, 2005)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (DEC, 1997)
<b>Air Quality</b>	
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2005)
	Draft Assessment and Management of Odour from Station Sources in NSW (DEC, 2001)
<b>Flora and Fauna</b>	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC & DPI, 2005)
<b>Groundwater</b>	
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 1995)
	NSW Salinity Strategy (NSW Government, 2000)
<b>Hazards</b>	
	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP, 1997)
	Multi-Level Risk Assessment (DUAP, 1997)
<b>Lighting</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
<b>Noise</b>	
	NSW Industrial Noise Policy (DEC, Dec, 1999)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Environmental Noise Control Manual (DEC)
<b>Soil and Waters</b>	
	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC, 2001)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC, 2000)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006)
<b>Traffic &amp; Transport</b>	
	Guide to Traffic Generating Development (RTA, 2002)

	Road Design Guide (RTA, 1996)
<b>Waste and Wastewater</b>	
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (DEC)
	Waste Avoidance and Resource Recovery Strategy (Resource NSW, 2003)
	Environmental Guidelines: Use of effluent by Irrigation (DEC, 2004)