

Director-General's Requirements

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

Application	MP 09_0096
Project	Concept Plan Application – Port Terminal Facilities, Mayfield Redevelopment of port-side land in Mayfield for port related activities, including berthing facilities, port administration, port handling, loading and cargo facilities, container terminal, port related industries and road and rail infrastructure.
Location	Former BHP Steelworks, along the South Arm of the Hunter River, Mayfield
Proponent	Newcastle Port Corporation
Date issued	29 May 2009
Expiry date	29 May 2011
General requirements	<p>The Environmental Assessment (EA) must include the following:</p> <ol style="list-style-type: none"> 1. an executive summary. 2. a detailed description of the project including (but not limited to): <ul style="list-style-type: none"> • location, site description (previous and existing land uses, site infrastructure and subdivision) and relationship with adjoining development and receivers on both landward and watersides; • planning and existing approvals regime (status and interaction with existing site approvals, including land contamination remediation); • project precincts (in scaled maps), components, design parameters (including site layout) and staging; and • identification of future assessment paths. 3. a strategic and project justification describing the strategic need, justification and objectives for the project, including: <ul style="list-style-type: none"> • the suitability of the site taking into consideration the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • alternatives considered to the preferred project (including precinct layouts); and • its consistency with the aims and objectives of relevant State policies and plans including the <i>NSW State Plan</i>, <i>NSW Ports Growth Plan</i>, <i>State Infrastructure Strategy</i>, and <i>Lower Hunter Regional Strategy</i>. 4. consideration of the land and water interface and any proposed waterfront structures and future use of berthing facilities; 5. an assessment of the key issues, with the following aspects addressed for each key issue (where relevant): <ul style="list-style-type: none"> • describe the existing and future environment, including base performance levels and goals at a site, precinct and regional level, based on current policy and/or monitored information; • develop environmental performance criteria and development standards at a site and precinct level, based on an assessment of: <ul style="list-style-type: none"> ○ relevant strategic and statutory land use planning controls and approvals, and legislative principles; ○ site and regional environmental goals and infrastructure capacity, ○ interaction with adjoining and future development (including berthing facilities), and ○ cumulative impacts; • describe other measures (for example, physical infrastructure enhancements) and associated triggers required at a precinct, site and regional level to avoid, minimise, manage, mitigate, offset and/or monitor the impacts of the project; • demonstrate that future development can comply with the advocated environmental performance criteria and development standards; • document the types of activities that will require licensing and how licensing will be applied under relevant legislation. 6. a strategic management framework for the coordinated staging of development and the provision of infrastructure within the precincts, site and region (if required) to ensure that the identified environmental performance criteria and project objectives are met. 7. a draft Statement of Commitments (SoC). The SoC must clearly articulate the desired future development at a site and precinct level, environmental performance

	<p>criteria, development standards, infrastructure requirements and triggers, management framework and any other measures to avoid, minimise, manage, mitigate, offset identified impacts.</p> <p>8. certification by the author of the EA that the information contained in the Assessment is neither false nor misleading.</p>
Key issues	<p>Transport and Access - including but not limited to:</p> <ul style="list-style-type: none"> access to, from and within the project and to surrounding lands and development (for all modes); and interaction and integration with existing and planned transport infrastructure and services, taking into account of the <i>Guide to Traffic Generating Developments (RTA)</i> and the <i>Draft Interim Guidelines on Transport Management and Accessibility Plans (DoT/RTA)</i>. <p>Noise and Vibration - including but not limited to:</p> <ul style="list-style-type: none"> noise and vibration from all activities and sources, and impacts to on site and adjoining receivers, taking into account of the <i>NSW Industrial Noise Policy (DEC)</i>, <i>Environmental Criteria for Road Traffic Noise (DEC)</i>, and the <i>Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (DEC and DoP)</i>. <p>Hazards and Risks – including but not limited to:</p> <ul style="list-style-type: none"> potential hazards associated with each precinct and the site as a whole, taking into account processes or activities that have the potential to cause harm to people and/or the environment and the <i>Hazardous Industry Planning Advisory Paper No 10: Land Use Safety Planning</i>; and land and water contamination and identification of the need for the management of contaminants, having regard to the ecological and human health risks posed by contamination in the context of past, existing and future land uses. This should be assessed in the context of the existing Voluntary Remediation Agreement between the HDC and DECC, applicable to the whole of the remediation site. <p>Water – including but not limited to:</p> <ul style="list-style-type: none"> water and groundwater interactions with on site and adjoining receiving waters, including the consideration of waterfront structures, stormwater management and acid sulphate soils. <p>Air Quality - including but not limited to:</p> <ul style="list-style-type: none"> air pollutants, including an assessment of potential air pollution sources and atmospheric pollutants of concern for local and regional air quality, taking into account of the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</i>. <p>Heritage - including but not limited to:</p> <ul style="list-style-type: none"> non-indigenous heritage items and values of the site and surrounding area; taking into account of the <i>NSW Heritage Manual (NSW Heritage Office)</i>; and <i>Assessing Heritage Significance Guidelines (NSW Heritage Office)</i>. <p>Infrastructure - including but not limited to:</p> <ul style="list-style-type: none"> service demand, capacity and augmentation of existing and proposed infrastructure and utilities as a result of the project.
Environmental Risk Analysis	<p>Notwithstanding the above key assessment requirements, the EA must include an environmental risk analysis to identify potential environmental impacts associated with the project, environmental performance criteria and development standards and other mitigation measures, and any significant residual environmental impacts. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed assessment of this key environmental impact must be included.</p>

Consultation	<p>You should undertake an appropriate level of consultation with relevant parties during preparation of the EA, including (but not limited to):</p> <ul style="list-style-type: none"> • local, State or Commonwealth government authorities such as: <ul style="list-style-type: none"> ○ Department of Environment and Climate Change; ○ Department of Primary Industries (Fisheries); ○ Department of Water and Energy; ○ Roads and Traffic Authority; ○ Ministry of Transport; ○ NSW Maritime; ○ Hunter Development Corporation; and ○ Newcastle City Council; • service and infrastructure providers such as: <ul style="list-style-type: none"> ○ Australian Rail Track Corporation; and ○ Integral Energy; and • specialist interest groups and the public, including adjoining and affected landowners. <p>The EA must describe the consultation process, document consultation undertaken and identify the issues raised (including where these have been addressed in the EA).</p>
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