

Director-General's Requirements

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

Application number	10_0086
Project	<p>Concept Plan Application for the South Jerrabomberra Water Cycle Infrastructure Project, which includes an infrastructure corridor (incorporating an access road and a trunk utility servicing easement) and the components listed below.</p> <p>Sewage collection and treatment:</p> <ul style="list-style-type: none"> ▪ a sewage treatment plant; ▪ sewage reticulation network; and ▪ sewage pumping station. <p>Water supply networks:</p> <ul style="list-style-type: none"> ▪ connection to Googong watermain offtake; ▪ potable and recycled water reservoirs; ▪ potable and recycled water pumping stations; and ▪ a dual (potable/recycled) reticulation network. <p>Project Application for Stage 1 of the above project to service the first stage release areas (the properties being South Tralee, North Tralee and Poplars) which includes an infrastructure corridor (an access road and trunk utility servicing easement) and the Stage 1 components listed below.</p> <ul style="list-style-type: none"> ▪ Stage 1 of the Sewage collection and treatment; and ▪ Stage 1 of the water supply networks, comprising: <ul style="list-style-type: none"> ▪ Connection to the Googong watermain offtake; ▪ Potable water transfer and distribution mains; ▪ Recycled water transfer and distribution mains; ▪ Potable and recycled water pumping stations; and ▪ Potable and recycled water storage reservoirs.
Location	Approximately five kilometres south west of the Queanbeyan central business district, within the Queanbeyan Local Government Area.
Proponent	Village Building Company
Date issued	13 July 2010
Expiry date	13 July 2012
General requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of Stage 1 of the project, including construction, operation, and staging. Sufficient information must be provided on the remaining stages to enable a clear understanding of these components; • consideration of any relevant statutory provisions including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • an assessment of the key issues outlined below, during construction, operation and decommissioning (as relevant). Sufficient information on all aspects of the Concept Plan must be presented to demonstrate that the cumulative impacts of the development as a whole are acceptable and justified; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; • a conclusion justifying the project taking into consideration the environmental, social and economic impacts of the project, the suitability of the site, and the public interest; and ▪ certification by the author of the EA that the information contained in the EA is neither false nor misleading.
Key issues	<p>The EA must include assessment of the following key issues:</p> <ul style="list-style-type: none"> ▪ Strategic and Project Justification – the EA shall clearly outline the strategic context of the project, having regard to existing and future urban development of the Sydney-Canberra corridor area and its relationship to (and consistency with) the Sydney-Canberra Corridor Regional Strategy; Queanbeyan Residential and

Economic Strategy 2031; ACT/NSW Cross Border Region Settlement Memorandum of Understanding; ACT/NSW Cross Border Region Water Resources Memorandum of Understanding; and Queanbeyan Water Supply Agreement. The EA must describe the need for and objectives of the project; its relationship with urban development plans for the area, including its ability to serve the full South Jerrabomberra release area and any surplus capacity; alternatives considered (including an assessment of the environmental costs and benefits of the project relative to alternatives) and provide justification for the preferred project taking into consideration the objects of the *Environmental Planning and Assessment Act 1979*.

- **Water Quality and Hydrology** – the EA shall include an assessment of water quality impacts arising from the construction and operation of the project. With respect to construction, risks associated with laying pipelines, including across watercourses, erosion and sedimentation controls and management of any discharges from the project to prevent impacts to nearby watercourses must be addressed. With respect to operation, details of the disinfection systems and the quality of the recycled water must be provided. Details on the proposed use(s) of the recycled water and how this will be managed, particularly with respect to runoff into waterways and the need for buffer zones, must be provided. Details on the impacts and management of wastewater and infrastructure must be provided, including impacts from discharges from the recycled water plant (both wastewater and surplus treated water). With regards to surplus recycled water, the EA shall provide an analysis of: current demand for recycled water and likely future demand; recycled water reuse sites, their long term availability, and alternative options should such sites become unavailable; and should agricultural irrigation be proposed, the sustainability of the area for reclaimed water disposal must be evaluated (by the undertaking of a nutrient and water balance assessment, including a soil capability assessment of agricultural land to be irrigated) and the management/ownership of any recycled water irrigation area. Where relevant, wet weather effluent storage requirements, the location of infrastructure within riparian areas and details of any dry and wet weather sewage overflows must be provided. These details must include the predicted frequency of overflows and contingency measures to minimise infiltration. Consideration must also be given to water cycle management plans for the area, including any relevant water sharing plans.
- **Human Health** – the EA shall address the human health impacts arising from the application of recycled water and discharges of wastewater and recycled water. The assessment must be undertaken in accordance with the *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks* (NRMMC, EPHC & AHMC, 2006).
- **Soils and Groundwater** – the EA shall include consideration of existing soil conditions, the suitability and sustainability of long-term recycled water application, including measures to avoid soil degradation and inappropriate nutrient loading. An assessment of soil quality, in particular potential disturbance and subsequent management of Acid Sulfate Soils (ASS) or Potential ASS during construction must be provided in the EA. An assessment of groundwater impacts must also be provided, focussing specifically on the potential for accessions to groundwater of recycled water and salinity/sodicity impacts. Consideration must also be given to the impact of trenching and other underground work on groundwater and subsurface flows.
- **Flora and Fauna** - the EA shall include a flora and fauna impact assessment taking into consideration impacts on any threatened species, populations, ecological communities and/or critical habitat and any relevant recovery plan in accordance with the DECC's *Guidelines for Threatened Species Assessment* (2005). This assessment shall justify the need for clearing any vegetation and/ or habitat features and include an evaluation of potential impacts on waterways, aquatic ecosystems or riparian zones, including any instream stormwater basins, potential for weed infestation, impacts to fish passage, and the provision of any compensatory habitat/ biodiversity offsets.
- **Indigenous and Non-indigenous Cultural Heritage Impacts** – the EA shall include an assessment of indigenous and non-indigenous cultural heritage values that may be impacted by the project with details on subsurface archaeological investigations undertaken for potential archaeological deposits. The assessment must address the information and consultation requirements of the draft *Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation* (DECC, 2005).

	<ul style="list-style-type: none"> ▪ Traffic and Transport – the EA shall include an assessment of impacts to local and regional roads (including Lanyon Drive), bridges and intersections, including risk analysis and any proposed road upgrades and repairs; safety analysis, and towns that might be affected and traffic noise as a result of the project. Direct impacts from any traffic rerouting and any access restrictions to property must also be addressed. The assessment must include details of the nature of traffic generated from the construction and operation of the project, transport routes and traffic volumes. Details of site access must be provided, including the appropriateness for connection to the road network. ▪ Waste Generation and Management – the EA shall detail the likely waste quantities and qualities generated during the construction (including spoil generation) and operation of the project. Specific focus must be placed on potential contamination of soils, and on sludges, solids and aqueous wastes produced through the operation of the project. Details of appropriate waste management and disposal options for those materials must be provided. The assessment must take into consideration the DECC's <i>Waste Classification Guidelines</i> (2008). ▪ Air Quality – the EA shall include an assessment of the air quality impacts associated with the project prepared in accordance with the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC, 2005), <i>Assessment and Management of Odour from Stationary Sources in NSW</i> (DEC, 2001) and <i>Technical Notes: Draft Policy: Assessment and Management of Odour from Stationary Sources in NSW</i> (DEC, 2001). This assessment must consider any potential impacts on nearby sensitive receptors, including future residential receptors associated with the South Jerrabomberra urban development area. ▪ Noise and Vibration – the EA shall include an assessment of noise and vibration impacts during construction and operation and in the context of planned urban development in the area. Construction traffic noise must also be addressed. The assessment must take into account the following guidelines, as relevant: <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999); <i>Interim Construction Noise Guidelines</i> (DECC, 2009); <i>Industrial Noise Policy</i> (EPA, 2000); and <i>Assessing Vibration: A Technical Guideline</i> (DECC, 2006). ▪ Hazards and Risk – the EA shall include an assessment of the hazards and risk associated with the project (and the potential for off site impacts) including details of hazardous materials used or kept on the premises during the construction and operation phases. The Environmental Assessment must include an identification of any contaminated land affected by the proposal and the potential to contaminate land, and identify mitigation measures. The Environmental Assessment shall specifically consider on-going maintenance and safety management of the project, including potential impacts on and from bushfires and floods. ▪ Visual Amenity – the EA shall include an assessment of the impact of the project on visual amenity, particularly highly visible structures such as the proposed reservoirs and lighting requirements for the project. This assessment must include any proposed mitigation measures for visual amenity. ▪ General Environmental Risk Analysis – notwithstanding the above key assessment requirements, the EA must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impact(s) must be included in the EA.
Consultation	<p>You should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the EA, including:</p> <ul style="list-style-type: none"> ▪ Queanbeyan City Council; ▪ NSW Department of Health; ▪ NSW Office of Water; ▪ NSW Industry & Investment; ▪ NSW Department of Environment, Climate Change and Water; ▪ NSW Roads and Traffic Authority ▪ Department of Environment, Water, Heritage and the Arts; ▪ Murrumbidgee Catchment Management Authority; ▪ ACT Territory and Municipal Services; ▪ affected regional utility providers; and

	<ul style="list-style-type: none"> ▪ the local community and affected landowners. <p>The EA must describe the consultation process, document all community consultation undertaken to date and identify the issues raised (including where these have been addressed in the EA).</p>
Deemed refusal period	60 days