

Director-General's Requirements

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

Application Number	MP 08_0171
Project	The Kulnura Sand project which involves the development of a new sand quarry and associated infrastructure, and the extraction of up to 600,000 tonnes of sand a year from the new quarry.
Site Location	Bloodtree Road and George Downes Drive, Kulnura.
Proponent	Hanson Construction Materials Pty Ltd
Date of Issue	20 October 2008
General Requirements	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the: <ul style="list-style-type: none"> - the existing and approved quarry operations on the site, including a copy of all the statutory approvals that apply to these operations; and if these operations rely on either existing or continuing use rights, then a detailed description of these rights supported by suitable evidence to demonstrate the existence of these rights; - existing environmental management and monitoring regime on site; • a detailed description of the project, including: <ul style="list-style-type: none"> - the need for the project, - a detailed resource and land use assessment; - the alternatives considered, including a justification for the proposed quarry plan; - likely staging of the project; - plans of any proposed building works; and - likely interactions between the operations of the existing quarry and the project; • a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and - a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any potentially significant risks to the environment; • a statement of commitments, outlining all the proposed environmental management, mitigation and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	<ul style="list-style-type: none"> • Strategic – assess the project against the strategic land use planning objectives for the area (including those contained in the <i>Central Coast Regional Strategy</i>, <i>Sydney Regional Environmental Planning Policies Nos. 8 & 9</i>, and <i>Gosford Interim Development Order No. 122</i>), and justify any inconsistencies between the project and these objectives;

	<ul style="list-style-type: none"> • Biodiversity – including: <ul style="list-style-type: none"> – accurate estimates of vegetation clearing associated with the project; – a detailed assessment of the potential impacts of the project on threatened species, populations, endangered ecological communities and their habitats, groundwater dependent ecosystems, native vegetation and the adjacent McPherson State Forest; and – a detailed description of the measures, including a comprehensive offset strategy, that would be implemented to maintain or improve biodiversity values in the surrounding region in the medium to long term; • Air Quality – including a detailed analysis and modelling of the potential dust deposition, particulate matter and silica impacts of the project; • Soil & Water – including: <ul style="list-style-type: none"> – a detailed assessment of the potential impacts of the project on surface and groundwater resources of the area (covered by the <i>Water Sharing Plan for the Kulnura Mangrove Mountain Groundwater Sources 2003</i>) during construction, operation and decommissioning of the proposed quarry, paying particular attention to potential impacts of the project on Ourimbah Creek, Mangrove Creek and Bromfield Creek; – a site water balance detailing the availability of a sustainable water supply, water licensing requirements and measures to minimise water use and manage any water discharge; • Noise and Blasting – including construction, operational and road traffic noise; • Heritage – both Aboriginal and non-Aboriginal; • Transport – including an assessment of the potential impacts of the project on the safety and efficiency of the road network, and a description of any measures that would be implemented to either upgrade or maintain the road network during the life of the project; • Greenhouse Gas: including: <ul style="list-style-type: none"> – a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the project; and – a detailed description of the measures that would be implemented to minimise the energy use of the project; • Hazards – including bush fires; • Visual; • Waste; • Rehabilitation – including: <ul style="list-style-type: none"> – a detailed description of how the site would be progressively rehabilitated, revegetated, and integrated into the surrounding landscape, including measures to ensure that the final landform is free draining; – a justification for the proposed final landform and use, taking into consideration any relevant strategic land use planning or resource management plans or policies; – a detailed description of the measures that would be put in place to ensure sufficient resources are available to implement the proposed rehabilitation measures, and the ongoing management of the site following the cessation of quarrying activities; and • Social & Economic.
References	<p>The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>
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 and affected landowners.</p> <p>In particular you should consult with:</p> <ul style="list-style-type: none"> • Department of Environment and Climate Change; • Department of Primary Industries; • Department of Water and Energy; • Department of Lands;

	<ul style="list-style-type: none"> • Roads and Traffic Authority; and • Gosford City Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed Refusal Period	60 days

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Risk	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Strategic Plans	Central Coast Regional Strategy Sydney Regional Environmental Plan No. 8 Sydney Regional Environmental Plan No. 9 Gosford Interim Development Order No. 122
Biodiversity	Draft Guidelines for Threatened Species Assessment under Part 3A of the Environmental Planning and Assessment Act 1979 (DEC) NSW Groundwater Dependent Ecosystem Policy (DLWC) Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries) Policy & Guidelines - Fish Friendly Waterway Crossings (NSW Fisheries) State Environmental Planning Policy No. 44 – Koala Habitat Protection
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO) Guidelines for Energy Savings Action Plans (DEUS, 2005)
Soil and Water	
<i>Soil</i>	Rural Land Capability Mapping (DLWC) Agricultural Land Classification (DPI)
<i>Surface Water</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) State Water Management Outcomes Plan Water Sharing Plan for the Kulnura Mangrove Mountain Groundwater Sources 2003 NSW Government Water Quality and River Flow Environmental Objectives (DECC) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Drinking Water Catchments Regional Environmental Plan No. 1 Managing Urban Stormwater: Soils & Construction (Landcom) Managing Urban Stormwater: Treatment Techniques (DECC) Managing Urban Stormwater: Source Control (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) NSW State Groundwater Policy Framework Document (DLWC) NSW State Groundwater Quality Protection Policy (DLWC) NSW State Groundwater Quantity Management Policy (DLWC) Draft

Noise & Blasting	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
	Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (ANZECC)
	Assessing Vibration: A Technical Guideline (DECC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Waste	
	Waste Classification Guidelines (DECC)
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying Sepp 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): <i>Guidelines for Hazardous Analysis</i> , (DUAP)
	Multi-Level Risk Assessment (DUAP)
	Planning for Bush Fire Protection (NSW Rural Fire Service)
Social & Economic	
	Draft Economic Evaluation in Environmental Impact Assessment (DOP)
	Techniques for Effective Social Impact Assessment: A Practical Guide (Office of Social Policy, NSW Government Social Policy Directorate)
Rehabilitation	
	Strategic Framework for Mine Closure (ANZMEC & Minerals Council of Australia)
	Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth of Australia)
	Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth of Australia)