

Director-General's Requirements

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

Application Number	07_0024
Project	Proposed sand extraction at Anna Bay, which includes extracting and transporting by road of up to 25,000 tonnes of wind blown sand a year for 25 years:
Site	Lot 332 DP 753204, Jessie Road, Anna Bay
Proponent	SS & LM Johnston
Date of Issue	22 May 2007
Date of Expiration	22 May 2009
General Requirements	<p>The Environmental Assessment 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; – various components and stages of the project; and – likely inter-relationship between the proposed operations and the existing sand extraction operations; • consideration of any relevant statutory provisions; • an overview of all the environmental impacts of the project, identifying the key issues for further assessment, and taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below and any other significant issues identified in the general overview of environmental impacts of the project (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 project, taking into consideration the environmental impacts of the project, the suitability of the site, and the benefits of the project; 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"> • Flora and Fauna – including impacts on threatened species or populations or endangered ecological communities; • Water – including details of surface and ground water impacts; • Noise – including details of potential noise impacts on surrounding sensitive receivers and off-site road noise impacts; • Air Quality; • Traffic and Transport – including details of traffic volumes generated by the project and an assessment of the capacity and safety of the proposed transport route; • Visual; • Heritage – including Aboriginal and non-Aboriginal heritage; and • Rehabilitation and Final Land Form - including a justification for the proposed final land form and use in relation to the strategic land use objectives for the area. A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape; and 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 for the ongoing management of the site following the cessation of extraction activities.
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 should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or 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 Water and Energy; • Department of Primary Industries; • Department of Lands; • Hunter Water Corporation; • Roads and Traffic Authority; and • Port Stephens Council. <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Soil and Water	
	<ul style="list-style-type: none"> • <i>Managing Urban Stormwater: Soils and Construction Volume 1 4th Edition</i> (Landcom); • the various <i>State Groundwater Policy</i> documents (DNR); • <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (DEC); • <i>Acid Sulfate Soil Manual</i> (NSW Acid Sulfate Soil Advisory Committee 1998);
Flora and Fauna	
	<ul style="list-style-type: none"> • draft <i>Guidelines for Threatened Species Assessment</i> (DEC); • <i>Threatened Biodiversity Survey and Assessment: Guidelines for Development and Activities</i> (DEC);
Noise	
	<ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy</i> (DEC); • <i>Environmental Criteria for Road Traffic Noise</i> (DEC); • <i>Construction Site Noise - Environmental Noise Control Manual</i> (DEC);
Air Quality	
	<ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (DEC);
Heritage	
	<ul style="list-style-type: none"> • draft <i>Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation</i> (DEC); • <i>Assessing Heritage Significance</i> (NSW Heritage Office); • <i>NSW Heritage Manual</i> (NSW Heritage Office);
Traffic	
	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development</i> (RTA); • <i>RTA Road Design Guide</i> (RTA); • relevant Austroad standards;
Coastal Development	
	<ul style="list-style-type: none"> • <i>NSW Coastal Policy 1997</i> (Department of Planning);
Waste	
	<ul style="list-style-type: none"> • <i>Environmental Guidelines: Assessment and Classification and Management of Liquid and Non-Liquid Wastes</i> (DEC).