



Planning & Infrastructure

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Dear Mr Trillo

Director-General's Requirements Vopak Fuel Storage Expansion Project (MP 11_0056)

The Department has received your application for the Vopak Fuel Storage Expansion Project.

I have attached a copy of the Director General's requirements for the Project. These requirements have been prepared in consultation with the relevant Government authorities, and are based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Director-General may alter these requirements at any time.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. If it is determined that an approval is required under the EPBC Act, please contact me immediately as supplementary Director-General's requirements may need to be issued.

It would be appreciated if you can contact the Department at least two weeks before you propose to submit your Environmental Assessment for the Project. This will enable the Department to determine the:

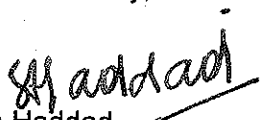
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy and/or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once the Department receives the Environmental Assessment, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, it would be appreciated if you can ensure all documents submitted to the Department are in a suitable format for the internet.

If you have any enquiries about these requirements, please contact Emma Barnett on 9228 6550 or emma.barnett@planning.nsw.gov.au

Yours sincerely,


Sam Haddad
Director-General

27/4/2011

Director-General's Requirements

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

Application Number	MP 11_0056
Project	The Vopak Fuel Storage Expansion Project, which includes the construction and operation of a petroleum storage terminal for the storage and distribution of petroleum fuels to serve the existing Vopak Site B facility. The proposal includes the construction and operation of bulk storage tanks, a four bay road tanker loading facility and construction of new pipelines.
Site	The subject site is located at 30 Friendship Drive within the Randwick City Council LGA.
Proponent	Vopak Terminals Sydney Pty Limited
Date of Issue	April 2011
General Requirements	The Environmental Assessment of the project must include: • an executive summary; • a detailed description of the following within the site and any associated areas: – historical operations/activities; and – existing and approved operation/facilities, including any statutory approvals that apply to these operations and facilities. • a detailed description of the project, including: – need for the project; – alternatives considered; – the development to be carried out on site, including plans of all existing and proposed building works; and – likely staging of this development; • 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: – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts 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, and if necessary offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment; • a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project; • a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project; • 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 & Assessment Act 1979</i>; and • a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.
Key Issues	• Hazards and Risk – A Preliminary Hazard Analysis (PHA) prepared in accordance with <i>State Environmental Planning Policy 33 - Hazardous and Offensive Developments</i>. The PHA should: – identify the potential hazards associated with the project (including

	loading/unloading and transport activities), to determine the potential offsite impacts; - estimate the consequences and likelihood of significant events; - compare the estimated risks of the project and the overall risks from the Vopak Site B against the adopted risk criteria in NSW; and - demonstrate that the project will comply with all relevant recommendations of the <i>Port Botany Land Use Safety Study (1996)</i>. • Traffic and Transportation – including: - accurate predictions of the traffic volumes likely to be generated during construction and operation; - a detailed assessment of the potential impacts of this traffic on the capacity, efficiency and safety of the surrounding road network; - details of any proposed road upgrade works, and the measures that would be implemented to ensure that the relevant road network is appropriately maintained during the life of the project; and - details of the proposed access and parking arrangements. • Noise and Vibration – including: - a noise impact assessment, including an assessment of predicted noise impacts and road traffic noise during both construction and operation; - the potential impacts of the proposal on any nearby sensitive receivers; - consideration of vibration impacts from excavation works; and - details of the proposed noise mitigation, monitoring and management measure. • Air Quality – including a quantitative assessment of the potential air quality impacts during construction and operation of the project (including dust, odour, fugitive and all point source emissions). This assessment shall also consider potential impacts of the proposal on any nearby sensitive receivers; • Soil and Water – including - a detailed assessment of potential soil, surface, flooding and groundwater impacts; - potential soil contamination and any proposed management measures; - details of proposed erosion and sedimentation controls (during construction); - details of proposed stormwater management measures (during construction and operation); - an outline of the proposed water requirements, including sources of water, usage and efficiency measures; - identify and detail measures to manage potential acid sulphate soils; and - wastewater management, spill containment and bunding. • Greenhouse Gas & Energy Efficiency – including: - a quantitative assessment of the potential greenhouse gas emissions of the project, and qualitative assessment of the potential impacts of these emissions on the environment; and - a detailed description of the measures that would be implemented on site to ensure that the project is energy efficient. • Waste - including: - the measures that would be implemented to ensure that the project is consistent with the aims, objectives, and guidance in the <i>DECCW's Waste Classification Guidelines</i>; and - details of the quantities and classification of waste including chemicals and hazardous materials that will be generated, disposed of, handled and managed on site and stockpiled. • Heritage – including Aboriginal cultural heritage.
Other Issues	• Biodiversity – including: - potential impacts on the marine ecology & details of the proposed measures to minimise these impacts; and

	– the measures taken to reduce the likelihood of fuel spills. • Work Safety – including a Safety Report to be prepared in consultation with the WorkCover Authority of NSW.
References	The EA should take into account relevant Government technical and policy guidelines, as well as industry guidelines and relevant strategic plans. While not exhaustive, guidelines and plans which may be relevant to the Project are included in the attached list.
Consultation	During the preparation of the EA, you should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. In particular, you must consult with: • Commonwealth Government; • Office of Environment and Heritage; • WorkCover Authority of NSW • Sydney Ports Corporation; • NSW Industry and Investment; • Department of Primary Industries; • Roads and Traffic Authority; • Randwick City Council; and • Botany City Council. The consultation process and the issues raised during this process must be described in the Environmental Assessment.
Deemed refusal period	60 Days

Policies, Guidelines & Plans

Hazards & Risk

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
 Hazardous Industry Planning Advisory Paper No. 3 – Environmental Risk Impact Assessment Guidelines
 Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning
 Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
 AS 2885.1-2007 Pipelines - Gas and liquid petroleum
 Port Botany Land Use Safety Study 1996 (DUAP)
 Multi-Level Risk Assessment (DUAP)

Traffic & Transport

Guide to Traffic Generating Development (RTA)
 Road Design Guide (RTA)

Noise & Vibration

NSW Industrial Noise Policy (DECC)
 Environmental Noise Control Manual (DECC)
 Environmental Noise Management – Assessing Vibration: a technical guide (DEC)
 NSW Road Noise Policy (DECCW 2011)
 Interim Construction Noise Guideline (DECC)
 DIN 4150 Part 3 - Structural Vibration: effects of vibration on structures (ISO, 1999)

Air Quality

Protection of the Environment Operations (Clean Air) Regulation 2002
 Approved Methods for the Modelling & Assessment of Air Pollutants in NSW (DEC)
 Approved Methods for the Sampling & Analysis of Air Pollutants in NSW (DEC)

Soil & Water

Surface Water

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
 Managing Urban Stormwater: Soils & Construction (Landcom)
 Draft Coastal Risk Management Guide: Incorporating sea level rise benchmarks in flood risk assessments (DECC)
 NSW Coastal Planning Guideline: Adapting to sea level rise (DoP, 2010)
 Floodplain Development Manual (DIPNR)
 Floodplain Risk Management Guideline (DECC)

Groundwater

National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
 NSW State Groundwater Policy Framework Document (DLWC, 1997)
 NSW State Groundwater Quality Protection Policy (DLWC, 1998)
 NSW State Groundwater Quantity Management Policy (DLWC, 1998)
 Guidelines for the Assessment & Management of Groundwater Contamination (DECC, 2007)

Soil	Acid Sulfate Soil Manual (DLWC, 1998)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling & Assessment of Air Pollutants in NSW (DEC) Approved Methods for the Sampling & Analysis of Air Pollutants in NSW (DEC)
Biodiversity	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) (DEC) Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
Greenhouse Gas	National Greenhouse Accounts (NGA) Factors 2008 Guidelines for Energy Savings Action Plans (DEUS)
Waste	Environmental Guidelines: Solid Waste Landfills (EPA, 1996) Draft Environmental Guidelines – Industrial Waste Landfilling (April 1998) Waste Classification Guidelines (DECC, 2008) DECCW Resource recovery exemption
Aboriginal Heritage	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DoP and DEC)
Work Safety	Work Health and Safety Act 2010 Work Health and Safety Regulation 2010