

# Director-General's Requirements

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

<b>Application Numbers</b>	Concept Plan: 08_0067 Project Application: 08_0068
<b>Concept Plan</b>	Development of the following in two stages: <ul style="list-style-type: none"> <li>• 2 quarries: North Valley and West Valley;</li> <li>• 3 landfills: Quirks Quarry, North Valley and West Valley; and</li> <li>• associated infrastructure.</li> </ul>
<b>Project Application</b>	Development of Stage 1 of the proposed concept plan, which includes: <ul style="list-style-type: none"> <li>• extracting, processing, and transporting up to 400,000 tonnes of extractive material a year from the North Valley Quarry;</li> <li>• disposing of up to 75,000 tonnes of putrescible waste a year at the existing Quirks Quarry and then at the North Valley Quarry;</li> <li>• developing a range of associated infrastructure; and</li> <li>• rehabilitating both sites.</li> </ul>
<b>Site</b>	Lot 1 DP 34555, Lot 26 DP 615931, Lot 602 DP 1001049
<b>Proponent</b>	Tweed Shire Council
<b>Date of Issue</b>	31 July 2008
<b>General Requirements</b>	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the following: <ul style="list-style-type: none"> <li>– historical extractive industry and landfill operations on the site and at the Stotts Creek landfill;</li> <li>– existing and approved extractive industry and landfill operations, including any statutory approvals that apply to these operations; and</li> <li>– existing environmental management and monitoring regime for the site;</li> </ul> </li> <li>• a detailed description of the project, including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered, including a justification for the proposed extractive industry and landfill operations on economic, social and environmental grounds;</li> <li>– likely staging of the project; and</li> <li>– plans of any proposed building works;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• 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"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– 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);</li> <li>– 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;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management, mitigation and monitoring measures;</li> <li>• 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</li> <li>• a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.</li> </ul>

<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>– accurate estimates of the quantity, nature and likely sources of the waste stream that is likely to be received at the facility; and</li> <li>– a comprehensive waste management strategy for the Tweed LGA as a whole, demonstrating that there is justifiable demand for the proposed landfill operations, and that all reasonable and feasible measures would be implemented across the LGA to maximise resource recovery from the waste stream and reduce the disposal of waste to landfill;</li> </ul> </li> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>– a detailed assessment of the potential impacts of the project on the quantity, quality and long-term integrity of the surface and ground water resources in the area, including any potential flooding impacts;</li> <li>– an assessment of the potential salinity and acid sulphate soil impacts;</li> <li>– a site water balance, including a detailed description of the measures that would be implemented on site to minimise the project's water use;</li> </ul> </li> <li>• <b>Noise, Blasting &amp; Vibration</b> – including the potential construction, operational and off-site road noise impacts;</li> <li>• <b>Air Quality &amp; Odour</b>;</li> <li>• <b>Greenhouse Gas</b> – including: <ul style="list-style-type: none"> <li>- a quantitative assessment of the scope 1 and 2 greenhouse gas emissions of the project; and</li> <li>- a detailed description of the measures that would be implemented to minimise the methane emissions of the proposed landfill operations and ensure that the project is energy efficient;</li> </ul> </li> <li>• <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>– accurate estimates of any vegetation clearing associated with the project;</li> <li>– a detailed assessment of the potential impacts of the project on any threatened species, populations, endangered ecological communities or their habitats; and</li> <li>– a detailed description of the measures that would be implemented to maintain or improve the biodiversity values of the surrounding region in the medium to long term;</li> </ul> </li> <li>• <b>Transport</b> – including a detailed assessment of the potential impacts of the project on the safety and performance of the road network;</li> <li>• <b>Heritage</b> - both Aboriginal and non-Aboriginal;</li> <li>• <b>Visual</b>;</li> <li>• <b>Hazards</b>; and</li> <li>• <b>Rehabilitation</b> – including: <ul style="list-style-type: none"> <li>– 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;</li> <li>– a justification for the proposed final landform and use, taking into consideration any relevant strategic land use planning or resource management plans or policies;</li> <li>– 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.</li> </ul> </li> </ul>
<b>References</b>	<p>While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.</p>
<b>Consultation</b>	<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 must consult with the:</p> <ul style="list-style-type: none"> <li>• Department of Environment and Climate Change;</li> <li>• Department of Primary Industries;</li> <li>• Department of Water and Energy;</li> <li>• Roads and Traffic Authority; and</li> <li>• Tweed Shire Council.</li> </ul>

	The consultation process and the issues raised during this process must be described in the Environmental Assessment.
<b>Deemed refusal period</b>	60 days

# Guidelines, Policies & Plans

Aspect	Policy /Methodology
<b>Risk</b>	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Environmental Guidelines: Solid Waste Landfills (NSW EPA)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Guideline for the Use and Disposal of Biosolids Products (NSW EPA)
<b>Soil and Water</b>	
	Rural Land Capability Mapping (DLWC)
	Agricultural Land Classification (DPI)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
<i>Soil</i>	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (DWE)
	Acid Sulfate Soil Manual (ASSMAC)
	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)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
<i>Surface Water</i>	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Environmental Guidelines: Use of Effluent by Irrigation
	Floodplain Management Manual (DNR)
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DWE)
	NSW State Groundwater Quality Protection Policy (DWE)
	NSW State Groundwater Quantity Management Policy (DWE) Draft
	NSW Salinity Strategy (DWE)

<b>Noise &amp; Blasting</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (DECC – 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)
	Explosives—Storage, Transport and Use, Part 2: Use of Explosives (Standards Australia AS 2187.2)
<b>Air Quality &amp; Odour</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DECC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DECC)
	Assessment and Management of Odour from Stationary Sources in NSW (DECC)
<b>Greenhouse Gas</b>	
	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS)
<b>Biodiversity</b>	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DECC)
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (DPI Fisheries)
	Policy & Guidelines for Fish Friendly Waterway Crossings (DPI Fisheries)
	Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI Fisheries)
	The NSW State Groundwater Dependent Ecosystem Policy (DWE)
	State Environmental Planning Policy No. 44 – Koala Habitat Protection
<b>Transport</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
<b>Heritage</b>	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
<i>Non-Indigenous</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 4282)
<b>Hazards</b>	
	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)
<b>Strategic Plans</b>	
	Far North Coast Strategy
	North Coast Regional Environmental Plan
	Tweed Local Environmental Plan 2000

<b>Consultation</b>	
	Guidelines for Major Project Community Consultation (DoP)
<b>Industry</b>	
	EIS Guideline – Extractive Industries Quarries (DOP)