



Northern Territory Government

Department of Infrastructure, Planning and Environment

PART A

INTRODUCTION AND DESCRIPTION

GUIDELINES FOR PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE GLYDE POINT DEVELOPMENT PROJECT IN THE NORTHERN TERRITORY

MAY 2004

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1 INTRODUCTION

These Guidelines have been developed to assist Kellogg, Brown & Root Pty Ltd on behalf of the Department of Infrastructure, Planning & Environment (DIPE) in preparing a draft Environmental Impact Statement (EIS) for the Glyde Point Development Project in accordance with Clause 8 of the Environmental Assessment Administrative Procedures of the *Environmental Assessment Act (1982)* of the Northern Territory and to meet the requirements as provided for in Chapter 4 Division 6 of the *Environment Protection and Biodiversity Conservation Act (1999)* of the Commonwealth. The Northern Territory Government has decided that an EIS must be prepared for the proposal.

These (draft) Guidelines consist of two sections:

- Part A (this section) is the introduction and description of the project and the EIS process; and
- Part B (attached) details the type and extent of information to be included in the Draft EIS.

2 PROJECT DESCRIPTION

The Glyde Point Development Project aims to provide the necessary infrastructure required for a gas-related industrial estate.

Several Notices of Intent (NOIs) and subsequent Draft EIS Guidelines have been presented previously, each addressing separate sections of this Development Project. These EIS guidelines combine all elements of the Project and supersede all previous guidelines.

The final usage of the development site will depend on the activities of the parties ultimately occupying the land. These will be addressed as separate environmental assessments.

The proponent, DIPE, proposes to provide the following:

- An industrial estate, and associated services including power, water, gas and roads;
- Port facilities;
- Rural residential estate for construction workers in the Murumujuk locality; and
- Roads and service corridors linking the industrial estate at Glyde Point with Middle Arm Peninsular and East Arm

INDUSTRIAL ESTATE

It is proposed that the estate will develop in 6 stages over a period of more than 25 years. The fully developed estate will cover an area of 4212 ha of which 1572 ha will be reclaimed land.

The estate will consist of an independent sewerage treatment plant and ocean outfall. Final land usage will be dependent on the desired activities of the parties interested in occupying the land.

Stage 1 & Stage 2A

Land developed during Stage 1 and Stage 2A will be used for heavy gas-related industry, including refineries, a power plant, cryogenics, smelters and metallurgical industries.

- Stage 1 will involve reclaiming 417 ha of land and developing a total of 794 hectares.
- Reclamation requires 8.4 million m³ of fill. The material dredged to construct port facilities is a possible source of fill, and other offshore resources are being considered.
- A bund wall will be constructed along the foreshore of Glyde Point.
- A gravel beach will be constructed on the north-eastern edge of Stage 1.
- Reclamation will consist of filling muds and utilising a range of strategies such as wick drains, layering, horizontal drainage layers and pre-loading.

Stage 2A will be developed in the next 5-10 years, developing a total of 239 ha, the majority of which will be reclaimed land.

10.4 million m³ fill will be required for this reclamation.

Stages 2B – 2D and Long Term Development

Land developed during Stages 2B-2D would be utilised by suppliers and service providers to the heavy industry in the industrial estate.

- Stage 2B covering 218 ha would be developed after 10-15 years.
- Stage 2C covering 354 ha would be developed after 15-20 years.
- Stage 2D covering 595 ha would be developed after 20-25 years.
- An additional 2012 ha, primarily consisting of reclaimed land, will be developed after 25-30 years. Fill for this area has not been sourced.

ROAD AND SERVICES CORRIDOR

Road and services corridors will link the industrial estate at Glyde Point with Middle Arm Peninsular and East Arm Port. Services will include power, water, gas pipelines and potentially rail spur lines.

- Two corridors will run in a southerly direction, one branching to the south-west, towards East Arm and one branching towards Humpty Doo.
- The Howard Springs branch will contain the gas pipeline and will service Murrumujuk residential estate.
- All roads will be sealed all-weather roads and will have storm water drainage systems.
- A transformer station will be constructed at Glyde Point with a high voltage transmission line to Darwin to supply the industrial estate and the Murrumujuk Rural Residential Estate.
- The construction of a power plant at the industrial estate will allow feedback to the grid.
- Water will be pumped via main lines to a large storage tank, with a possible doubling of these facilities if the need arises.
- Water will be gravity fed to the industrial and residential estates.

PORT FACILITIES

A port will be constructed to service the industrial estate.

- The Port will be located at the north-western edge of the Stage 1 development.
- The Port will consist of a 4.9km long, 17m deep access channel, an 875m by 500m, 17m deep turning basin and a composite wharf.
- The wharf will be made of a concrete slab on pile deck with a bulkhead wall to the rear.
- The port is designed to accommodate 75 000 DWT vessels with a draft of 14.5m.

MURRUMUJUK RESIDENTIAL ESTATE

The residential estate will be a staged residential development for urban and rural living with provisions for a district centre.

- Final population will be 16000.

- The estate will consist of 3500 urban blocks of 1000m² and 800 rural blocks between 1 and 10ha in size.
- Services will be provided from Darwin.
- The estate will have an independent sewerage treatment plant and a potential ocean outfall.

3 PURPOSE OF THE EIS

The draft EIS aims to provide:

- a source of information from which individuals and groups may gain an understanding of the proposal, the need for the proposal, the economic and other benefits that might arise from the project, the alternatives, the environment that it would affect, the impacts that may occur and the measures taken to minimise those impacts;
- a social impact assessment of the project that includes Indigenous and non-Indigenous social and cultural impacts;
- a basis for public consultation and informed comment on the proposal; and
- a framework against which decision-makers can consider the environmental aspects of the proposal, set conditions for approval to ensure environmentally sound development and recommend an environmental management and monitoring program.

The object of these Guidelines is to identify those matters that should be addressed in the draft EIS. The Guidelines are based on the initial outline of the proposal in the NOI. Not all matters indicated in the Guidelines may be relevant to all aspects of the proposal. Only those matters that are relevant to the proposal should be addressed. The Guidelines, however, are not necessarily exhaustive. They should not be interpreted as excluding from consideration any matters which are currently unforeseen that emerge as important or significant from scientific studies or otherwise during the preparation of the draft EIS, the public consultation process and the preparation of the Supplement to the draft EIS (response to submissions).

The proposal has been referred the Commonwealth government to determine whether the proposed activities will be a controlled action under the Commonwealth *Environment Protection and Biodiversity Conservation Act* (EPBC Act).

The draft EIS should be a self-contained and comprehensive document written in a clear, concise style that is easily understood by the general reader. Cross-referencing should be used to avoid unnecessary duplication of text. Text should be supported where appropriate by maps, plans, diagrams or other descriptive material. Detailed technical information and baseline surveys should be included as appendices.

Content in the draft EIS should include both quantitative and qualitative analysis as appropriate. Impacts should not just be treated as adverse: beneficial effects should also be identified.

The justification of the project in the manner proposed should be consistent with the principles of ecologically sustainable development. Assessment of the environmental impacts of the proposal and alternatives should be comprehensive. For the purpose of these Guidelines, the “principles of ecologically sustainable development” are as follows:

- the precautionary principle - namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation;
- inter- and intra-generational equity - namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations;
- conservation of biological diversity and ecological integrity; and
- improved valuation and pricing of environmental resources.

4 EIS PROCESS

The EIS process, as described by the Administrative Procedures of the *Environmental Assessment Act 1982* of the Northern Territory, is displayed in Figure 1.

Overview of the Process

Once the Minister has determined that an EIS is required, the Office of Environment and Heritage (OEH) prepares Draft Guidelines for Preparation of an EIS, after consulting with relevant advisory bodies.

These Draft Guidelines are then subject to public review for a 14-day period. At the end of this period, OEH has 14 days to finalise the Draft Guidelines for Ministerial approval. If approved, final Guidelines are forwarded to the proponent.

When the proponent has prepared a Draft EIS, this document is exhibited for public review and comment for a minimum of 28 days, during which time advisory bodies also comment on the document.

Comments are forwarded to the proponent, who addresses issues in a Supplement to the Draft EIS. Advisory bodies then review the Supplement.

OEH then has 35 days to prepare an Environmental Assessment Report and Recommendations based on the Draft EIS and Supplement. If the Minister approves the Report and Recommendations, these are forwarded to the responsible (consent) Minister(s) for inclusion in permit, lease or license conditions and in relevant management procedures (eg. Environmental Management Plans).

The Assessment Report and Recommendations are included on the OEH website and hard copies are provided to respondents and selected public libraries and viewing sites.

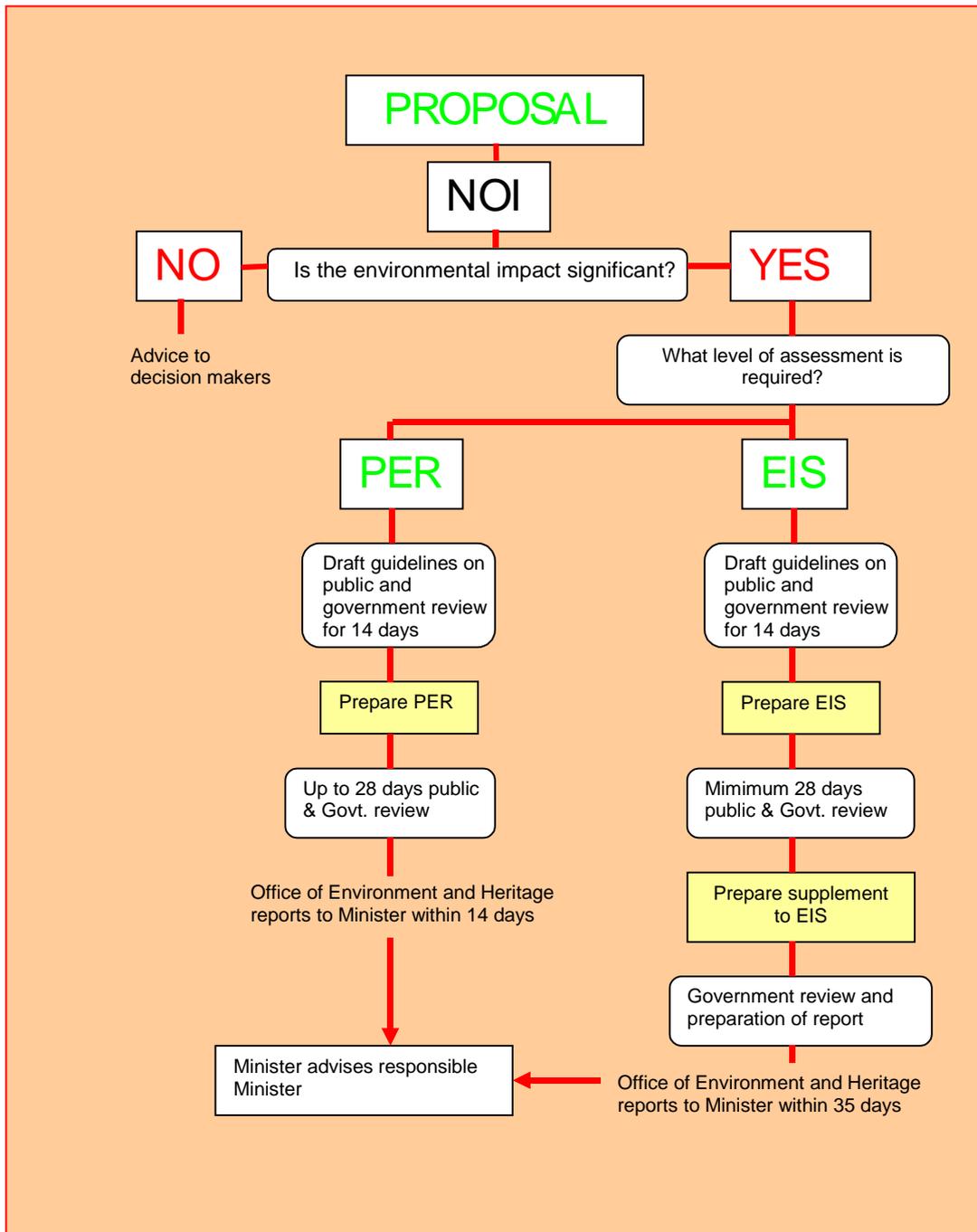
5 ADMINISTRATION

The Project Officer is Ms Cymbaline from the Office of Environment and Heritage, Department of Infrastructure, Planning and Environment. The contact number is (08) 8924 4216 and facsimile (08) 8924 4053, e-mail: cymbaline@nt.gov.au

Approximately 20 bound copies of the Draft EIS will be required for distribution to NT advisory bodies and public viewing locations (eg. libraries, council offices, etc.). Two hard copies and one CD ROM copies should be lodged with the NLC.

In addition, four (4) CD ROM copies (in ADOBE*.pdf format) plus two unsecured Microsoft Word copies should be submitted (to allow placement on the Office's Internet site and to facilitate production of the Assessment Report and Recommendations).

The proponent should also consider producing at least several copies for direct sale to the public, on request.



6 **FIGURE 1**

The Northern Territory Environmental Assessment Process.