

Mr Adnan Voloder
Planning and Development Manager
Boral Cement Limited
Level 18, 15 Blue Street
North Sydney NSW 2304

Dear Mr Voloder

**Boral Cement Facility, Berrima (DA-401-11-2002-i-Mod-14)
Environmental Assessment Requirements (EARs)**

Please find attached a copy of the environmental assessment requirements (EARs) for the preparation of the Statement of Environmental Effects (SEE) to support the modification application of the Boral Cement Facility (DA-401-11-2002-i-Mod-14) at Taylor Avenue, Berrima, in the Wingecarribee local government area (LGA).

The EARs below have been prepared in consultation with relevant State agencies and are based on the information provided to date. Government authority requirements and comments are attached. Please note, a response has not yet been received from Wingecarribee Shire Council. You are encouraged to consult with Council before submitting your modification application.

Your modification application must be accompanied by an SEE which addresses the requirements of agencies and includes the following:

- **Detailed Description of the Modification** – including:
 - detailed justification for the proposed modification
 - a description of how the modification integrates with existing, approved and proposed construction works and operations of the site
 - detailed plans of all proposed building works, including the new storage buildings and supporting infrastructure, new site access and haulage road and any earthworks
 - identification of conditions proposed to be modified.
- **Statutory and Strategic Context** – including:
 - demonstration the application constitutes a modification under section 4.55 of the EP&A Act and that the development will remain substantially the same as originally approved
 - demonstration the proposed modification is consistent with all relevant environmental planning instruments and justification for any inconsistencies.
- **Community and Stakeholder Engagement** – a community and stakeholder participation strategy identifying key community members and other stakeholders, including:
 - clear evidence of how each stakeholder identified in the strategy has been consulted
 - issues raised by the community and surrounding landowners and occupiers
 - clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development
 - details of the proposed approach to future community and stakeholder engagement.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of all stages of the development, including cumulative impacts, in accordance with relevant Environment Protection Authority guidelines, including:

- a description of the receiving environment and all existing and proposed emission sources
- an assessment of opportunities to minimise vehicle kilometres travelled and measures to minimise the potential for air quality impacts associated with truck movements
- details of emission control techniques, and management and monitoring measures.
- **Traffic and Transport** – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:
 - details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts
 - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of crash history and cumulative traffic impacts at key intersections using SIDRA or similar traffic model
 - details of road upgrades, infrastructure works or new roads or access points required for the development, including conceptual designs and swept path diagrams.
- **Noise and Vibration** – including:
 - a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards.
- **Soils and Water** – an assessment of potential surface and groundwater impacts associated with the modification, including:
 - demonstration the modified development would have a neutral or beneficial effect on water quality in accordance with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, including a MUSIC stormwater quality model
 - a detailed site water balance including a description of the water demands and breakdown of water supplies
 - details of the stormwater and wastewater management system and how they integrate with existing operations, including measures to treat, reuse or dispose of water
 - a description of the proposed erosion and sediment controls during construction
 - characterisation of the nature and extent of any contamination on the site and surrounding area and any proposed ground disturbance.
- **Waste Feedstock** – including:
 - a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size of any stockpiles
 - details of the source of the waste streams to justify the need for the proposed processing capacity
 - details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site
 - the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.
- **Waste Management** – an assessment of all waste generated at the site, including:
 - a list and description, including quantities, composition and classification, of waste material produced (solid, liquid and gaseous) from the development in accordance with the EPA's Waste Classification Guidelines

- details of waste management practices having regard to the EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (EPA, 2012)
- details of the type and quantity of any chemical substances to be used or stored at the site and arrangements for their safe use and storage.
- **Aboriginal Heritage** - an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:
 - identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development
 - provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
 - include results of a surface survey and any test excavations and an unexpected finds protocol.
- **Biodiversity** - an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.
- **Visual** - an assessment of the potential visual impacts of the modification on the amenity of the surrounding area.
- **Greenhouse Gas and Energy Efficiency** - an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas emissions.
- **Planning agreement/development contributions** – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the modification.

The Department strongly recommends that you consult with relevant agencies and stakeholders including surrounding landowner/occupiers and previous submitters prior to submitting your modification application and SEE.

Please contact the Department at least two weeks before you proposed to submit your application. This will enable the Department to confirm the notification and public exhibition arrangements.

If you have any questions, please contact Sally Munk, Principal Planner, on (02) 9274 6431 or via email at sally.munk@planning.nsw.gov.au.

Yours sincerely,



6 August 2021

Chris Ritchie
Director
Industry Assessments