



Mrs Megan Kublins
EGM - Property

Level 9
60 Carrington Street
Sydney New South Wales 2000

04/09/2020

Dear Mrs Kublins

**New Berrima Brickworks Facility (SSD-10422)
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 28 Aug 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department is also awaiting formal submission from Wingecarribee Shire Council (Council). When comments from Council are received, the Department will forward them to you for consideration.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Please provide a response to the issues raised in these submissions within two months. You are also required to submit additional information that effectively addresses the issues identified by the Department in **Attachment 1**.

If there are any changes to the scope of the development which substantially change the environmental impacts of the development as outlines in the EIS, exhibition of the proposed changes may be required in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

Note that under clause 113(7) of the Regulation, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Shaun Williams, who can be contacted on (02) 8275 1345/ at shaun.williams@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Attachment 1 – Request for Additional Information

Attachment 1

New Berrima Brickworks – SSD 10422

Request for Additional Information

1. The Department notes the consistent concern raised in all submissions made by the general public and public interest groups is the provision of renewable energies for site operations to reduce greenhouse gas (GHG) emissions. The Department requests the Applicant provide an assessment of renewable energy opportunities that could be incorporated into the development. The assessment should discuss the costs and benefits of identified renewable energies and justify why the identified renewables will or will not be considered for the development.
2. The EIS identifies that there are five stages involved in the proposed production process of bricks for the development. However, it is unclear how the five production stages for processing bricks are undertaken on the site. The Department requests an annotated facility floor plan and flow diagram which demonstrates how each production stage is undertaken within the site and the plant and equipment utilised for processing.
3. The Department notes the development will produce a specialty brick product referred to as 'Bowral Blues'. The Department requests clarification on the different types of brick products proposed to be produced, the approximate weight and volume of each brick type proposed to be produced, the different processes required for the manufacturing of each brick type and the amount of resources required for each brick type.
4. Section 6.3 of the EIS identifies 9 receptors were considered suitable for the visual assessment of the development however the EIS does not elaborate on the visual significance of the receptors and the selection process for the assessment. The Department requests the Applicant elaborate on the visual significance and selection process for the 9 receptors chosen for the visual impact assessment.
5. Section 6.5.5 identifies there are predicted exceedances of the 24-hour average cumulative PM₁₀ concentrations. The EIS provides no mitigation measures or controls to be implemented to prevent exceedances. The Department notes fugitive dust emissions is a major issue of concern raised in the public submissions received on the development. The Department requests the Applicant provide further discussion on the identified exceedances of the 24-hour average cumulative PM₁₀ concentrations including mitigation and management measures to be implemented to prevent exceedances and provide re-modelling, to demonstrate compliance with the relevant assessment criteria. Further justification will be required if compliance with the relevant assessment criteria cannot be demonstrated.
6. Section 6.11.1 and Table 44 of the EIS identify the cumulative future traffic scenario of the local road network performance. The Department notes the EIS does not identify the existing local road network performance to provide a comparison against the predicted impacts of the

development on the local road network performance. The Department requests the Applicant identify the existing local road network performance to demonstrate the extent of impacts the development will have upon the performance of the existing local road network.

7. Table 47 of the EIS is titled “estimated construction waste” however, the contents of the table relates to weekly operational waste quantities. In addition, Tables 46 and 47 identify waste in estimated volume (m³) but do not provide the estimated weight (t/ kg). The Department requests the Applicant clarify Table 47 and provide the estimated weight of both weekly operational waste and construction waste.

8. The EIS does not satisfactorily demonstrate vehicle movements within the development site and the relationship between vehicles and the development. The vehicle movement paths within the site are unclear and not shown in the site plans. It is also unclear how vehicles delivering materials to the site and on-site mobile plant (e.g. front-end loaders) used for processing, manoeuvre through the site and where they are unloaded. The Department requires the Applicant to provide this information to demonstrate access and manoeuvrability of the site is satisfactory for the development’s operations.

Further to Item 7, the Department notes that no Swept Path Analysis was provided in the accompanying Traffic Impact Assessment prepared by Ason Group Pty Ltd in Appendix 11 of the EIS. This must be provided to demonstrate vehicle turning paths and site access is compliant with all relevant traffic standards and controls.