



DOC20/629348

Ms Sally Munk
Principal Planning Officer
Department of Planning, Industry and Environment
Locked Bag 5022
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Dear Ms Munk

Development Application 14/96 MOD 12 - 25 Burrows Road South, St Peters

I refer to your request for comments from the Environment Protection Authority (EPA) on Development Application 14/96 MOD 12 for modifications to an existing concrete plant and materials handling facility (the proposal) at 25 Burrows Road South, St Peters (the premises).

The request was received by the EPA via the Concurrence and Referral Planning Portal on 5 August 2020 (reference no. PAE-8772806).

EPA comments on the proposal and recommended conditions

We have reviewed the proponent's response to our letter dated 24 July 2020 and are satisfied that the issues raised have been addressed. Please find the EPA's comments on the proposal in **Attachment A**. The EPA has provided recommended conditions of consent in **Attachment B**.

If you have any questions in relation to this letter please contact Kieran Henry on (02) 8837 6000 or by email at kieran.henry@epa.nsw.gov.au.

Previous on the Development Application 14/96 MOD 12

The EPA understands that businesses operate at the premises; a concrete plant and a materials handling facility. The modification proposal from Boral Resources seeks to increase the production/throughput at one business (the concrete plant or materials handling facility), coinciding with reduced production/throughput at the other business.

The EPA has provided comments on the proposal on several occasions, including:

1. **27 September 2019.** An Air Quality Impact Assessment (AQIA) was provided by the proponent for the proposed MOD 12. This original AQIA (September 2019) factored in completion of upgrade works and mitigation measures approved as part of Development Application 14/96 MOD 10 and MOD 11. The EPA provided DPIE with requested advice on 9 October 2019.
2. **3 July 2020.** The proponent advised DPIE that site upgrade work and mitigation measures were unlikely to be completed until FY21 or FY22. Hence the original AQIA provided on 27 September 2019 was based on a scenario that does not yet exist. The proponent provided an additional AQIA (June 2020), based on the 2016 AQIA accompanying the proponent's MOD 10 proposal. On 24 July 2020 the EPA provided advice to DPIE on the additional AQIA, highlighting concerns with the predicted environmental impacts and the modelling.

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1. **5 August 2020.** DPIE received additional information from the proponent in response to the EPA's advice letter dated 24 July 2020. The EPA was asked to review the additional information and, if satisfactory, provide recommended modified conditions of consent.

Yours sincerely



18 August 2020

LESLEY CORKILL

Unit Head Regulatory Operations Metro - West

Attachment A – EPA comments on the proposal

Attachment B – EPA recommended conditions of consent

ATTACHMENT A

EPA comments on DA14/96 MOD 12 for modifications to an existing concrete batching plant and materials handling facility at 25 Burrows Road South, St Peters

The EPA has reviewed the following documents in relation to the proposal:

- *St Peters Terminal - additional atmospheric dispersion modelling - 1.75 Mtpa handling facility throughput - response to EPA letter*, dated 4 August 2020 prepared by EMM
- *St Peters Terminal – Additional Atmospheric Dispersion Modelling – 1.75mtpa Handling Facility Throughput*, dated 24 June 2020, prepared by EMM
- *Boral St Peters Concrete Plant And Materials Handling Facility – Statement Of Environmental Effects – Modification 12*, dated 20 September 2019, prepared by EMM

Appropriate Regulatory Authority and Licensing

Under clause 92 of the *Protection of the Environment Operations (General) Regulation 2009* the EPA is the appropriate environmental regulatory authority (ARA) for non-scheduled activities involving the production of premixed concrete or concrete products (such as concrete batching plants) in NSW that have a capacity to produce more than 30,000 tonnes per year of concrete or concrete products. The EPA is therefore the ARA for the proposal.

Exceedances of Impact Assessment Criteria

The EPA recommended that the proponent should revise the AQIA to consider additional mitigation measures and demonstrate that best management practices will be implemented to minimise emissions in accordance with the *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* approach for dealing with elevated backgrounds and exceedances of criteria.

Proponent's Response

The MOD 12 AQIA undertook a contemporaneous cumulative assessment approach, consistent with the Level 2 assessment approach detailed in Section 5.1 of the *Approved Methods for Modelling* (EPA 2016). As stated in the MOD 12 AQIA, a single additional exceedance day was predicted at receptor R4 for 24-hour average PM_{2.5}. This exceedance coincided with a background concentration of 23.9 µg/m³. The projects contribution (incremental) to the cumulative exceedance at R4 is 3.0 mg/m³.

The background concentration dominates the cumulative concentration (approximately 94%). The other following points are noted:

- the modelling results relate to peak day activity rates occurring continuously throughout the modelling period, which is a highly conservative assumption.
- by adopting the maximum annual throughput at the handling facility, the modelled scenario relates to the worst-case potential for operational split with regards to air emissions and impacts.
- the impacted receptor in question is an industrial receptor that would not be exposed to an entire 24-hour averaging period.

A review of accepted best practice air pollution emission management practices has been undertaken through comparison of site mitigation measures with those presented in the Cement Concrete and Aggregates Australia (CCAA) *Environmental Management Guideline for Concrete Batch Plants October 2019* (CCAA 2019).

The EPA advises that, where relevant to the site, the air quality emission mitigation strategies appear consistent with the CCAA management guidelines.

EPA comment: This concern has been adequately addressed. Although the modelling predicts an additional exceedance of the PM_{2.5} 24-hour impact assessment criterion (25 mg/m³), the proponent has clarified that a contemporaneous assessment was conducted in the additional modelling,

resulting in one additional exceedance from a background of 23.9 mg/m³ and that best emission management practises are carried out on site.

Control and Mitigation Measures

The EPA recommended that the proponent should consider alternate mitigation measures that can be temporarily or additionally employed to achieve similar reductions in particle emissions and impacts as was modelled and predicted for previous recent modifications to demonstrate minimal environmental impact.

Proponent's Response

The site is currently implementing air quality management practices that are consistent with industry best practice measures. There are no significant additional measures that can be recommended that would have a material improvement on site emissions management.

It is considered that the most effective means of managing emissions and impacts from the site is the real-time particulate matter monitoring network at the boundary of the site, recently installed by Boral.

The real-time monitoring network, combined with short-term PM₁₀ concentration trigger levels specified in a trigger action response plan (TARP), will assist Boral with the reactive management of particulate matter emissions from the site by alerting site personnel to periods of elevated site emissions and allow for the periodic implementation of increased emission controls.

EPA comment: This concern has been adequately addressed.

Modelling Assumptions

The EPA recommended the proponent provide a clear and concise description of the proposed flexibility of operations. The EPA recommended that the proponent evaluate how the variability of the operations affects particulate emissions and predicted impacts to ensure the worst-case emissions and impacts are presented in the AQIA.

Proponent's Response

Boral have confirmed that the site's environment manager currently monitors production volumes and truck numbers to ensure compliance with the overall production limits, as well as the peak hour truck limits. Data from the concrete plant's batching system, and the handling facility's weighbridge data is tracked and aggregated for the annual review. Given Modification 12 seeks to simplify the way truck numbers (and hence production volumes) are tracked, Boral's existing systems will be used to aggregate this data and report compliance with the consent.

The worst-case scenario presented in MOD 12 was chosen to represent the operational distribution with the highest potential for air pollutant emissions and impacts. The EPA correctly identifies that the worst-case scenario modelled was a presumed throughput of 1.75 Mtpa for the handling facility and 650,000 m³ per annum for the concrete plant. A reduced batching plant volume (400,000 m³) was then modelled for the limitations of the existing site layout. Therefore, as long as the total number of combined site trucks does not exceed those modelled for this scenario, then any other combination of production volumes (within the consented limits) will be at most equivalent to or less than this modelled worst case scenario.

EPA comment: We understand that the initial MOD 12 assessment modelled 1.75 Mtpa and 650,000 m³ due to maintaining truck numbers approved under MOD 11 and included the proposed additional controls. However, the additional modelling only modelled 400,000 m³ due to current site layout and not due to truck limits and without the proposed controls. The additional modelling did not specify truck numbers that were associated with the modelled throughputs. Therefore, the EPA recommends that, until the proposed upgrades and additional controls (e.g. telescopic chute with water spray and revised bunker walls) are implemented, the site activities should be limited to a maximum concrete batching throughput of 400,000 m³ if the throughput at the handling facility exceeds 1.0 Mtpa.

ATTACHMENT B

EPA recommended conditions of consent for DA14/96 MOD 12 for modifications to an existing concrete batching plant and materials handling facility at 25 Burrows Road South, St Peters

AIR QUALITY

Maximum production at the concrete batching plant must not exceed 400,000 m³ until upgrades and controls proposed to reduce particulate emissions in the Statement of Environmental Effects – Modification 12 (September 2019) are completed.

This concludes the EPA submission on the proposal.