Wallacia Soils

Wallacia Soils 205 Bent Basin Road DA
Preliminary Environmental Assessment

September 2016

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1. Introduction

1.1 Background

Wallacia Soils Pty Ltd (Wallacia Soils) currently undertakes extractive and soil blending operations under separate consents on its property located at 205 Bents Basin Road, Wallacia (the site).

Wallacia Soils propose to expand the existing soil blending operations at the site through the development of a Resource Recovery Facility (the Project). The Project involves an increase to the processing capacity of the soil blending operations to 500,000 tonnes per annum (tpa) and expanding the range of material able be accepted at the site. The Resource Recovery Facility is proposed to accept soils and other earthen products from construction and demolition projects with a focus on the Western Sydney market. The waste material will be screened and processed to recover the soil portion of the waste for re-use and recycling as an alternative to the waste material being disposed of to landfill.

Western Sydney is regarded as one of Australia's most significant economic growth areas with an extra one million people expected to live in the region by 2030. The anticipated growth over the coming decades will represent a profound transformation of the region and result in ongoing demand for services in the construction industry. Wallacia Soils are well placed to contribute to the sustainable growth in the region by providing a resource recovery facility in close proximity to predicted growth areas.

The Project is being designed to be sympathetic to the existing rural setting and ensure the operations do not result in unacceptable disruption to the community. Key design principles for the Project include:

- Vehicle movements will result in no change in the operational capacity of the local road network.
- Noise emissions will meet project specific noise criteria developed in accordance with the NSW EPA's Industrial Noise Policy (INP) and Road Noise Policy (RNP)
- Processing facility will be visually integrated into the existing rural landscape setting

The Project represents a continuation of the existing soil blending operations at the site and is consistent with the land-use objectives under the Wollondilly Local Environmental Plan 2011 (Wollondilly LEP).

The Project represents an increase to the approved processing capacity at the site and does not constitute substantially the same development as the existing soil blending operations. A new development application (DA) will therefore be required for the Project in accordance with Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

The Project constitutes development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes of waste per year and is defined as State Significant Development (SSD) under Schedule 1, Item 23 of the *State Environmental Planning Policy (State and Regional Development) 2011*. As such, an Environmental Impact Statement (EIS) will need to be prepared to accompany the DA for the Project, for determination by the NSW Minister for Planning or delegate.

This Preliminary Environmental Assessment (PEA) has been prepared to introduce the Project to key stakeholders and enable the Department of Planning and Environment (DPE) to issue the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of the EIS.

1.2 Project overview

1.2.1 Project objectives

The key project objectives are:

- Recover waste soils, other earthen materials and other recyclables for beneficial reuse
- Maximise resource recovery
- Create soil blends for a range of landscaping, development and construction applications
- Encourage back loading of recovered material to reduce potential traffic movements.

1.2.2 The Project

The project includes the following:

- Increase the capacity of the current operations to 500,000 tonnes per year
- Broaden the materials which are accepted at the facility to include a more representative list of waste materials including but not limited to concrete, brick, steel, timber and plastic, soils and sand
- Process waste soils and other earthen materials that are physically contaminated to recover recyclable materials and produce soil blends for a range of landscape, development and construction applications
- Screening and stockpiling operations to be undertaken within a purposefully built enclosure to minimise dust and noise emissions and visually integrate the facility into the rural landscape
- Ancillary infrastructure including roadways, carpark, and surface water management structures.

1.3 The Proponent

The proponent is Wallacia Soils Pty Ltd.

2. Background to the Project

2.1 Site context

2.1.1 Location

The site is known as Lot 141 DP1083224, No. 205 Bents Basin Road, Wallacia. It is located within the Western Sydney region, approximately 70 km west of the Sydney CBD. The site is approximately two kilometres from the intersection of Silverdale Road and Bents Basin Road, as shown in Figure 2.1.

The location of the site on the periphery of the major growth areas in South Western Sydney will provide an ongoing market for resource recovery services for a number of decades.

2.1.2 Site description

Wallacia Soils owns the site with a total land area of 14 ha. The site is irregular in shape and has an approximate frontage of 388 m onto Bents Basin Road and a rear boundary frontage on to the Nepean River of approximately 462 m. The depth of the site ranges from between approximately 255 m and 388 m.

The land surface slopes over mildly undulating, grassed terrain from Bent Basin Road on the western site boundary to the Nepean River on the eastern site boundary.

The site currently operates as a quarry with extraction of sand along the northern portion of the site parallel to the Nepean River and small scale blending of soils to the west of the extraction operations.

The site is predominantly cleared grassland with two small stands of remnant trees.

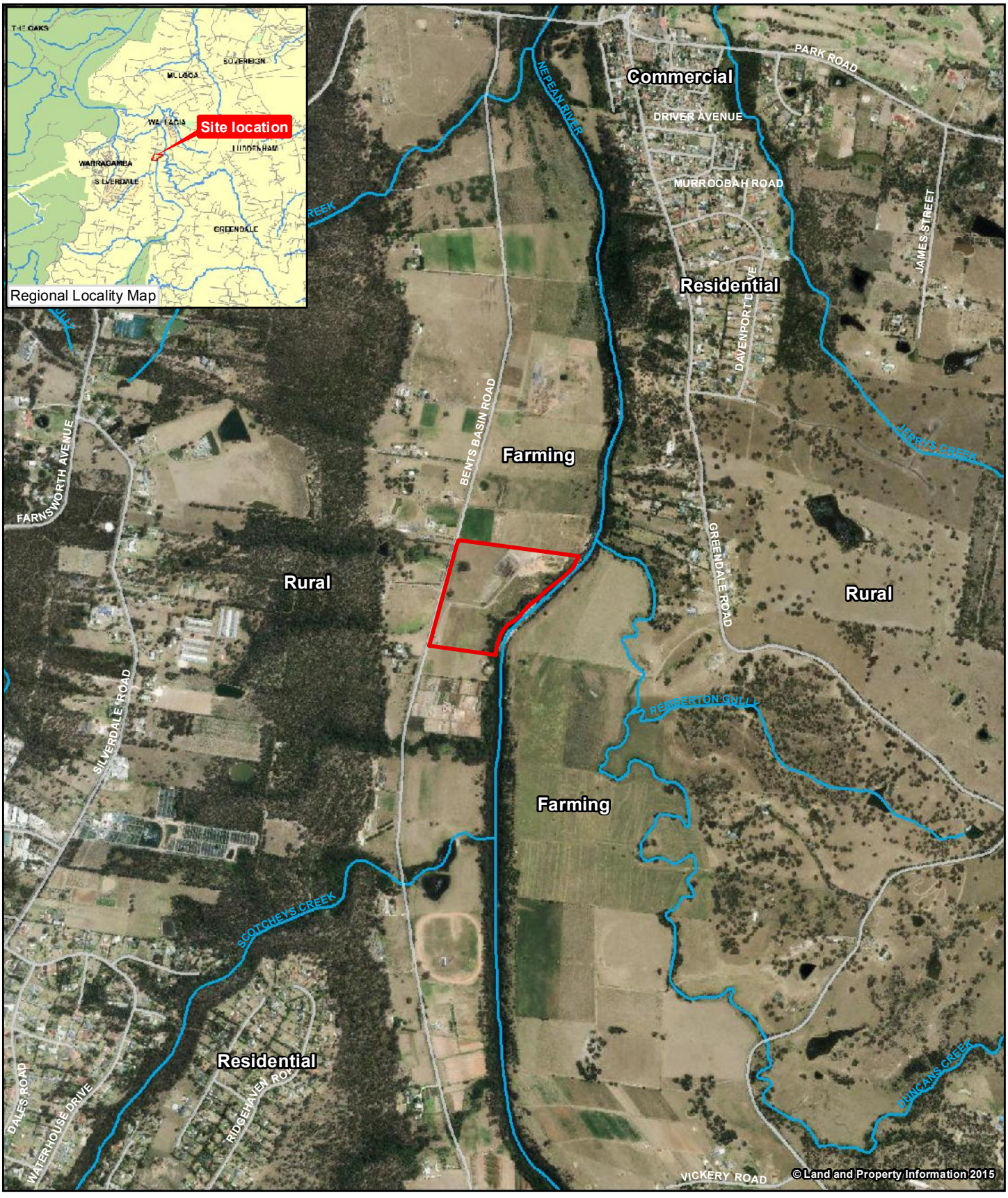
An existing all-weather access track provides internal access to the sand extraction area from Bents Basin Road.

A small dam is located adjacent to the access track.

2.1.3 Land zoning

The land zoning for the Project site under the *Wollondilly Local Environmental Plan 2011* (Wollondilly LEP) is shown on

Figure 2.2. The site is located in Zone RU1 Primary Production zone.



LEGEND

- Site Boundary
- Streets
- Major Waterways

Paper Size A4

0 70 140 280 420 560

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

GHD

Wallacia Soils Pty Limited
Wallacia Soils Processing Project - Phase 1

Job Number 21-25362
Revision A
Date 22 Jul 2016

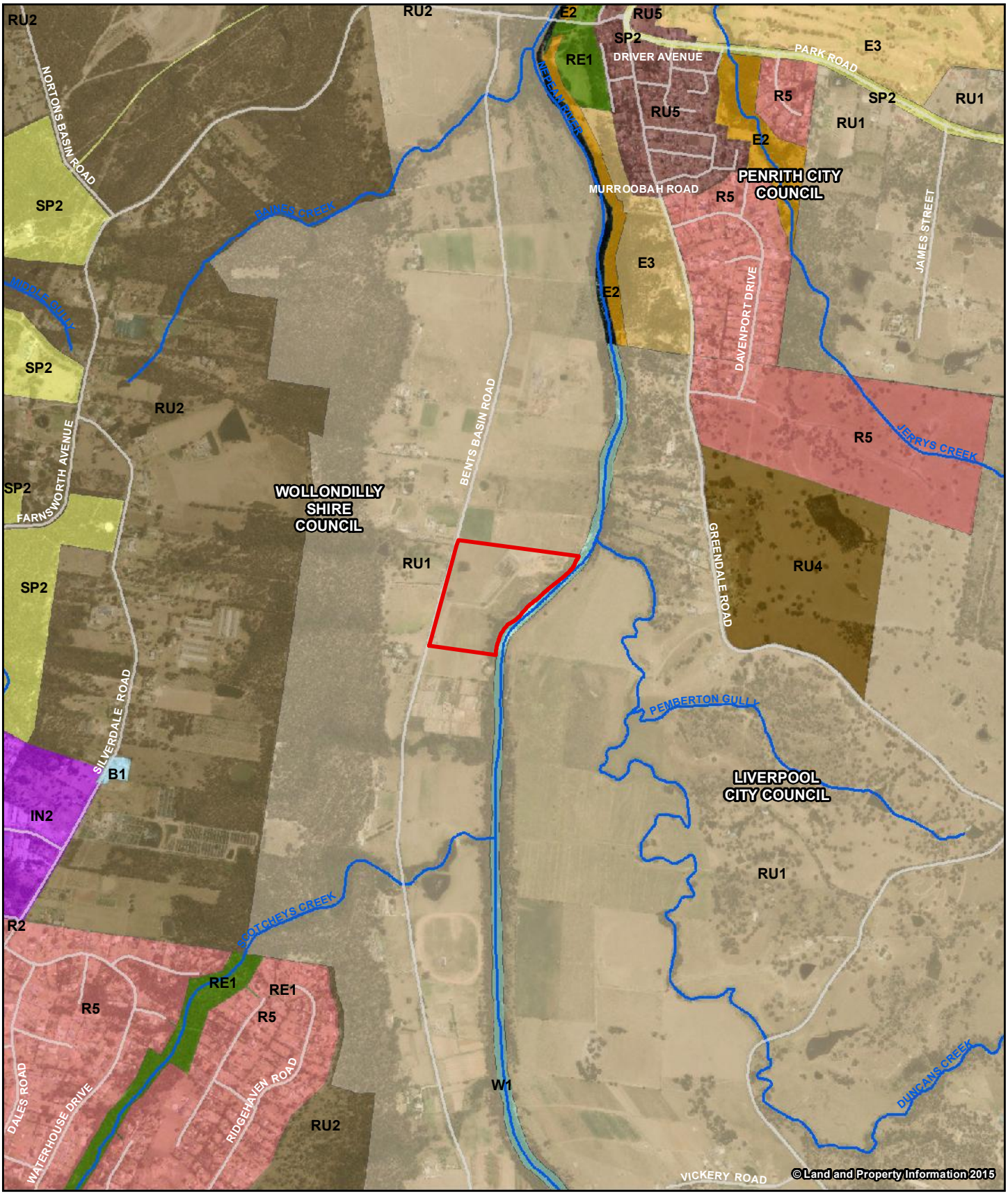
Site Location and Surrounding Land Uses

Figure 2.1

G:\21\25362\GIS\Maps\Deliverables\21_25362_Z001_SiteLocation.mxd

Level 15, 133 Castlereagh Street Sydney NSW 2000 **T** 61 2 9239 7100 **F** 61 2 9239 7199 **E** sydmail@ghd.com.au **W** www.ghd.com.au

Data source: Imagery - ©Land and Property Information (Extracted: 22/07/16); Streets, Waterways - NSW LPI 2012 DTDB. Created by:mweber



LEGEND

- Site Boundary
- LGA
- Streets
- Major Waterways

Local Environmental Plan

- B1, Neighbourhood Centre
- E2, Environmental Conservation
- E3, Environmental Management
- IN2, Light Industrial
- R2, Low Density Residential
- R5, Large Lot Residential
- RE1, Public Recreation
- RU1, Primary Production
- RU2, Rural Landscape
- RU4, Rural Small Holdings
- RU5, Village
- SP2, Infrastructure
- W1, Natural Waterways

Paper Size A4

0 70 140 280 420 560

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

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GHD

Wallacia Soils Pty Limited
Wallacia Soils Processing Project - Phase 1

Job Number 21-25362
Revision A
Date 22 Jul 2016

Land Zoning

Figure 2.3

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Level 15, 133 Castlereagh Street Sydney NSW 2000 **T** 61 2 9239 7100 **F** 61 2 9239 7199 **E** sydmail@ghd.com.au **W** www.ghd.com.au

Data source: Imagery - ©Land and Property Information (Extracted: 22/07/16); Streets, Waterways - NSW LPI 2012 DTDB; LEP - NSW LPI DCDB 2012. Created by:mweber

2.1.5 Surrounding land uses

The site is located within the rural area of Wallacia. Bents Basin Road runs parallel to the Nepean River. The land to the west of Bents Basin Road contains a number of residential dwellings, which are generally located on the upper slopes away from the river.

Adjoining the site to the north and south are vacant properties.

The nearest residential receiver is located approximately 250 m to the west of the site. A number of residential receivers are located along both sides of the Nepean River as shown on Figure 2.3.

The closest non-residential use to the north is an existing soil blending operation (Burgess Soils) and to the south is a market garden.

2.1.6 Background noise levels

A key consideration for the Project is protection of the amenity values for the local community. The site is of rural character with the associated typically low ambient noise levels.

Background noise monitoring was undertaken at three locations in the vicinity of the Project: 180 Bents Basin Road (Site office), 258 Bents Basin Road (R10) and 1548 Greendale Road (R22). The background noise levels at these monitoring locations are summarised in Figure 2.3.

Table 2.1 Background noise levels, dBA

Location	Day	Evening	Night
180 Bents Basin Road	34	34	36
258 Bents Basin Road	34	29	25
1548 Greendale Road	32	29	26

Operational noise criteria for the Project has been derived with reference to the NSW *Industrial Noise Policy 2000* (INP). The daytime background noise level of 34 dB(A) has been used to establish the operational noise criteria at residential receivers to the west of the Nepean River while the daytime background noise level of 32 dB(A) has been used to establish the operational noise criteria at residential receivers to the east of the Nepean Riven. The Project will be designed to meet the Project Specific operational noise criteria which are summarised in Table 2.2.

Table 2.2 Operational noise criteria

Receiver	Time period	Amenity criteria (acceptable noise level)1 $L_{Aeq(period)}$	RBL $L_{Aeq(15min)}$	Intrusive criteria, $L_{Aeq(15min)}$	Proposal specific noise criteria (external)
Residential receivers (West of the Nepean)	Day	50	34	39	39 $L_{Aeq(15min)}$
Residential receivers (East of the Nepean)	Day	50	32	37	37 $L_{Aeq(15min)}$

Note 1: With consideration to the INP 'noise amenity area' classification, the residential receivers surrounding the site have been classified as 'rural'.

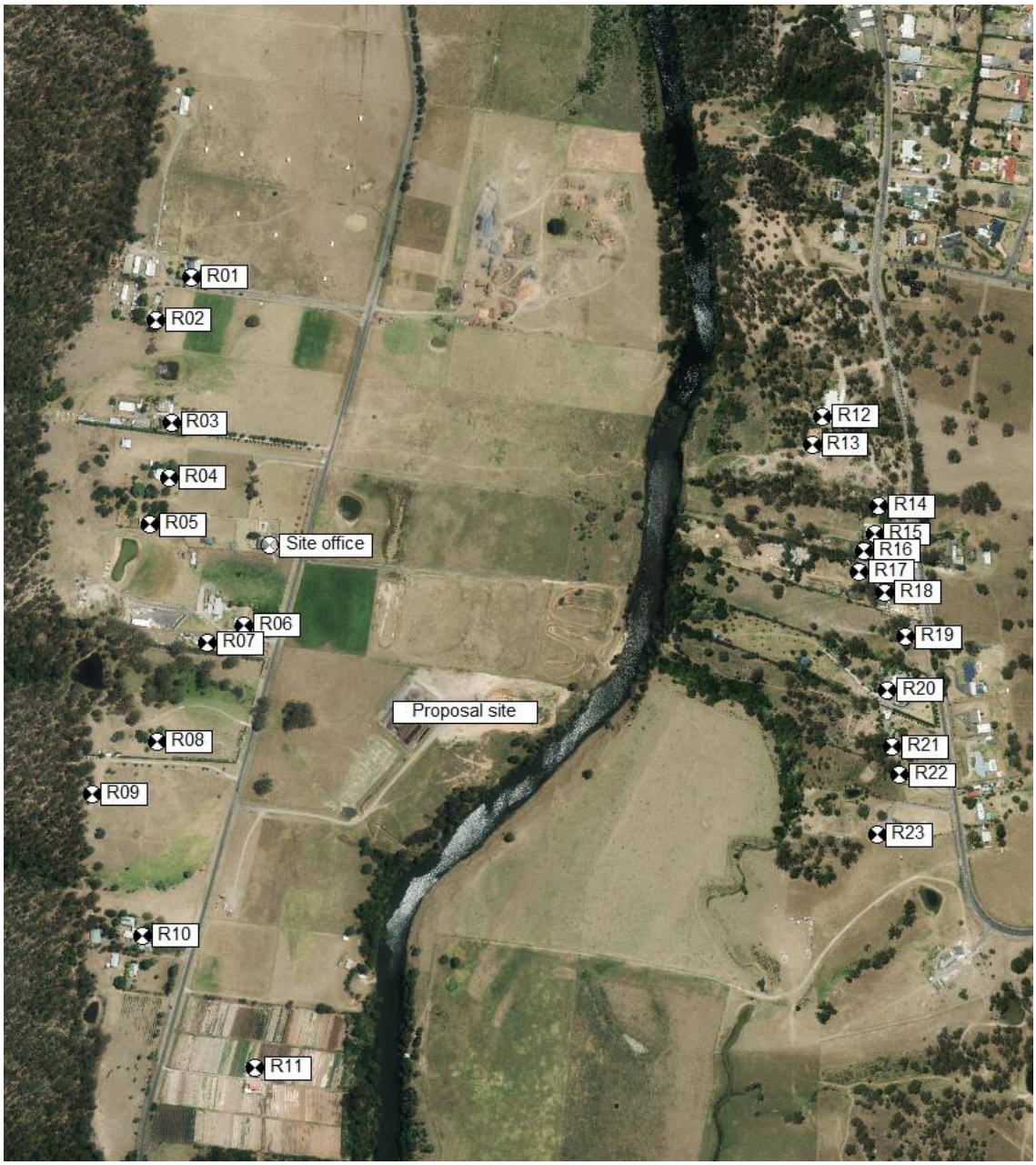


Figure 2.3 Sensitive receivers

2.1.7 Road network

Access to the site is via Bents Basin Road, approximately two kilometres from the intersection of Silverdale Road in Wallacia.

Key intersections on the local road network include the T-intersection at the corner of Bents Basin Road and Silverdale Road and the roundabout at the corner of Park Road, Silverdale Road and Mulgoa Road and.

Traffic counts and initial traffic modelling was undertaken to provide an indication of existing peak hour vehicle numbers and the operational capacity of the local road network providing access to the site. The modelling indicates that the key intersections currently operate in accordance with a Level of Service (LoS) A as defined in the Roads and Traffic Authority (Guide to Traffic Generating Developments, RTA 2002). The results indicate the intersections are all operating with a good level of service with minimal delays in either the morning or evening peak hours as shown on Table 2.3.

Table 2.3 SIDRA 2016 results

Intersection	AM Peak		PM Peak	
	Ave Delay (s)	LoS	Ave Delay (s)	LoS
Silverdale Road / Bents Basin Road	7	A	9	A
Silverdale Road / Mulgoa Road / Park Road	10	A	11	A

The Project has been designed to ensure truck movements for resource recovery operations will not alter the existing level of service on the local road network and will not result in excessive delays for the local community.

2.2 Site history

2.2.1 Overview

The site currently has approval for two separate activities: an extractive industry (soil extraction) and a rural industry (soil blending). Development consent for the extractive industry was issued by Council in 1983 for an area of extraction in the north-east of the site parallel to the Nepean river. Soil extraction from the site is ongoing.

A second development consent for a rural industry was granted by Council in 2010 and modified in 2012 to permit the activity of soil blending operations on the site.

2.2.2 Existing consents

The consents issued for the site are summarised below:

1983 Consent – Extractive Industry

- Development approved in accordance with drawings numbered 462-1462-2 and 462-3 dated 16 July 1980 prepared by CJ McKenzie, Engineering
- Extraction to be staged with operations being restricted to 15 m wide strips with excavated areas progressively rehabilitated and revegetated.
- Area to be fenced
- Compliance with conditions of Water Resources Commission

2010 Consent – Rural industry (soil blending) - DA829/2009

- Rural Industry – soil blending approved for the site
- Endorsed plans: No PGH 090329 dated 25 November and 10 December 2009
- Proposed demountable building approved on a temporary basis (18 months). Sanitary facilities must be provided in a permanent building if the development continues for longer than 18 months.
- Construction shall not commence until a Construction Certificate has been obtained from the Principal Certifying Authority
- An Environmental Management Plan is required prior to a Construction Certificate can be issued. However, a separate Construction Certificate for Engineering and Building works was able to be provided (see condition 4(5)).
- Finished floor level shall be a minimum of 46.4 m AHD (1% AEP flood level is 45.9 m AHD)
- Access road from Bents Basin Road to stockpile area to be constructed consisting of the first 50 m to be a 4 m wide road, constructed to a sealed standard and the remaining length to be constructed to an all-weather gravel standard.
- All disturbed areas to be stabilised by turfing, mulching, paving or otherwise suitably stabilised.
- Disposal of construction and building waste material to be undertaken in accordance with the Waste Management Plan.
- Industry to be conducted 7 am to 5 pm Monday to Friday and 8 am to 2 pm on Saturdays. No industry is to be conducted on Sundays and Public Holidays.
- Truck numbers: 10 per day (amended later)

- Building shall not be occupied or used or the proposed use commenced until an Occupation Certificate is issued by the nominated Principal Certifying Authority.
- Environmental Management Plan detailing the management of dust, odour and stormwater quality is to be prepared and submitted to the Principal Certifying Authority prior to the release of any Construction Certificate.
- Engineering Construction Certificate for construction of full width Bents Basin Road along the frontage, access road and other related civil works issued 11 January 2011.

2011 Consent – Sewage management system

- Approval to install a sewage management system – absorption trench wastewater treatment system and septic tank
- Date of expiry: 28 January 2016
- Absorption trenches to be as per plan

2012 Rural industry (soil blending) Modification DA829/2009 – Amend truck movements and temporary building

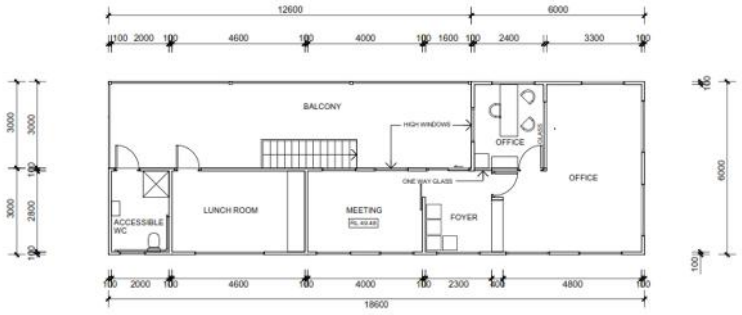
- Demountable temporary building not to remain on the site beyond 1 January 2014. Provision needs to be made for sanitary facilities within a permanent building.
- Truck movements: 20 trucks per day (40 vehicle movements) from Monday to Friday and 10 trucks per day (20 vehicle movements) on Saturdays. This corresponds to 3030 trucks (6060 vehicle movements) per year.
- Total mass of material processed under this consent on the site shall be limited to 26,600 tonnes per year.
- A log book of all truck movements is to be maintained and provided to Council by 1 August each year.

2016 Rural industry (soil blending) Modification DA829/2009 – Installation of weighbridge and site office

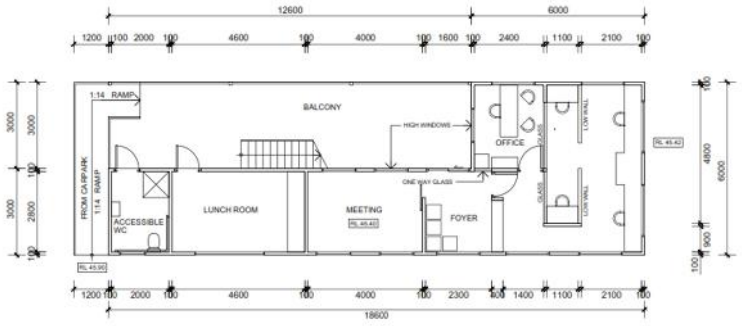
An application for modification to the soil blending consent was also recently lodged with Wollondilly Council to permit installation of a weighbridge, realignment of the access road to service the weighbridge, an office facility and perimeter landscaping.

A 20 m x 3.5 m electronic weighbridge would be installed near the entrance to the site, along with a small associated weighbridge office/cabin.

The site office would be located just past the weighbridge. It is will be of single level construction with an approximate 15 m x 10 m envelope. The office will include office space, a meeting room, a lunch room and amenities. It is designed to meet the Building Code of Australia standards for accessibility – including access ramp and accessible water closet. A schematic of the proposed office including floor plan and elevations is provided Figure 2.4. Visual screening of the facility would be provided by way of earth bunds and vegetation plantings.

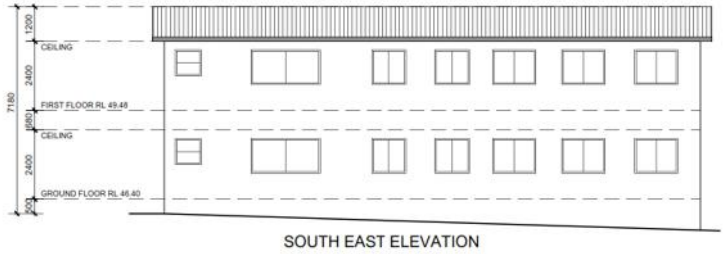


OFFICE FIRST FLOOR PLAN



OFFICE GROUND FLOOR PLAN

NORTH WEST ELEVATION



SOUTH EAST ELEVATION

NORTH EAST ELEVATION SOUTH WEST ELEVATION

Figure 2.4 Site office details

3. The Project

3.1 Overview

Wallacia Soils proposes to broaden the range of materials accepted at the site for resource recovery and increase the quantity of materials processed to 500,000 tonnes per year. It also proposes to establish resource recovery and waste processing operations on the site and install supporting infrastructure including site access and internal roadways, staff carpark and soil and water management structures.

This section describes the need for the project, provides an outline of the proposed site infrastructure and operations, the estimated material types and quantities to be received at the site.

3.2 Project need

Growing construction and demolition markets

The Western Sydney construction and demolition markets have been growing steadily over recent years and is anticipated to continue to grow in response to a number of NSW and Commonwealth government planning initiatives.

Growth in the industry has led to an increase in the generation of construction and demolition waste including significant quantities of unwanted, physically contaminated soils. These soils contain small quantities of physical contaminants such as plastics, metals, ceramics, bricks, concrete, wood waste/vegetation and other general waste materials. The physical contamination makes the material unsuitable for reuse and therefore much of the material is disposed of at landfill.

The Project seeks to develop a processing facility to remove the physical contaminants from incoming soil and earthen material to produce soil products that are suitable for beneficial reuse into a variety of development, landscape and construction markets. In addition, it is expected that much of the physical contaminants that would be removed through processing would be recyclable, further reducing the amount of material that would require landfill disposal.

The site is located in close proximity to a number of strategic growth areas centred around the proposed Western Sydney Airport. NSW Government initiatives include the Western Sydney Priority Growth Area, the South West Priority Land Release Area, the Western Sydney Employment Area and the Greater Macarthur Land Release Investigation Area. The growth areas will be supported by the Western Sydney Infrastructure Plan providing a range of upgrades to the local road network together with the potential development of the South West Rail Link Extension and the Outer Sydney Orbital.

The location of the site on the periphery of the major growth areas in South Western Sydney will provide an ongoing market for resource recovery services for a number of decades.

Consistency with National and State waste policy

National waste policy

In 2009 the Australian Government released the 'National Waste Policy: Less Waste More Resources' (Environment Protection and Heritage Council, 2009). The National Waste Policy, which was adopted on 5 November 2009, builds on the 1992 National Strategy for Ecologically Sustainable Development and attempts to reduce the environmental impact of waste disposal. The policy sets the direction for waste management in Australia over a 10 year period, aiming to

produce less waste for disposal and manage waste as a resource to deliver economic, environmental and social benefits.

The overall objectives of the National Waste Policy are that all wastes, including hazardous wastes, are managed in a way that is consistent with Australia's international obligations, to protect human health and the environment. The policy also seeks to ensure that risks associated with waste are understood and managed to minimise intergenerational legacy issues.

The Project includes the expansion of operations at the site to divert waste from landfill and increase resource recovery of soil materials. The Project is consistent with the aims and objectives of the National Waste Policy as it would manage waste as a resource, deliver economic, environmental and social benefits, contribute to sustainability and employment and protect human health and the environment.

State waste policy

The NSW strategic policy framework for waste management incorporates policy to drive waste reduction and resource recovery. The framework has been strengthened with legislation to streamline development of waste management infrastructure and a strategy to provide for increasing resource recovery. These include the *Waste Avoidance and Resource Recovery Act 2001* and associated 'Waste Avoidance and Resource Recovery Strategy 2014-21'.

'NSW 2021: A plan to make NSW number one' is a 10 year plan for NSW. The plan identifies reducing waste generation and keeping materials circulating within the economy as priorities for NSW. A state-wide waste avoidance and resource recovery strategy is prepared every five years to address this priority. The latest strategy is the 'NSW Waste Avoidance and Resource Recovery Strategy 2014-21', which provides the framework for maximising conservation of natural resources and minimising environmental harm from waste management and disposal of solid waste. The strategy proposes long-term directions for waste in NSW and includes targets for, amongst other things:

- Avoiding and reducing waste generation
- Increasing recycling
- Diverting more waste from landfill

Relevant to the Project are the following targets:

- By 2021-22, increasing recycling rates for construction and demolition waste to 80 percent
- By 2021-22, increase waste diverted from landfill to 75 percent

The Project is consistent with the *NSW Waste Avoidance and Resource Recovery Act 2001* and 'Waste Avoidance and Resource Recovery Strategy 2014-21' as it is built around the diversion of waste. The Project would also assist the State in achieving the increased recycling rates and landfill diversion targets listed above.

3.3 Proposed infrastructure

3.3.1 Operations enclosure

The resource recovery activities and processing would be undertaken in a purposefully designed enclosure to minimise noise emissions and to be visually integrated with the surrounding rural landscape setting.

A number of processing activities are proposed in this area. This would include trommel screening, crushing and shredding/mulching.

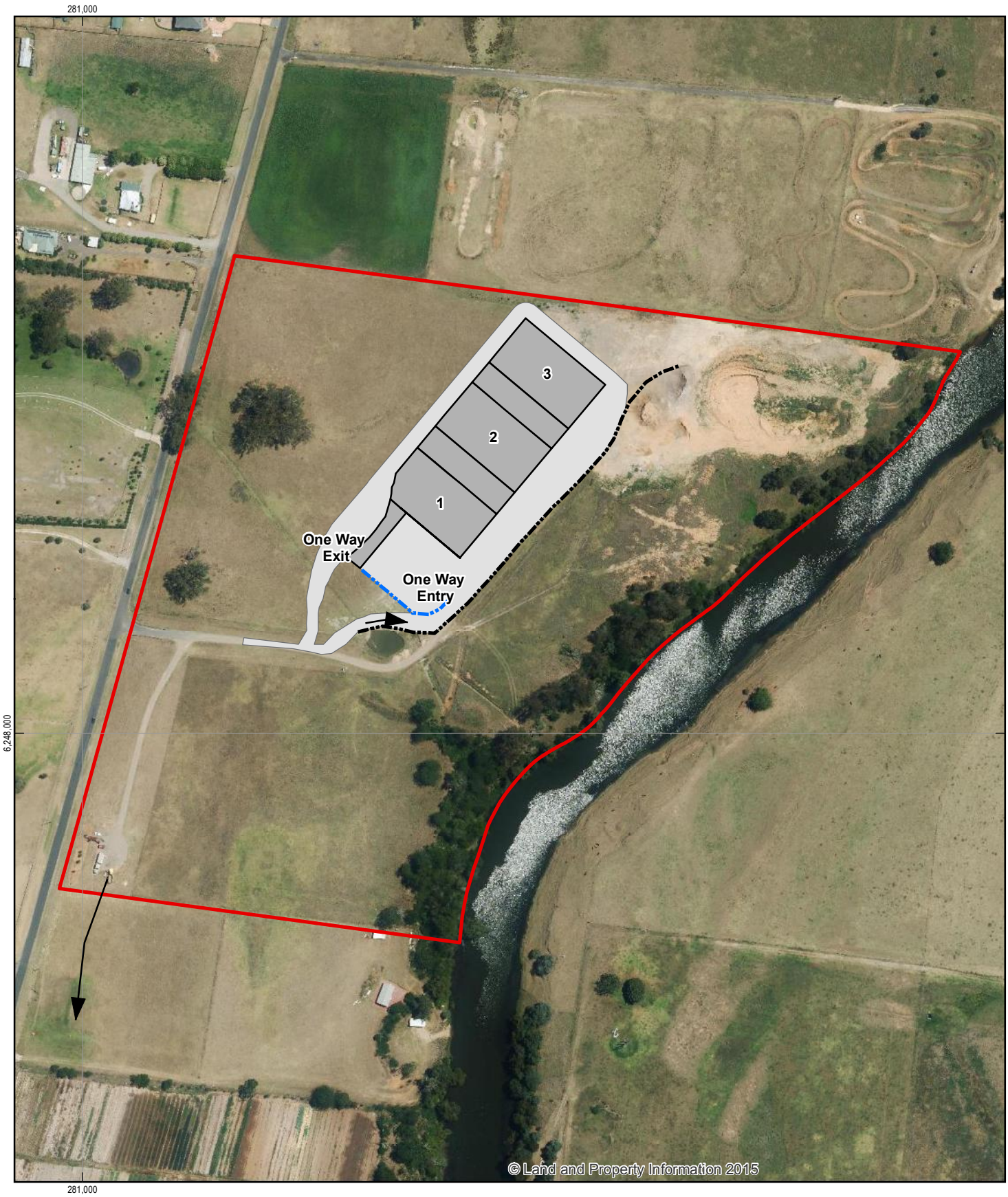
The Operations enclosure will accommodate a series of soil processing and stockpile areas to separate the materials and convert incoming waste into saleable and reusable products. Anticipated processing equipment includes:

- Two front end loaders
- Two screen and stockpilers
- One shredder
- One crusher
- One excavator.

The operations enclosure will have a footprint of approximately 125 m x 70 m (8,750 m^2). The shed would include a series of separated storage areas for separated materials and several areas dedicated to separation and processing in accordance with the layout as shown on Figure 3.1.

The operations enclosure would be designed as a partially enclosed structure with appropriate acoustic panelling to meet the project specific noise criteria as outlined in Section 2.1.6. Preliminary noise modelling has indicated that operational noise criteria can be met at all sensitive receivers.

The operations enclosure will be designed as a series of three interlinked sheds with curved roofs as shown on Figure 3.2. Appropriate landscaping will be adopted to ensure the Project is visually integrated within the surrounding rural landscape.



LEGEND

- Site Boundary
- Decorative fence
- Retaining Wall

Paper Size A4

0 10 20 40 60 80

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

GHD

Wallacia Soils Pty Limited
Wallacia Soils Processing Project - Phase 1

Job Number 21-25362
Revision A
Date 06 Sep 2016

Proposed project layout

Figure 3.1

Level 15, 133 Castlereagh Street Sydney NSW 2000 **T** 61 2 9239 7100 **F** 61 2 9239 7199 **E** sydmail@ghd.com.au **W** www.ghd.com.au

G:\21\25362\GIS\Maps\Deliverables\21_25362_Z003_SiteLayout.mxd

Data source: Aerial Imagery: SixMaps 2016 Created by:afoddy

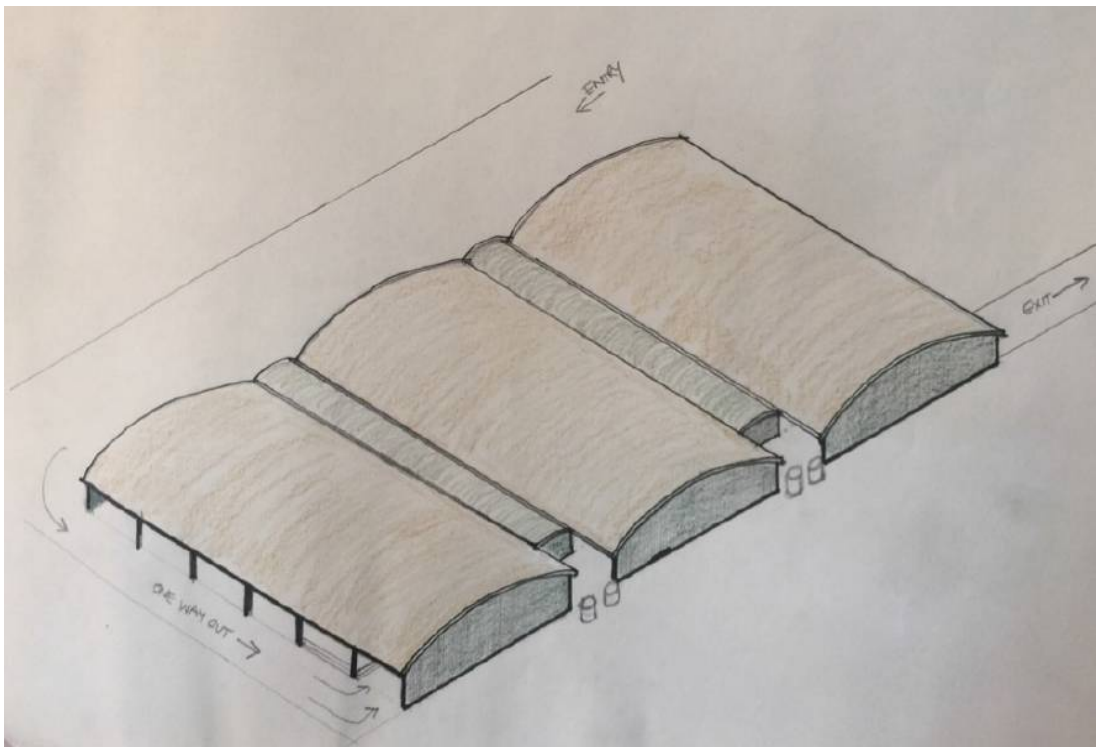


Figure 3.2 Operations enclosure design

3.4 Material types and quantities

The site would receive up to 500,000 tonnes per year of material for resource recovery and processing.

The incoming waste loads are expected to contain predominantly sands or soils but which may contain small quantities of a variety of 'physical contaminants' such as concrete, plastics, glass, steel, wood/timber, vegetation etc. Therefore, the types of material proposed to be received and processed at the site would be expanded to include waste classified as 'general solid waste (non-putrescible)'.

The material types that are currently accepted and proposed to be accepted and processed at the site are shown in the following table.

Table 3.1 Current and proposed materials to be accepted

Currently accepted materials	Proposed accepted materials
Virgin excavated natural material (VENM) as defined in the *Protection of the Environment Operations Act 1997* as in force from time to time	Virgin excavated natural material (VENM) as defined in the *Protection of the Environment Operations Act 1997* as in force from time to time
Soils that meet i) the definition of ENM; and ii) the concentration limits and testing methods in Section 4; in "The excavated natural material order 2014")	Soils that meet i) the definition of ENM; and ii) the concentration limits and testing methods in Section 4; in "The excavated natural material order 2014")
Mulched vegetation that meets the definition of raw mulch in "The raw mulch order 2014"	Mulched vegetation that meets the definition of raw mulch in "The raw mulch order 2016"
Ash that meets i) the definition of ash; and ii) the concentration limits and testing methods in Section 4; of "The ash from burning biomass order 2014"	Ash that meets i) the definition of ash; and ii) the concentration limits and testing methods in Section 4; of "The ash from burning biomass order 2014"
Manure that meets the definition outlined in the *Protection of the Environment Operations Act 1997* as in force from time to time	Manure that meets the definition outlined in the *Protection of the Environment Operations Act 1997* as in force from time to time
	General solid waste (non-putrescible) that meets the definition outlined in the *Protection of the Environment Operations Act 1997* as in force from time to time

3.5 Products / exported materials

The main material to be exported from the site after processing would be a sand or soil product that meets the criteria for:

- 'The "batch process" recovered fines order 2014'
- 'The "continuous process" recovered fines order 2014' or
- Wallacia Soils site specific Resource Recovery order

As a result of processing the sand or soil product, there would be other material recovered including steel, concrete, timber, masonry, green waste and other waste materials. Where possible, these recovered materials would also be recycled on site. Any material that cannot be recycled on site would be exported to an appropriately licensed / approved recycling facility for further processing or disposal.

Vegetation (tree roots, timber, green waste etc) would be shredded and mulched prior to being taken off site for reuse. The product would be mulched vegetation that meets the definition of raw mulch in 'The raw mulch order 2016'.

3.6 Transport and access

Access to the site would be from Bents Basin Road. A separated site entry and site exit arrangement would be provided. An internal access roadway would be constructed as shown on Figure 3.1 leading to the weighbridge, site office and carpark and then through to the operations area.

Wallacia Soils proposes to process up to 500,000 tpa which equates to 33,333 trucks per year for the delivery of waste material and export of final product. It is anticipated that there would be a maximum of 24 truck movements per hour either entering of leaving the site.

Wallacia soils will aim to maximise the back-loading of material to minimise the number of heavy vehicles entering or leaving the site without a full load. This will reduce the number of heavy vehicle movements on the local road network.

3.7 Services

A separate approval is being sought for an electrical easement and electricity connection to the site.

An onsite sewage / septic tank would be installed on the site.

Water for operations would continue to be extracted from the Nepean River in accordance with existing licence conditions (Water Access Licence No WAL26883).

3.8 Hours of operation

The hours of operation would be:

- 7 am to 5 pm Monday to Friday
- 8 am to 2 pm on Saturdays

3.9 Staff numbers

The Project is expected to employ approximately 25 FTE staff during full scale operation.

4. Permissibility and strategic planning

4.1 Introduction

This section sets out the key planning and environmental regulatory framework applicable to the Project, including the identification of relevant environmental planning instruments and the approval pathway. Both NSW and Commonwealth legislation are identified and will be further considered in the EIS.

4.2 Commonwealth legislation

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation that provides a legal framework to protect and manage environmental values considered to be of national environmental significance.

The EPBC Act requires approval from the Commonwealth Minister for the Environment for actions that may have a significant impact on listed matters of national environmental significance (MNES).

The Project is considered an "action" which is broadly defined under the EPBC Act to include a project, development, undertaking, activity or series of activities. It is the responsibility of the applicant proposing to undertake an action to initially consider whether the proposal is likely to have a significant impact on any MNES. If the applicant considers there is potential for significant impacts upon any matters protected under the EPBC Act, then a referral is required to be submitted to the Minister for the Environment. Developments considered likely to result in significant impacts are defined as "controlled actions" and require assessment and approval under the EPBC Act.

Consideration of potential impacts upon listed threatened species and communities and any other MNES potentially impacted by the Project will be undertaken as part of the EIS. The site has been previously cleared and is not anticipated to impact upon any MNES.

A referral will be submitted to the Minister for the Environment if any unexpected impacts are identified through the EIS assessment process, which potentially constitute a controlled action.

4.3 New South Wales legislation

4.3.1 Environmental Planning and Assessment Act 1979

The *EP&A Act* contains three parts that impose requirements for planning approval. These are generally as follows:

- Part 4 provides for control of 'development' that requires development consent from the local council, a regional planning panel or the state government.
- Part 5 provides for control of 'activities' that do not require approval or development consent under Part 4.
- Part 5.1 provides for control of State Significant Infrastructure.

The need or otherwise for consent for a new development application is set out in environmental planning instruments including State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs).

4.3.2 Environmental Planning Instruments

Wollondilly Local Environmental Plan 2011

The Project site is located in a Zone RU1 Primary Production zone under the Wollondilly LEP, 2011 as shown on Figure 2.3.

The objectives of the RU1 Primary Production Zone are to:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide for a range of land uses (including tourism-related uses) that support the agriculture industry.
- To provide areas within which the density of development is limited in order to maintain a separation between urban areas.

The Project is a continuation and expansion of an existing land-use and is considered consistent with the objectives of the land zoning. Resource recovery facilities are permitted with consent in the RU 1 zoning through application of the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) as described below.

State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across NSW and allows for a range of developments to be permitted either with or without consent.

Division 23 of the Infrastructure SEPP relates to waste or resource management facilities. Clause 120 of the Infrastructure SEPP includes definitions for a prescribed zone, resource recovery facilities and resource transfer stations.

A prescribed zone means any of the listed or equivalent land use zones, which includes Zone RU1 Primary Production.

A resource recovery facility means a facility for the recovery of resources from waste, including such works or activities as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from waste gases and water treatment, but not including re-manufacture of material or goods or disposal of the material by landfill or incineration. A resource recovery facility is also defined as a waste or resource management facility under Clause 120 of the Infrastructure SEPP.

Under Clause 121 of the Infrastructure SEPP, development for the purpose of waste or resource management facilities may be carried out by any person with consent on land in a prescribed zone.

The Project meets the definition of a resource management facility and is located in a prescribed zone and is therefore permissible with consent.

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP) identifies development that is considered of state significance.

Development is declared to be state significant if it is not permissible without consent (i.e. it is permissible with consent) and is specified in schedule 1 or 2 of the State and Regional Development SEPP.

Clause 23 of Schedule 1 relates to waste and resource management facilities including:

(3) Development for the purpose of resource recovery or recycling facilities that handle more than 100,000 tonnes per year of waste.

The Project is State significant development as defined under Clause 23(3) of Schedule 1 because it is development for the purposed of a resource recovery facility that handles more than 100,000 tonnes of waste per year.

4.3.3 Approval Pathway

The Minister for Planning (or his or her delegate, such as the NSW Planning Assessment Commission) determines development applications for State significant development under Part 4 of the EP&A Act.

Under section 89C of the EP&A Act, development will be 'State significant development' if it is permitted with consent and declared to be such by the State and Regional Development) 2011 (SRD SEPP).

As described in section 4.3.2 the proposed resource recovery facility is permitted with consent under the Wollondilly LEP through application of the Infrastructure SEPP.

The Project is State significant development as defined under Clause 23 of Schedule 1 of the State and Regional Development SEPP because it is development for the purposed of a resource recovery facility that handles more than 100,000 tonnes of waste per year.

The project is therefore State significant development.

4.3.4 Other NSW Legislation

The Project may require approvals under one or more other NSW legislation. This will be considered and addressed in the Project's EIS.

5. Key environmental issues

5.1 Identification

The key Project-related issues warranting detailed assessment in the EIS will be identified through:

- The existing environmental context and surrounding locality.
- The legislative framework applicable to the Project.
- The preliminary environmental risk screening undertaken as a part of this PEA.
- The outcomes of consultation to be undertaken with government agencies and other relevant stakeholders.
- Specialist studies completed as part of the preparation of the EIS.

The outcomes of the preliminary environmental risk screening, including the issues identified for further detailed assessment in the EIS, are discussed in Section 5.3. These issues will form the basis of the EIS, subject to the outcomes of consultation with government agencies, including the SEARs, as well as outcomes of the specialist assessments as they progress.

5.2 Environmental risk analysis

A preliminary environmental risk screening was undertaken to identify potential environmental impacts that may arise as a result of the proposed Project.

The preliminary environmental risk screening was undertaken in the form of a preliminary, desktop-level risk assessment, to broadly assess the potential environmental risks that may arise as a result of the construction and operation of the Project to identify key areas for the assessment.

The environmental risk analysis for the Project involved:

- Identifying environmental aspects
- Identifying the source of potential risks associated with each of these aspects
- Identifying the potential impact associated with each risk
- Identifying priority issues for the EIS.

Table 5.1 provides the environmental risk analysis for the Project, it includes:

- A summary of the potential key impacts/risks
- Consideration of the priority for the assessment
- A discussion regarding the findings of the preliminary risk screening.

Table 5.1 Preliminary environmental risk screening results

Environmental aspect	Source of risk	Potential impact	Priority of Assessment	Discussion
Traffic and access	Disruption to local road network during operation	Potential disruption to local road users	High	The Project is anticipated to result in increased traffic generation and therefore additional traffic on the local road network. The Project will be designed to ensure there is no change to the operational capacity or level of service for key intersections on the local road network The EIS will include a traffic impact assessment which considers the potential impacts of the Project.
Noise	Noise generated during construction	Impact upon any sensitive receivers in proximity to the project	Low	Some noise is expected to be generated during construction of the operational enclosure for the Project. The potential for construction noise impacts will be considered in the EIS.
	Operational noise	Disturbance to sensitive receivers from operation	Low	The Project includes operation of heavy plant and equipment as part of the soil processing operations. The processing operations will be undertaken with an operations enclosure and will be designed to ensure compliance with project specific noise criteria. The potential for operational noise to impact on sensitive receivers will be assessed within the EIS.
	Traffic noise	Impact upon any sensitive receivers near the Project application area and along haulage route	Moderate	The Project would result in additional heavy vehicle traffic along the haulage route to and from the site. The potential for traffic noise to impact upon any sensitive receivers will be assessed within the EIS in accordance with the EPA's Road Noise Policy.
Air Quality	Dust during construction	Impact upon any sensitive receivers in proximity to the Project	Low	The Project would require some potentially dust generating activities during construction, but is not anticipated to result in significant dust generation. Dust generated during construction will be considered qualitatively as a part of the EIS

Environmental aspect	Source of risk	Potential impact	Priority of Assessment	Discussion
	Dust and odour during operation	Impact upon any sensitive receivers in proximity to the Project	High	The operation of the Project has potential to generate dust from material handling. The material to be handled is not expected to have any significant odour potential. Waste processing would be conducted within an operations enclosure. This would greatly minimise any potential for offsite air quality impacts. An assessment of air quality impacts during operation will be included as a part of the EIS
Water resources	Modification to water resource use from expanded operations	Changes to water demand and operational use	Moderate	The Project may increase water demand for operational use – such as for dust suppression activities. Consideration of water requirements will be addressed in the EIS
	Altered catchment hydraulics from infrastructure installation	Changes to natural run-off conditions in catchment and erosion and sediment laden run-off during construction	Moderate	Consideration of impacts to catchment hydrology and potential for erosion will be undertaken as part of the water resource investigations for the EIS
	On-site flooding	Expansion of operational area may be susceptible to flooding	Moderate	Current extraction and blending operations are within the 1% AEP flood level. The site is considered to be located within the flood storage area and outside the main floodway conveying flows during flood events. The operations enclosure will be designed to allow flood waters to pass through the facility and is anticipated to have negligible impacts upon flood behaviour in terms of flood levels or conveyance. An assessment of the risk of flooding on the development will be undertaken in the EIS with reference to the NSW Flood Prone Land policy and the NSW Floodplain development manual.
	Soil erosion and sedimentation	Erosion and sediment impacting surface water	Moderate	The Project has potential for erosion and sediment impacts during construction and operation. The EIS would describe the proposed soil and water management measures required to minimise the potential impacts from the Project.

Environmental aspect	Source of risk	Potential impact	Priority of Assessment	Discussion
Biodiversity	Clearing required for expansion or operating area	Clearance of native vegetation, loss of habitat, degradation of landscape Impacts upon threatened species and communities	Low	The site is predominantly cleared grassland with two small stands of remnant trees and is unlikely to significantly influence biodiversity. The operations area will be predominantly limited to previously disturbed areas and potential impacts upon biodiversity will be considered in the EIS.
Aboriginal Heritage	Disturbance required for operation expansion	Impacts upon Aboriginal artefacts or cultural heritage values	Low	The site is already highly degraded and previously disturbed. The Project is not expected to result in any impacts to Aboriginal heritage. A due diligence assessment is proposed to be undertaken as part of the EIS
Historic Heritage	Disturbance required for operation expansion	Impacts upon any listed items in the vicinity	Moderate	The Project is not expected to result in any impacts to historic heritage. The site is located diagonally opposite “Charleville” (lot 16 and 17 DP 546709 – item no.I279). The Project is not expected to directly impact the property. A review of additional known heritage within the vicinity of the site will be included as a part of the EIS
Waste	Waste handling and storage impacts	Increase in the generation of solid waste used in blending from the site.	Moderate	Waste handling, storage, processing and disposal methods would be detailed in the EIS.
Social and economic	Operation of the scheme	Local and regional benefits	Low	The EIS will consider social and economic benefits of the Project in terms of providing long term employment sustainability and value add for the local economy.
Visual amenity	Visibility of the resource recovery operations	Impacts to the visual amenity of the surrounding area.	Moderate	The operations enclosure will be designed to be visually integrated with the existing landscape setting. The EIS will include consideration of the likely visual impacts of the Project.

5.3 Priority assessments for the EIS

5.3.1 Overview

Based upon the results of the preliminary environmental analysis, the following broad qualitative risk ratings were assigned for each environmental attribute.

- High – traffic and noise
- Moderate – air quality, water resources, waste and visual amenity
- Low – biodiversity, Aboriginal heritage, historic heritage, social and economic.

The detailed scope of these assessments will be considered following the receipt of the SEARs for the Project.

An EIS with supporting technical assessments will be prepared, based upon contemporary government guidelines and in accordance with the SEARs issued for the Project.

6. Stakeholder consultation

A stakeholder engagement program will be developed for the Project. It will provide a framework to identify and appropriately consult with stakeholders that may be influenced by or have an interest in the Project. Key stakeholders include:

- Community
- Local industry
- Non-government organisations and community bodies
- Government (Federal, State and Local)

A stakeholder consultation log will be maintained as a record of the consultation activities undertaken, and the contents of this log will be summarised in the EIS.

Consultation to be undertaken as part of the Project will include:

- nearby neighbour doorknock with the most directly affected residential receivers.
- general information provision via a community newsletter prior to EIS exhibition.
- a 1800 number and community e-mail address, for community contact and input.
- Face to face meetings with regulatory and industry stakeholders where required or requested.
- documentation of the stakeholder input into the EIS.

7. Conclusion

Wallacia Soils propose the development of a resource recovery facility at Lot 141 DP1083224, No. 205 Bents Basin Road, Wallacia. The Project involves an increase to the processing capacity of the existing soil blending operations to 500,000 tpa and expanding the range of material able be accepted at the site.

The Resource Recovery Facility is proposed to accept soils and other earthen products from construction and demolition projects with a focus on the Western Sydney construction and demolition market. The waste material will be screened and processed to recover the soil portion of the waste for re-use and recycling as an alternative to the waste material being disposed of to landfill.

The Project is permissible with consent and is considered state significant development in accordance with Schedule 1 of the SRD SEPP. An EIS will be prepared to accompany the DA for the Project and will consider all potential impacts associated with the construction and operation of the facility.

This PEA has been prepared to provide an overview of the Project and enable the DP&E to issue the SEARs for the preparation of the EIS.

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