

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10401
Project Name	Chullora Materials Recovery Facility
Development	Construction and operation of a materials recycling facility (MRF) with a maximum throughput up to 172,000 tonnes per year of waste. The MRF would process co-mingled and source separated waste from municipal and commercial and industrial sources, source separated paper, cardboard and mixed plastics.
Location	21 Muir Road, Chullora (Lot 2, DP DP1227526), in the Canterbury-Bankstown local government area
Applicant	SUEZ RECYCLING & RECOVERY PTY LTD
Date of Issue	20/05/2020
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include a:</p> <ul style="list-style-type: none"> · detailed description of the development, including: <ul style="list-style-type: none"> - need for the proposed development - justification for the proposed development - likely staging of the development - including construction and operational stage/s - likely interactions between the development and existing, approved and proposed operations in the vicinity of the site - plans of any proposed building works · consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments · consideration of issues discussed in Attachment 2 (public authority responses to key issues) · risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment · detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> - a description of the existing environment, <u>using sufficient baseline data</u> - an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes - a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment · a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> · a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived

	<ul style="list-style-type: none"> · a close estimate of the jobs that will be created by the development during the construction and operational phases of the development - certification that the information provided is accurate at the date of preparation.
<p>Key issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> · Suitability of the Site – including <ul style="list-style-type: none"> - details of all development consents applicable to the site - full details of interaction with the proposed ‘Stage 0’ works - a detailed justification that the site can accommodate the proposed resource recovery facility and its environmental impacts and relevant mitigation measures · Community and Stakeholder Engagement – including: <ul style="list-style-type: none"> - a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including justification for the approach - a report on the results of the implementation of the strategy including issues raised by the community and the surrounding occupiers and landowners that may be impacted by the proposal - details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal - details of the proposed approach to future community and stakeholder engagement based on the results of the consultation. · Waste Management – including: <ul style="list-style-type: none"> - a description of the waste streams that would be accepted at the site including the maximum daily, weekly and annual throughputs - a detailed description of waste processing operations (including flow diagrams for each waste stream) including a description of the technology to be installed, resource outputs, and the quality control measures that would be implemented - details of how waste would be stored (including the maximum daily waste storage capacity of the site) and handled on site, and transported to and from the site, including details of how the receipt of non-conforming waste would be dealt with - details of the waste tracking system for incoming and outgoing waste - details of the waste management strategy for construction and ongoing operational waste generated - the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i> · Traffic and Transport – including: <ul style="list-style-type: none"> - details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation. - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. This is to include the identification and consideration of approved and/or proposed developments in the vicinity - detailed plans of the proposed layout of the internal road, weighbridge locations, pedestrian network and parking on site in accordance with the relevant Australian Standards and Council’s DCP - plans of any proposed road upgrades, infrastructure works or new roads required for the development - plans demonstrating how all vehicles associated with construction and

operation awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network

- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site for both heavy and light vehicles.

Air Quality and Odour – including:

- a quantitative assessment of the potential air quality and odour impacts of the development in accordance with relevant Environment Protection Authority (EPA) guidelines. This is to include the identification of existing and potential future sensitive receivers and consideration of approved and/or proposed developments in the vicinity.
- the details of buildings and air handling systems and strong justification (including quantitative evidence) for any material handling, processing or stockpiling external to a building
- a greenhouse gas assessment
- details of proposed mitigation, management and monitoring measures.

Soil and Water – including:

- an assessment of potential impacts to soil and water resources, topography, hydrology, groundwater, drainage lines, watercourses and riparian lands on or nearby to the site, including mapping and description of existing background conditions and cumulative impacts
- a detailed site water balance including identification of water requirements for the life of the project, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise the water use at the site
- characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters)
- a detailed flooding assessment
- details of stormwater/wastewater/leachate management systems including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water
- a description of erosion and sediment controls
- characterisation of the nature and extent of any contamination on the site and a description of proposed management measures.

Noise and Vibration – including:

- a quantitative assessment of construction, operational and transport noise and vibration impacts in accordance with relevant Environment Protection Authority guidelines. This is to include the identification of existing and potential future sensitive receivers and consideration of approved and/or proposed developments in the vicinity of the site
- details and justification of the proposed noise mitigation and monitoring measures
- specified times of operation for all phases of the development and for all noise producing activities

Fire and Incident Management - including:

- identification of the aggregate quantities of combustible waste products to be stockpiled at any one time
- technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including management of fire water, location of fire hydrants and water flow rates at the hydrant) management and containment measures
- detailed information relating to the proposed structures addressing relevant levels of compliance with Volume 1 of the National Construction Code (NCC)
- details of how Clauses E.10 and E2.3 of Volume One of the NCC would be

	<p>addressed.</p> <ul style="list-style-type: none"> · Hazards – including <ul style="list-style-type: none"> - a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011) · Social Impacts – including a social impact assessment undertaken by a suitably qualified and experienced person(s). · Biodiversity – including an assessment of biodiversity impacts in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). · Aboriginal Cultural Heritage – including an assessment of Aboriginal cultural heritage values that satisfies the due diligence requirement of the <i>National Parks and Wildlife Act 1974</i>. · Visual – including an assessment of the potential impacts of the development on the amenity of the surrounding area. The assessment should include images and photomontages of the proposed MRF building, and details of the height, colours, scale, building materials and finishes, signage and lighting.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. These documents should be included as part of the EIS rather than as separate documents.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and potentially affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> · Department of Planning, Industry and Environment, specifically the: <ul style="list-style-type: none"> - Environment, Energy and Science Group (including the Climate Change and Sustainability Division) - Water Group · Environment Protection Authority · Fire and Rescue NSW · Transport for NSW (including the former Roads and Maritime Services) · Canterbury-Bankstown Council · Sydney Water <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be</p>

[redacted] relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Policies, Guidelines & Plans

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sq. m) and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site;
 - location and height of adjacent buildings and private open space; and
 - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
 - watercourses including nearby rivers and creeks, and dams;
 - significant local features such as heritage items;
 - the location and uses of nearby buildings, shopping and employment areas, hospitals and schools; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. An indication of the location of the site with respect to the relevant Land Zoning Map within the *Wollongong Local Environment Plan 2009*
4. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be submitted

Documents to submit include:

- 1 electronic copy of all the documents and plans for review prior to exhibition; and
- other copies as determined by the Department once the development

application is lodged.

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Policies, Guidelines & Plans

Aspect	Policy /Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy 2010-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	NSW Energy from Waste Policy Statement (EPA 2015)
Air Quality and Odour	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<i>Odour</i>	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Noise and Vibration	
<i>Noise</i>	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (EPA, 2011)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC, 2009)
<i>Vibration</i>	Assessing Vibration: A Technical Guideline (DEC, 2006)
Traffic and Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)

NSW Long Term Transport Master Plan (TfNSW 2012)

Road Design Guide (RTA)

Soil and Water

<i>Soil</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Acid Sulfate Soils Manual (Stone et al. 1998)
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<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	NSW State Rivers and Estuaries Policy(1993)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	NSW Floodplain Development Manual 2005
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<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC 1995)
	NSW State Groundwater Policy Framework Document (DLWC 1997)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC 2002)
	NSW State Groundwater Quantity Management Policy (DLWC 2002)
	Guidelines for the Assessment and Management of Groundwater Contamination (DEC 2007)
	NSW Aquifer Interference Policy (NOW 2012)
	MDBC Guidelines on Groundwater Flow Modelling 2000
	Australian Groundwater Modelling Guidelines (NWC 2012)
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<i>Wastewater</i>	Environmental Guidelines: Use of Effluent by Irrigation (DECC 2004)
	Environmental Guidelines: Storage and Handling of Liquids (DECC 2007)

National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase 1) 2006 (EPHC, NRMCC & AHMC)

National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMCC & AHMC)

National Water Quality Management Strategy: Guidelines for Sewerage Systems Effluent Management (ARMCANZ/ANZECC)

National Water Quality Management Strategy: Guidelines for Sewerage Systems Use of Reclaimed Water (ARMCANZ/ANZECC)

Recycled Water Guidance Document: Recycled Water Management Systems (DPI 2015)

Fire and Incident Management

Fire Safety Guideline: Fire Safety in Waste Facilities (FRNSW 2019)

Hazards

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis

AS/NZS 4360:2004 Risk Management

HB 203:2006 Environmental Risk Management – Principles and Process

Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)

Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)

Biodiversity

Framework for Biodiversity Assessment (OEH, 2014)

Heritage

Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)

Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010)

Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning 2005)

Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010)

Social

Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (Department of Planning and Environment, 2017)

Visual

Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

State Environmental Planning Policy No 64 - Advertising and Signage

ATTACHMENT 2

Public Authority Responses to Request for Key Issues