



Our ref: DOC19/1042253

Senders ref: SSD 10402 (Fairfield City)

Bruce Zhang
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2000

Dear Mr Zhang,

Subject: Request for SEARs for Halgan Liquid Waste Treatment Facility, 10 Davis Road, Wetherill Park (SSD 10402) (Fairfield City)

Thank you for your letter received on 28 November 2019, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment on the SEARs for Halgan Liquid Waste Treatment Facility, 10 Davis Road, Wetherill Park (SSD 10402) (Fairfield City).

EES has reviewed the draft SEARs and the scoping report prepared by Wild Environment Pty Ltd dated November 2019 and provides the following comments and recommendations are at **Attachment A**.

Aboriginal Cultural Heritage

EES recommends the SEARs include the attached Aboriginal cultural heritage requirements.

Biodiversity

EES recommends the SEARs include the attached biodiversity requirements.

Flooding

EES recommends the SEARs include the attached flooding requirements.

Soil and Water

EES recommends the SEARs include the attached water and soils requirements.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au.

Yours sincerely

S. Harrison 03/12/19

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Climate Change and Sustainability

Attachment A – EES Environmental Assessment Requirements – Halgan Liquid Waste Treatment Facility, 10 Davis Road, Wetherill Park - SSD 10402 (Fairfield City)

Aboriginal cultural heritage

1. Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).
2. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

Note that due diligence is not an appropriate assessment, an ACHAR is required.

Biodiversity

4. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
5. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
6. The BDAR must include details of the measures proposed to address the offset obligation as follows;

- The total number and classes of biodiversity credits required to be retired for the development/project;
- The number and classes of like-for-like biodiversity credits proposed to be retired;
- The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
- Any proposal to fund a biodiversity conservation action;
- Any proposal to conduct ecological rehabilitation (if a mining project);
- Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.

7. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
8. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils

9. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - d. Groundwater.
 - e. Groundwater dependent ecosystems
 - f. Proposed intake and discharge locations
10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.

- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

11. The EIS must assess the impacts of the development on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
- b. Identification of proposed monitoring of water quality.
- c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).

12. The EIS must assess the impact of the development on hydrology, including:

- a. Water balance including quantity, quality and source.
- b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
- e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
- f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
- g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
 - a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
 - a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
16. Modelling in the EIS must consider and document:
 - a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
 - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
 - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
 - d. Relevant provisions of the NSW Floodplain Development Manual 2005.
17. The EIS must assess the impacts on the proposed development on flood behaviour, including:
 - a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
 - b. Consistency with Council floodplain risk management plans.
 - c. Consistency with any Rural Floodplain Management Plans.
 - d. Compatibility with the flood hazard of the land.
 - e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.

- f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

END OF SUBMISSION

Bruce Zhang

From: [REDACTED] on behalf of Lands Ministerials
<lands.ministerials@industry.nsw.gov.au>
Sent: Monday, 9 December 2019 1:05 PM
To: Bruce Zhang
Subject: Major Projects – New Request for Advice - Halgan Liquid Waste Treatment Facility (SSD-10402) (Fairfield City)

Hi

DPIE Crown Lands has no comments for this proposal.

Thanks
Kirstyn

Lands Stakeholder Relations

Team telephone numbers: Rebecca Johnson, Principal Project Officer, [REDACTED] Kirstyn Goulding, Administration Officer - Customer Liaison, [REDACTED]; Kim Fitzpatrick, Senior Project Officer, [REDACTED], Deb Alterator, Project Support Officer [REDACTED]

Crown Lands | Department of Planning, Industry and Environment

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Planning,
Industry &
Environment

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

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Email: bruce.zhang@planning.nsw.gov.au

File Number EF19/30171 / DOC19/1064044

Date 5-Dec-2019

**Request for Secretary's Environmental Assessment Requirements SSD-10402
Halgan Liquid Waste Treatment Facility**

I refer to your request for the Environment Protection Authority's (EPA) input on the Secretary's Environmental Assessment Requirements (SEARs) for the Halgan Liquid Waste Treatment Facility proposal received by the EPA on 25 November 2019 (the Proposal).

The proposal is for the construction and operation of a liquid treatment facility at 10 Davis Road Wetherill Park.

The EPA has provided recommendations for SEARs that should be considered in relation to the proposal. Please see **Attachment A** for details.

In summary, the EPA's key information requirements for the proposal include an adequate assessment of:

1. Waste management
2. Air quality impacts
3. Noise and vibration impacts
4. Water management
5. Flood risks

In carrying out the assessment, the proponent should refer to the relevant guidelines as listed in **Attachment B** and any relevant standards, industry codes of practice and best practice management guidelines.

Based on the information provided, the proposal will require an Environment Protection Licence (Licence) under the Protection of the Environment Operations Act 1997 (the Act). The Licence will condition the operation of the Proposal.

The Proponent should be made aware that any commitments made in the Environmental Impact Statement (EIS) may be formalized as approval conditions and may also be placed as conditions on the Licence.

The Proponent should be made aware that, consistent with provisions under Part 9.4 of the Act the EPA may require the provision of a financial assurance and/or assurances. The amount and form of the assurance(s) would be determined by the EPA and required as a condition of the Licence.

In addition, as a requirement of the Licence, the EPA will require the Proponent to prepare, test and implement a Pollution Incident Response Management Plan and/or Plans in accordance with Section 153A of the Act.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Erwin Benker'.

Dr Erwin Benker
Manager Hazardous Materials
Environment Protection Authority

(by Delegation)

ATTACHMENT A: EPA recommendations for SEARs for the Halgan Liquid Waste Treatment Facility - SSD-10402

The Environmental Impact Statement (EIS) must include an assessment of the potential impacts of the proposal including cumulative impacts and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters:

Environment Protection Licence

Based on the information provided, the proposal will require an Environment Protection Licence under the Act.

Waste and Chemicals Management

1. Include a detailed site plan(s) identifying all operational areas and a detailed description of the waste processing procedures at the facility, including the types of emissions and pollution which may result from the storage and processing of that waste, and mitigation measures for managing any such impacts.
2. Provide details of the processing capacity of the plant including typical, maximal and minimal rates of processing for each type of waste to be received.
3. Provide the maximum annual, monthly and weekly throughput of each type of waste and the maximum volume of each type of waste to be stored at the premises at any one time.
4. Detail how the proponent will meet the EPA's record keeping and reporting requirements, including weighing material in and out of the premises (refer to the EPA's Waste Levy Guidelines for more information – available at <http://www.epa.nsw.gov.au/your-environment/waste/waste-levy>).
5. Include a list and description, including quantities, of the types of wastes, materials (solid liquid and gaseous) or finished products (if any) to be produced and their intended fate.
6. Describe the procedures to be implemented for the management of all wastes produced from the facility.
7. Include details of all procedures and protocols to be implemented to ensure that any waste accepted to and leaving from the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.
8. Identify the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021*.
9. Provide detailed descriptions of the quantity, type and nature of both liquid waste and non-liquid waste received, stored, generated, handled, processed or disposed of at the premises.
10. Provide details of liquid waste and non-liquid waste management at the facility, including:
 - a. the transportation, assessment and handling of waste arriving at or generated at the site
 - b. any stockpiling of wastes or recovered materials at the site
 - c. any waste processing related to the facility, including reuse, recycling, reprocessing (including composting) or treatment both on- and off-site
 - d. the method for disposing of all wastes or recovered materials at the facility

- e. the emissions arising from the handling, storage, processing and reprocessing of waste at the facility
 - f. contingency measures that would be implemented if inappropriate materials are identified
 - g. the proposed controls for managing the environmental impacts of these activities.
11. Provide details of waste disposal with particular attention to:
- a. the quantity of waste material likely to be generated
 - b. proposed strategies for the handling, stockpiling, reuse/recycling and disposal of waste
 - c. the need to maximise reuse of waste material
 - d. identification of the history of waste and whether there is any likelihood of contaminated waste, and if so, measures for the management of any contaminated waste
 - e. designation of transportation routes for transport of waste.
12. Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials and goods used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
13. Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.

Air Quality

The EIS for the proposal should include an Air Quality Impact Assessment (AQIA), prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016*.

The AQIA should:

1. Identify all potential discharges of fugitive and point source emissions of pollutants and odour for all stages of the proposal. All processes that could result in air emissions must be identified and described in detail.
2. Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but need not be limited to:
 - meteorology and climate;
 - topography;
 - surrounding land-use
 - identified sensitive receptors; and
 - ambient air quality.
3. Identify comparable facilities within the airshed and consider the cumulative impact of air emissions from these facilities.
4. Assess all risks to the environment, human health and amenity associated with emissions of air pollutants, including odour, from all stages of the proposal.
5. Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
 - proposal location;

- characteristics of the receiving environment; and
 - type and quantity of pollutants emitted.
6. Include a consideration of 'worst case' emission scenarios and impacts at proposed emission limits including consideration of what emissions may be released during plant start up, shut down, non-standard operations, and emergency shut down.
 7. Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.
 8. Include air dispersion modelling conducted in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016*.
 9. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2010)*.
 10. Detail emission control techniques/ practices, including emission sampling and monitoring, that will be employed by the proposal, and benchmark these techniques/ practices against best practice emission control and management.
 11. Include a consideration of contingency options to be employed for odour mitigation where additional control is required.

Water Management and Flood Risk management

1. Describe the catchment including proximity of the development to any waterways and provide an assessment of their sensitivity/significance from a public health, ecological and/or economic perspective. The Water Quality and River Flow Objectives on the website: <http://www.environment.nsw.gov.au/ieo/index.htm> should be used to identify the agreed environmental values and human uses for any affected waterways.
2. Identify all surface water features including water courses, wetlands and floodplains transacted by or adjacent to the proposed development.
3. Provide details of the project that are necessary for predicting and assessing impacts to waters including:
 - Outline site layout, demonstrating efforts to avoid proximity to water resources (especially for activities with significant potential impacts and showing potential areas of modification of contours, drainage works and associated infrastructure; land-forming and excavations; working capacity of structures; and water resource requirements of the proposal;
 - Assessment of the potential impact of the development on all identified water features, tributaries and riparian areas;
 - the quantity and physio-chemical properties of all potential water pollutants and the risks they pose to the environment and human health, including the risks they pose to Water Quality Objectives in the ambient waters (as defined on <http://www.environment.nsw.gov.au/ieo/index.htm>, using technical criteria derived from the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, ANZECC 2000);
 - Water management system including all potential sources of water pollution, proposals for re-use, treatment etc., emission levels of any wastewater discharged, discharge points, summary of options explored to avoid a discharge, reduce its frequency or reduce its impacts, and rationale for selection of option to discharge;

- site diagram of the finished facility identifying surface water flows and discharge pathways including the location of discharge monitoring points;
 - Where a licensed discharge is proposed, provide the rationale as to why it cannot be avoided through application of a reasonable level of performance, using available technology, management practice and industry guidelines; and
 - Where a licensed discharge is proposed, provide the rationale as to why it represents the best environmental outcome and what measures can be taken to reduce its environmental impact.
4. Outline how total water cycle considerations are to be addressed showing total water balances for the development (with the objective of minimising demands and impacts on water resources). Include water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.
 5. Prepare a flood risk study in accordance with relevant guidelines.

Noise and Vibration

1. Identify any noise sensitive locations likely to be affected by activities at the site, such as residential properties, schools, churches, and hospitals. Typically the location of any noise sensitive locations in relation to the site should be included on a map of the locality.
2. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009).
3. Operational noise from all industrial activities to be undertaken on the premises should be assessed using the guidelines contained in the *Noise Policy for Industry* (EPA, 2017). This assessment should be undertaken for all proposed operational times (i.e. day, evening and night). The assessment must include detail of all noise management, mitigation and monitoring measures.
4. Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the *NSW Road Noise Policy* (DECCW, 2011). <http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf>
5. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006).

Hazards and Risk

1. Where preliminary screening indicate that the project is potentially hazardous provide a Preliminary Hazard Analysis (PHA) in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment* and or *No 33 Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011)* with a clear indication of class, quality and location of all dangerous goods and hazardous material associated with the development.
2. Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
3. The containment of liquids shall be in accordance with EPA's guidelines section 'Bunding and Spill Management' at <http://www.epa.nsw.gov.au/mao/bundingspill.htm> and the most recent

versions of the Australian Standards referred to in the Guidelines. Containment should be designed for no-discharge.

4. Detail fire/emergency measures and procedures.
5. Detail contingency plans for any potential incidents or equipment failure during the operation of the facility that may result in environmental harm.

Soils, Contamination and Construction

1. Provide any details including site history that are needed to describe the existing situation in terms of soil types and properties and the potential for soil contamination. Include appropriate investigation in accordance with the *Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land*.
2. Identify any likely impacts resulting from the construction or operation of the proposal, including the likelihood of:
 - disturbing any existing contaminated soil;
 - contamination of soil by operation of the activity;
 - subsidence or instability;
 - soil erosion;
 - ground water interaction; and
 - disturbing acid sulfate or potential acid sulfate soils.
3. Outline construction works including:
 - actions to address any existing soil contamination;
 - any earthworks or site clearing;
 - re-use and disposal of cleared material (including use of spoil on-site);
 - construction timetable and staging; hours of construction; proposed construction methods;
 - environment protection measures, including noise mitigation measures, dust control measures;
 - erosion and sediment control measures; and
 - Include a site diagram showing the site layout and location of environmental controls.
4. Provide details of spoil disposal with particular attention to:
 - the quantity of spoil material likely to be generated;
 - proposed strategies for the handling, stockpiling, reuse/recycling and disposal of spoil; and
 - identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material.
5. Describe and assess the effectiveness or adequacy of any soil management and mitigation measures during construction and operation of the proposal including:
 - erosion and sediment control measures directed at minimising disturbance of land, minimising water flow through the site and filtering, trapping or detaining sediment with reference to *Managing Urban Stormwater: Soils and Construction* (Landcom 2004). Also include measures to maintain and monitor controls as well as rehabilitation strategies;

- proposals for site remediation – see *Managing Land Contamination, Planning Guidelines SEPP 55 Remediation of Land* (Department of Urban Affairs and Planning and Environment Protection Authority, 1998); and
 - proposals for the management of potential acid sulfate soils – see *Acid Sulfate Soil Manual* (Acid Sulfate Soil Advisory Committee 1998) and *Acid Sulfate Soils Assessment Guidelines* (Acid Sulfate Soil Advisory Committee 1998).
6. Detail contingency plans for any potential incidents during the construction of the facility that may result in environmental harm.

Ecologically Sustainable Development (ESD)

1. Demonstrate that the planning process and any subsequent development incorporates objectives and mechanisms for achieving ESD, including:
 - a. an assessment of a range of options available for use of the resource, including the benefits of each option to future generations
 - b. proper valuation and pricing of environmental resources
 - c. identification of who will bear the environmental costs of the proposal.

General

For each environmental aspect identified the following must be provided:

1. A description of existing environmental conditions for any potential impacts.
2. An assessment of potential impacts relevant to the proposal, including potential cumulative impacts.
3. A description of management and mitigation measures.

ATTACHMENT B: GUIDANCE MATERIAL

Title	Web address
Relevant Legislation	
<i>Contaminated Land Management Act 1997</i>	http://www.legislation.nsw.gov.au/#/view/act/1997/140
<i>Environmentally Hazardous Chemicals Act 1985</i>	http://www.legislation.nsw.gov.au/#/view/act/1985/14
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/#/view/act/1979/203
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/#/view/act/1997/156
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/#/view/act/2000/92
Licensing	
Guide to Licensing	www.epa.nsw.gov.au/licensing/licenceguide.htm
Air Issues	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2016)	https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/modelling-assessing-air-emissions
Approved methods for the sampling and analysis of air pollutants in NSW (2007)	https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/sampling-analysing-air-emissions
Technical framework: Assessment and management of odour from stationary sources in NSW (2006)	https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managing-odour/technical-framework-odour
Technical notes: Assessment and management of odour from stationary sources in NSW (2006)	https://www.epa.nsw.gov.au/your-environment/air/industrial-emissions/managing-odour
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/#/view/regulation/2010/428
Noise and Vibration	
NSW Noise Policy for Industry	http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)
Interim Construction Noise Guideline (DECC, 2009)	http://www.epa.nsw.gov.au/noise/constructnoise.htm
Assessing Vibration: a technical guideline (DEC, 2006)	http://www.epa.nsw.gov.au/noise/vibrationguide.htm

NSW Road Noise Policy (DECCW, 2011)	http://www.epa.nsw.gov.au/your-environment/noise/transport-noise
NSW Rail Infrastructure Noise Guideline (EPA, 2013)	http://www.epa.nsw.gov.au/your-environment/noise/transport-noise
Waste, Chemicals and Hazardous Materials and Radiation	
Environmental Guidelines: Solid Waste Landfills (EPA, 2016)	http://www.epa.nsw.gov.au/waste/landfill-sites.htm
Draft Environmental Guidelines - Industrial Waste Landfilling (April 1998)	http://www.epa.nsw.gov.au/resources/waste/envguidlins/industrialfill.pdf
EPA's Waste Classification Guidelines 2014	http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm
Resource recovery orders and exemptions	http://www.epa.nsw.gov.au/wasteregulation/orders-exemptions.htm
NSW Waste Avoidance and Resource Recovery Strategy 2014-2021	http://www.epa.nsw.gov.au/wastestrategy/warr.htm
Acid sulphate soils	
Coastal acid sulfate soils guidance material	http://www.environment.nsw.gov.au/acidsulfatesoil/ and http://www.epa.nsw.gov.au/mao/acidsulfatesoils.htm
Acid Sulfate Soils Planning Maps	http://www.environment.nsw.gov.au/acidsulfatesoil/riskmaps.htm
Contaminated Sites Assessment and Remediation	
Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.epa.nsw.gov.au/clm/planning.htm
Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)	http://www.epa.nsw.gov.au/resources/clm/20110650consultantsgline.pdf
Guidelines for the NSW Site Auditor Scheme - 2nd edition (DEC, 2006)	http://www.epa.nsw.gov.au/resources/clm/auditororglines06121.pdf
Sampling Design Guidelines (EPA, 1995)	http://www.epa.nsw.gov.au/resources/clm/95059samppgdline.pdf
National Environment Protection (Assessment of Site Contamination) Measure 1999 (or update)	http://www.scew.gov.au/nepms/assessment-site-contamination
Soils – general	
Managing land and soil	http://www.environment.nsw.gov.au/soils/landandsoil.htm
Managing urban stormwater for the protection of soils	http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide risk management guidelines	http://australiangeomechanics.org/admin/wp-content/uploads/2010/11/LRM2000-Concepts.pdf
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf

Local Government Salinity Initiative Booklets	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html
Applying Goals for Ambient Water Quality Guidance for Operations Officers - Mixing Zones	Contact the EPA on 131555
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approved-methods-water.pdf



In reply please quote: 19/32284
Your Ref: SSD-10402

Contact: Kerren Ven on 9725 0878

2 December 2019

Bruce Zhang
Industry Assessments
Department of Planning, Industry and Environment
320 Pitt Street,
SYDNEY NSW 2000

Dear Mr Zhang,

REQUEST FOR ADVICE: SEARS - HALGAN LIQUID WASTE TREATMENT FACILITY (SSD-10402) AT 10 DAVIS ROAD, WETHERILL PARK

I refer to your recent email dated 22 November 2019 requesting comments from Council in relation to the above matter.

Council officers consider that the EARs Scoping Report prepared by Wild Environment Pty Ltd dated November 2019 as outlined under section 6 and 7 of the report generally outlines the information and key issues relevant to the proposal that is required to be addressed in the SEARs.

In addition, Council requests that the following specific matters be addressed:

A. Manufacturing of plastic tanks

The SSDA proposal involves the treatment of 50,000 tpa of liquid waste with residual waste transported off site to approved organic reuse or recycling facilities.

The Scoping Report states that the proposal also involves continued use of manufacturing 225 tpa of plastic tanks for waste treatment approved under DA 578/2006, however is incorrect. The DA consent was granted approval for the use of the premises for the purpose of storage and warehousing of cement bags and related building products (dry mix concrete, liquid colours, hydrated lime, oxide powder and fire clay). In this regard, the plastic manufacturing component of the development must be considered as part of the SSDA.

B. Flood Affected Land



The subject site is affected by overland flooding within the flood risk precinct being partly medium and partly low. A Flood Risk Management Report prepared by a qualified consultant shall be submitted demonstrating that the proposal fully complies with Chapter 11 of the Fairfield Citywide Development Control Plan 2013. A Flood Evacuation Plan shall be included in the report.

C. Waste Treatment

All waste treatment and material handling areas shall be bunded to be separated from stormwater runoff areas. Water from the liquid waste treatment process shall not be connect to the stormwater system.

D. Loading and Site Servicing

All loading and unloading activities shall be carried out within the designated areas inside the building. The applicant shall provide details of the number of servicing vehicles using on a daily basis, swept path diagrams and clarification of the largest vehicles proposed to service the site as part of the EIS. Vehicular access to the site and all parking spaces shall be designed in accordance with AS 2890.1-2004 and AS 2890.2:2002.

E. Notification

The SSDA must be placed on public notice In accordance with s84 of the Environmental Planning and Assessment (EP&A) Regulation 2000.

Council appreciated the opportunity to comment on this matter and I hope the above is of assistance.

Yours faithfully



Kerren Ven
STRATEGIC PLANNER

Bruce Zhang
Industry Assessments
Department of Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr. Zhang,

**Advice on SEARs
Halgan Liquid Waste Treatment Facility (SSD 10402)**

Thank you for the referral via the NSW Planning Portal requesting Transport for NSW (TfNSW) input to the Secretary's Environmental Assessment Requirements (SEARs) for the subject State Significant Development (SSD) application. Please note that legislation came into effect on 1 December 2019 that brings together Roads & Maritime Services and TfNSW into one organisation. This response represents the views of the new organisation.

This response supersedes the previous response provided to the Department on the 4 December 2019.

The Applicant's request for SEARs was reviewed and the following input is provided.

Transport and Accessibility

The Environmental Impact Statement (EIS) for the subject development should include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:

- details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections;
- details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- impact of the proposed development on existing and future public transport, walking and cycling infrastructure within and surrounding the site;
- an assessment of the existing and future performance of key intersections providing access to the site (Davis Road with Widemere Road, Elizabeth Street with Victoria Street and The

Horsley Drive with Elizabeth Street) and any upgrades (road/ intersections) required as a result of the development;

- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;
- demonstrate the measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; and
- preparation of a draft Construction Traffic Management Plan which includes:
 - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersections;
 - details of anticipated peak hour and daily truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during constructions;
 - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

To ensure that the above requirements are fully addressed, any study must consider the cumulative traffic impacts associated with the development (and any other known proposed developments in the area). This provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development (if any). The timing and estimated cost of any infrastructure works should also be identified.

Transport policies and guidelines

Relevant policies and guidelines that could assist the Applicant with the preparation of the Traffic and Transport Impact Assessment include:

- Guide to Traffic Generating Development (Roads and Maritime Services)
- Road Design Guide (Roads and Maritime Services)
- Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
- Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
- Cycling Aspects of Austroads Guides
- Australia Standards AS2890.3 (Bicycle Parking Facilities)

- Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013 (TfNSW)

If you require any further information regarding this matter, please contact Ken Ho, Transport Planner, via email at ken.ho@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



5/12/2019

Mark Ozinga

Principal Manager, Land Use Planning & Development
Customer Strategy & Technology

Objective Reference: CD19/09560



OUT19/15956

Mr Bruce Zhang
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

bruce.zhang@planning.nsw.gov.au

Dear Mr Zhang

**Halgan Liquid Waste Treatment Facility (SSD 10402)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 22 November 2019 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following advice for you to consider is from DPIE Water and NRAR. Please note the Department of Primary Industries (DPI) and Crown Lands now provide a separate response.

DPIE – Water and NRAR

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to DPIE – NRAR & Water can be sent by email to:
landuse.enquiries@dpi.nsw.gov.au.

Any further referrals to DPI & Crown Lands can be sent by email to: dpi.cabinet@dpi.nsw.gov.au & lands.ministerials@industry.nsw.gov.au respectively.

Yours sincerely

Alistair Drew
Policy Officer, Assessments
Water – Strategic Relations
2 December 2019