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-10407
Project Name	Yennora Liquid Waste Treatment Plant
Development	Expansion and operation of a liquid waste treatment facility processing up to 100,000 tonnes per annum (tpa) of liquid waste comprising of up to 60,000 tpa of industrial liquid waste, 20,000 tpa of sewage sludge and 20,000 tpa of grease trap waste with a maximum storage capacity of up to 200 tonnes at any given time.
Location	14 Kiora Crescent, Yennora (Lot 49 in DP18211) in the Cumberland local government area
Applicant	Enviro Waste Services Group Pty Ltd
Date of Issue	30/01/2020
General Requirements	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 Environmental Planning and Assessment Regulation 2000 (the Regulation). In addition, the EIS must include: · a detailed description of the development, including: - the need for the proposed development - justification for the proposed development - likely staging of the development - likely interactions between the development and existing, approved and proposed operations on-site and within the vicinity of the site; and - plans of any proposed building works. · consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments · a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment · a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: - a description of the existing environment, using sufficient baseline data - 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, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/ or contingency plans to manage significant risks to the environment. · a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: · a detailed calculation of the capital investment value (CIV) of the development as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV · an estimate of the jobs that will be created by the development during the construction and operational phases of the development · certification the information provided is accurate at the date of preparation.

Key issues	The EIS must address the following specific matters: · **Community and Stakeholder Engagement** – including: - a 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 consultation, including justification for the approach - a report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers - details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development and - details of the proposed approach to future community and stakeholder engagement based on the results of consultation. · **Suitability of the Site** – including: - details of the development consents and approved plans for the existing development, including for all structures, plant and equipment - a detailed justification that the site can accommodate the development; and - a detailed justification that the site can accommodate the proposed processing capacity and storage of the liquid waste. · **Waste Management** – including: - a description of the waste streams that would be accepted at the site including the maximum weekly, monthly and annual throughputs details of the source of the waste streams to justify the need for the proposed processing capacity - a description of waste processing operations, 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 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 - detail the development's 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 NSW Waste Avoidance and Resource Recovery Strategy 2014-2021. · **Air Quality and Odour** – including: - a quantitative assessment of the potential air quality and odour impacts of the development in accordance with relevant NSW Environment Protection Authority (EPA) guidelines - the details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to a building - a greenhouse gas emission assessment; and - details of proposed mitigation, management and monitoring measures. · **Traffic and Access – including:** - 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 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 modelling - plans demonstrating how all construction and operation vehicles, including those awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network - detailed plans of the proposed site access and parking provision on site in

	accordance with the relevant Australian Standards - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site; and - plans of any proposed road upgrades, infrastructure works or new roads required for the development. · **Soil and Water** – including: - an assessment of potential impacts to soil and water resources, topography, hydrology, groundwater, drainage lines, watercourses on or nearby 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 development, measures that would be implemented to ensure an adequate and secure water supply is available for the development 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 water) - details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water - detailed flooding assessment; and - a description of erosion and sediment controls. · **Noise and Vibration**– including: - a quantitative assessment of potential construction, operational and traffic noise and vibration impacts, including cumulative impacts, in accordance with relevant NSW Environment Protection Authority guidelines; and - details and justification of the proposed noise mitigation, management and monitoring measures. · **Fire and Incident Management** – including: - detailed information regarding the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC) - details of how stockpile storage will be limited in size and volume and arranged to minimise the likelihood of the fire spreading - 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 location of fire hydrants and water flow rates at the hydrant) management and containment measures - consideration of consistency with NSW Fire & Rescue Fire Safety Guideline –Fire Safety in Waste Facilities (October 2019) and - details regarding the site's ability to contain appropriate volume of contaminated fire water run-off. · **Human Health** – an assessment of the potential impacts to employees at the facility and any off-site impacts including: - details of measures to manage the exposure of employees to contaminants including the use of appropriate personal protective equipment and engineering controls at the facility to reduce exposure - details of health monitoring of employees and awareness and education measures - preventative measures for community exposure from the off-site transfer of contaminants; and - details of work health and safety system consistent with the requirements of the *Work Health and Safety Regulation 2011.* · **Heritage and Aboriginal Cultural Heritage** – including an assessment of

	Aboriginal cultural heritage values that exist across the development documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR) or an assessment of Aboriginal cultural heritage issues which satisfies the requirements of the *National Parks and Wildlife Act 1974 (NSW).* · **Hazard and Risk** – including preliminary hazard analysis (PHA) adopting a Level 1 qualitative risk analysis as per the Department's *Multi-level Risk Assessment* and prepared in accordance with the *Department's Hazardous Industry Planning 4 Advisory Paper No. 6, 'Hazard Analysis'*. The PHA must verify potential dust explosion hazards within the building, identify any additional hazards arising from the SSD, verify the existing safeguards and identify any additional safeguards to control the risks from the facility as a whole. · **Contamination** – including an assessment of site suitability under the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.
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*. You should provide these as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with: · Cumberland Council · Department of Planning, Industry and Environment, specifically: - Environment, Energy and Science Group, including the Climate Change and Sustainability Branch - Water Group · Environment Protection Authority · NSW Fire and Rescue · Safework NSW · Sydney Water · TransGrid · Transport for NSW (including the former Roads and Maritime Services) · surrounding residents and stakeholders. 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, an explanation should be provided.
Further consultation after 2 years	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 Secretary in relation to the preparation of the EIS.
References	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 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
https://www.australia.gov.au/about-government/publications

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 (sqm) 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
   - all levels to be to Australian Height Datum (AHD).

2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
   - significant local features such as heritage items
   - the location and uses of existing buildings, shopping and employment areas
   - traffic and road patterns, pedestrian routes and public transport nodes.

3. 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 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition
- Other copies as determined by the Department once the development application is lodged.

Policies, Guidelines and Plans

Aspect	Policy /Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (DECC)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Soil and Water	
Soil	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)
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	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
	NSW Guidelines for Controlled Activities on Waterfront Land (NOW 2012)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document 1997 (DLWC)
	NSW State Groundwater Quality Protection Policy 1998 (DLWC)
	NSW State Groundwater Dependent Ecosystems Policy (2002)
	NSW State Groundwater Quantity Management Policy 2002 (DLWC)
	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)
Wastewater	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) 2006 (EPHC, NRMMC & 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, NRMMC & 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)
Air Quality and Odour	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW

	(EPA 2016)
	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)
Odour	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)
Greenhouse Gas	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
	Guidelines for Energy Savings Action Plans (DEUS 2005)
Noise and Vibration	
Noise	Noise Policy for Industry (EPA 2017)
	NSW Road Noise Policy (EPA 2011)
	Environmental Criteria for Road Traffic Noise (EPA 1999)
	Interim Construction Noise Guideline (DECC 2009)
Vibration	Assessing Vibration: A Technical Guideline (DEC 2006)
	Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC 1990)
	BS 6472-1:2008 Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting (2008)
Traffic and Transport	
	Guide to Traffic Generating Development (RTA)
	Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings (Austroads 2019)
	Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads 2019)
	RMS Road Design Guide
	State Environmental Planning Policy (Infrastructure) 2007
	Future Transport Strategy 2056
	NSW Port and Freight Plan 2018-2023
Fire and Incident Management	
	Planning for Bushfire Protection (NSW Rural Fire Service 2006)

	Draft Planning for Bushfire Protection (NSW Rural Fire Service 2018)
	Fire safety in waste facilities (NSW Fire and Rescue 2019)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	AS/NZS 4360:2004 Risk Management
	HB 203:2006 Environmental Risk Management – Principles and Process
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	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)

ATTACHMENT 2

Government Authority and Council Responses to Request for Key Issues