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 110,000 tonnes per annum (tpa) of liquid waste, comprising up to 60,000 tpa of industrial liquid waste, 20,000 tpa of sewage sludge, 20,000 tpa of grease trap waste and 10,000 tpa of out-of-date liquid product/food waste destruction. Maximum storage capacity of up to 477 tonnes of waste at any given time.
Location	14-16 Kiora Crescent, Yennora (Lot 49 in DP18211) in the Cumberland local government area
Applicant	Enviro Waste Services Group Pty Ltd
Date of Issue	04/06/2020
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: - an accurate history of the site, including development consents; - 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 in the vicinity of the site; - plans of any proposed building works; and - infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained. · 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) · 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 and · 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: · high quality files of maps and figures of the subject site and proposal · a report from a qualified quantity surveyor providing: - a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV - an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and - certification that the information provided is accurate at the date of preparation.
Key issues	The 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: **1. Statutory and strategic context** – including: - detailed justification for the proposal and the suitability of the site - detailed justification that the proposed land use is permissible with consent - details of any proposed consolidation of land - a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans, and justification for any inconsistencies. **2. 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, storage of the liquid waste and waste product destruction shredding plant, having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures. **3. Community and Stakeholder Engagement** – including: - 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 a justification for this approach - a report on the results of the implementation of the strategy including issues raised by the community and surrounding owners and occupiers 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 and - details of the proposed approach to future community and stakeholder engagement based on the results of the consultation.

4. **Waste Management** – including:
   - a description of each of the waste streams that would be accepted at the site including maximum daily, weekly 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 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 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
   - detail the developments waste tracking system for incoming and outgoing waste
   - detail the quality of waste produced and final dispatch locations
   - details of the waste management strategy for ongoing operational waste generated
   - details of the quantities and classification of all waste streams to be generated on site during the development
   - details of waste storage, handling and disposal during the development
   - details of 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.

5. **Air Quality and Odour** – including:
   - a quantitative assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines
   - the details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to buildings
   - details of proposed mitigation, management and monitoring measures
6. **Traffic and Transport** – including:
   - details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access / haul routes
   - 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
   - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
   - details and plans of any proposed the internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
   - details of the largest vehicle anticipated to access and move within the site, including swept path analysis
   - details of how all heavy vehicles will be able to leave the site in a forward direction
   - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site
   - details of road upgrades, infrastructure works or new roads or access points required for the development if necessary.
7. **Soils and Water** – including:

- an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
- 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
- description of the measures to minimise water use
- detailed flooding assessment
- description of the proposed erosion and sediment controls during construction
- 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 and monitoring activities and methodologies) and
- characterisation of the nature and extent of any contamination on the site and surrounding area

8. **Noise and Vibration** – including:
   - a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and including an assessment of nearby sensitive receivers
   - cumulative impacts of other developments
   - details and justification of the proposed noise mitigation, management and monitoring measures.
9. **Urban design and visual** – including:
   - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
   - detailed plans showing suitable landscaping which incorporates endemic species.
10. **Fire and Incident Management** – including:
    - 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
    - details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load
    - details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access
    - consideration of consistency with NSW Fire & Rescue draft Fire Safety Guideline – Fire Safety in Waste Facilities (November 2018) and
    - detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).
11. **Hazards and Risk** – including 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).
12. **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* 13. **Greenhouse gas and energy efficiency –** including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas emissions. 14. **Cultural Heritage and Aboriginal Cultural Heritage** – including an assessment of Aboriginal cultural heritage values that satisfies the due diligence requirement of the *National Parks and Wildlife Act 1974*. 15. **Biodiversity** – including an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. 16. **Contamination** – including an assessment of site suitability under the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.
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 the: - Environment, Energy and Science Group, including the Climate Change and Sustainability Branch - Water Group · Environment Protection Authority · Transport for NSW (including the former Roads and Maritime Services) · NSW Fire & Rescue · AusGrid · Sydney Water · surrounding local landowners 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, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within two (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, **Attachment 1** 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
http://www.shop.nsw.gov.au/index.jsp
http://www.australia.gov.au/publications
http://www.epa.nsw.gov.au/
http://www.environment.nsw.gov.au/
http://www.dpi.nsw.gov.au/

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 buildings · detailed plans of proposed access driveways, internal roads, carparking and external alterations services infrastructure. 4. Schedule of materials, colours and additions. finishes.
Documents to be Submitted
Documents to submit include: · one (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 & Plans

Aspect	Policy / Methodology
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
Wastewater	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC,

	2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
Contamination	State Environmental Planning Policy No. 55 – Remediation of Land
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	AS/NZS 4360:2004 Risk Management
	Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (OEH, 2017)
Heritage	
	Heritage Act 1977
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)

	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA 2008)
	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)
	Standards for Managing Construction Waste in NSW (EPA 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Social	
	Social Impact Assessment Guideline (DPE, 2017)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues