

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-29999239
Project Name	Rooty Hill Materials Recycling Facility
Development	Demolition of existing structures, construction and operation of a materials recycling facility processing up to 120,000 tonnes per annum of recyclable wastes.
Location	600 Woodstock Avenue, Rooty Hill NSW 2766 (Lot 67 DP 804292) within Blacktown City LGA
Applicant	Charter Hall Holdings Pty Limited
Date of Issue	9 November 2021
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> (NSW) (the EP&A Regulation) and must have regard to the State Significant Development Guidelines.</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none">• a detailed description of the development, including:<ul style="list-style-type: none">– an accurate history of the site, including development consents– the need and justification for the development– alternatives considered including a description of feasible options within the development which may include a layout options analysis– likely staging of the development– likely interactions between the development and existing, approved, and proposed operations on the site and in the vicinity of the site– plans of any proposed building works– contributions required to offset the development 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 the public authority responses to request for key issues (see Attachment 2)• 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:<ul style="list-style-type: none">– 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 developments 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. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none">• high quality files of maps and figures of the subject site and development

	<ul style="list-style-type: none"> • a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> – a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the EP&A Regulation), 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 – certification that the information provided is accurate at the date of preparation.
Key issues	<p>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.</p> <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and strategic context – including: <ul style="list-style-type: none"> – 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. This includes, but is not limited to: <ul style="list-style-type: none"> ○ State Environment Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 33 – Hazardous and Offensive Development ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Blacktown Local Environmental Plan 2015 ○ Greater Sydney Region Plan: A Metropolis of Three Cities ○ Central City District Plan ○ Blacktown Local Strategic Planning Statement 2020. • Suitability of the site – including: <ul style="list-style-type: none"> – a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints. • Community and Stakeholder Engagement – a community and stakeholder participation strategy identifying key community members and other stakeholders, including: <ul style="list-style-type: none"> – details and justification for the proposed consultation approach(s) – clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted – issues raised by the community and surrounding landowners and occupiers – clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Waste management – including: <ul style="list-style-type: none"> – a description of each of the waste streams that would be accepted at the facility including maximum daily, weekly, and annual throughputs and the maximum size and heights of individual stockpiles – details of the source of the waste streams to justify the need for the proposed processing capacity

	<ul style="list-style-type: none"> – 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 facility's waste tracking system for incoming and outgoing waste – detail the quantity of each type of materials recovered from processing operations and final dispatch locations – detail the quantity of residual wastes from processing operations and final dispatch locations – details of the waste management strategy for demolition, 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 and Sustainable Materials Strategy 2041, Stage 1: 2021-2027</i>. <ul style="list-style-type: none"> • Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes: <ul style="list-style-type: none"> – details of all traffic types and volumes likely to be generated during construction and operation of the development, including a description of key accesses – details of heavy vehicle haul routes which would avoid travelling via residential areas to the west of M7 Motorway – 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 – an assessment of the proposed car park access at Woodstock Avenue and its impacts on safety and efficiency of the roundabout at Woodstock Avenue/Glendenning Road intersection – details of the largest vehicle anticipated to access and manoeuvre within the site, including swept path analysis depicting vehicles entering, existing, and manoeuvring throughout the site – plans demonstrating how all vehicles associated with construction and operation of the development could be accommodated on the site to avoid queuing in the street network – details of the duration of loading and unloading activities at the facility to demonstrate the site could sufficiently accommodate all vehicles loading, unloading, servicing, travelling on internal roads without impacts on manoeuvrability – details of any traffic control measure to ensure traffic flowing orderly and safely within the site – details and plans of any proposed internal road network, loading docks, on-site parking provisions, and sufficient pedestrian facilities, in accordance with the relevant Australian Standards – details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary. • Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
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	<ul style="list-style-type: none"> – the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment – details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios – consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area – a cumulative impact assessment inclusive of impacts from other developments – details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs. • Air quality – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses, and sensitive receivers, in accordance with relevant Environment Protection Authority guidelines, including: <ul style="list-style-type: none"> ○ details of buildings and air handling systems and strong justification for any material handling, processing, or stockpiling external to building ○ details of proposed mitigation, management and monitoring measures. • Soils and Water – a surface and groundwater assessment that includes: <ul style="list-style-type: none"> – 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 – 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). • Contamination – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including characterisation of the nature and extent of any contamination on the site and surrounding area. • Infrastructure requirements – including: <ul style="list-style-type: none"> – identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained, and – an infrastructure delivery and staging plan, including a description of how infrastructure on- and off-site will be coordinated and funded to ensure it is in place prior to the commencement of construction. • Fire and incident management – including: <ul style="list-style-type: none"> – identification of the aggregate quantities of combustible materials to be stockpiled at any given time – technical information on the environmental protection equipment to be installed on the premises such as air, water, and noise controls, spill clean-
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	<p>up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures</p> <ul style="list-style-type: none"> – 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 – assessment of the development's consistency with NSW Fire and Rescue <i>Fire Safety Guideline – Fire Safety in Waste Facilities</i> (February 2020) and justifications for any inconsistencies – detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC). <ul style="list-style-type: none"> • Hazards and risk – 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 the preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). • Aboriginal cultural heritage – including: <ul style="list-style-type: none"> – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must: <ul style="list-style-type: none"> ○ identify, describe, and assess impacts on the Aboriginal cultural heritage values that exist across the development ○ provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) ○ include results of a surface survey and any test excavations and an unexpected finds protocol. • Urban Design and Visual, including: <ul style="list-style-type: none"> – an assessment of the potential visual impacts of the project on the amenity of the surrounding area. – detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximise opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020). • Socio-Economic – including: <ul style="list-style-type: none"> – a social impact assessment in accordance with the Department's Social Impact Assessment Guideline – an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community. • Biodiversity – including an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW) (BC Act), including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the BC Act.
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	<ul style="list-style-type: none"> • Ecologically sustainable development – including: <ul style="list-style-type: none"> – a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction, and ongoing operation of the facility – consideration of the use of green walls, green roofs and/or cool roofs in the design of the development – a description of the measures to be implemented to minimise consumption of resources, especially energy and water. • Development Contributions – including demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.
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 affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council • NSW Environment Protection Authority • Environment, Energy and Science Group, DPIE • NSW Fire and Rescue • Sydney Water • Transport for NSW (including Road and Maritime Services). <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p>
Expiry Date	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</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 relevant to the environmental assessment of this development.</p>

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 development.

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, residences, industrial premises, 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
State Significant Development Guidelines	<p>State Significant Assessment Guidelines (DPIE, 2021)</p> <p>Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)</p> <p>Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)</p>
Traffic, Transport and Access	<p>Roads Act 1993 (NSW)</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>Guide to Traffic Generating Development (RTA, 2002 as updated)</p> <p>Road Design Guide (RMS, 2015-2017)</p> <p>Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)</p> <p>Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)</p> <p>Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)</p> <p>Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)</p> <p>Future Transport Strategy 2056 (TfNSW, 2018)</p> <p>Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)</p> <p>NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)</p>
Soils and Water	
Erosion and Sediment	<p>Managing Urban Stormwater: Soils & Construction (Landcom, 2004)</p> <p>Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)</p> <p>Wind Erosion – 2nd Edition (DIPNR, 2003)</p>
Groundwater	<p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)</p> <p>NSW State Groundwater Policy Framework Document (DLWC, 1997)</p> <p>NSW Aquifer Interference Policy (NOW, 2012)</p> <p>Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)</p>
Stormwater	<p>Storing and Handling Liquids: Environmental Protection (DECC, 2007)</p> <p>Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)</p> <p>Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)</p> <p>Managing Urban Stormwater: Treatment Techniques (DEC, 2006)</p> <p>Managing Urban Stormwater: Source Control. Draft (EPA, 1998)</p> <p>Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)</p>
Wastewater	<p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)</p> <p>National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)</p>

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Contamination	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Hazards and Risk	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)</p> <p>Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)</p>
Biodiversity	<p><i>Biodiversity Conservation Act 2016</i></p> <p>Biodiversity Assessment Method (EES, 2021)</p> <p>Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)</p>
Heritage	<p><i>Heritage Act 1977</i></p> <p>NSW Heritage Manual (HO and DUAP, 1996)</p> <p>The Burra Charter (ICOMOS Australia, 2013)</p> <p>Statements of Heritage Impact (HO and DUAP, 2002)</p> <p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p>
Noise and Vibration	<p>Acoustics - Description and measurement of environmental noise (AS1055:2018)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Noise Criteria Guideline (RMS, 2015)</p> <p>Noise Mitigation Guideline (RMS, 2015)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p> <p>Assessing Vibration: A Technical Guide (DEC, 2006)</p> <p>Noise Guide for Local Government (EPA, 2013)</p>
Air Quality	<p>Protection of the Environment Operations (Clean Air) Regulation 2010</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)</p>

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	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)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
Bush Fire	Planning for Bush Fire Protection (RFS, 2019)
Waste	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	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)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
Urban Design and Visual	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
Social	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)

ATTACHMENT 2
Government Authority Advice