



SSD-29999239 – ROOTY HILL MATERIALS RECYCLING FACILITY

APPENDIX A - SEARS COMPLIANCE TABLE

Secretary's Environmental Assessment Requirement	Refer EIS Section
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> <p>a detailed description of the development, including:</p> <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 <p>Issues identified in this risk assessment, which includes:</p>	Refer to EIS

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<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 be accompanied by:</p> <ul style="list-style-type: none"> – high quality files of maps and figures of the subject site and development 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 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. 	<p>See to Appendix W for CIV.</p> <p>See to Appendix T for estimate of jobs.</p>
Key Issues	
<p>The EIS must address the following specific matters:</p> <p>Statutory and strategic context.</p>	
<i>Environmental Planning and Assessment Act 1979</i>	See Section 4 of EIS.
<i>State Environmental Planning Policy (Infrastructure) 2007</i>	See Section 4 of EIS.
<i>State Environmental Planning Policy 33 – Hazardous and Offensive Development</i>	See Section 6.10 of EIS.
<i>State Environmental Planning Policy 55 – Remediation of Land</i>	See Section 6.7 of EIS.

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<i>State Environmental Planning Policy (State and Regional Development) 2011</i>		See Section 4 of EIS.
<i>Blacktown Local Environmental Plan 2015</i>		See Section 4 of EIS.
<i>Greater Sydney Region Plan: A Metropolis of Three Cities</i>		See Section 2 of EIS.
<i>Central City District Plan</i>		See Section 2 of EIS.
<i>Blacktown Local Strategic Planning Statement 2020</i>		See Section 2 of EIS.
Suitability of the site		
<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. 		See Section 7.6 of EIS.
Community and Stakeholder Engagement		
<ul style="list-style-type: none"> – a community and stakeholder participation strategy identifying key community members and other stakeholders, including: – 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. 		See Section 5 of EIS.
Waste Management		
<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 		See Section 6.2 of EIS.

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<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>. 	
Traffic and Transport	
<ul style="list-style-type: none"> – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes: – 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 	<p>See Section 6.3 of EIS.</p>

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<ul style="list-style-type: none"> – 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, onsite 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	
<ul style="list-style-type: none"> – 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: <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. 	<p>See Section 6.4 of EIS.</p>

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Air Quality	
<p>– 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:</p> <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. 	See Section 6.5 of EIS.
Soils and Water	
<p>– a surface and groundwater assessment that includes:</p> <p>– 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</p> <p>– a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements</p> <p>– 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</p> <p>– description of the measures to minimise water use</p> <p>– description of the proposed erosion and sediment controls during construction</p> <p>– 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).</p>	See Section 6.6 of EIS.
Contamination	
<p>– 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.</p>	See Section 6.7 of EIS.

Secretary's Environmental Assessment Requirement	Refer EIS Section
Infrastructure Requirements	
<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. 	See Section 6.8 of EIS.
Fire and Incident Management	
<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-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 – 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). 	See Section 6.9 of EIS.
Hazards and Risk	
<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 Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011). 	See Section 6.10 of EIS.

Secretary's Environmental Assessment Requirement	Refer EIS Section
Aboriginal and Cultural Heritage	
<p>– 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).</p> <p>The ACHAR must:</p> <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 	See Section 6.11 of EIS.
Urban Design and Visual	
<p>– an assessment of the potential visual impacts of the project on the amenity of the surrounding area.</p> <p>– 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).</p>	See Section 6.12 of EIS.
Socio-Economic	
<p>– a social impact assessment in accordance with the Department's Social Impact Assessment Guideline</p> <p>– an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</p>	See Section 6.13 of EIS.
Biodiversity	
<p>– including an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016 (NSW) (BC Act), including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the BC Act.</p>	See Section 6.14 of EIS.

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Ecologically Sustainable Development	
<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. 	See Section 6.15 of EIS.
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.	See Section 2.4 of EIS.
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. 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 Undertaking Engagement Guide: Guidance for State Significant Projects. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p>	See Section 5 of EIS.
Plans and Documents	
<p>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. The EIS must include the following:</p>	
▪ Site Survey	See Appendix G



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▪ Locality/context plan	See Appendix B
▪ Drawings at scale	See Appendix B
▪ Schedule of materials, colours and additions, finishes	See Appendix B