



Mr Mark Saad
Director– Norton Recycling
58 Riverside Road
Chipping Norton NSW 2170

16/12/2021

Dear Mr Saad

**Chipping Norton Resource Recovery Facility (SSD-31597252)
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement for the proposed Chipping Norton Resource Recovery Facility at 58 Riverside Road, Chipping Norton in the Liverpool local government area.

The SEARs have been prepared in consultation with relevant public authorities (see **Attachment 2**) and are based on the information you have provided to date. Please note the Planning Secretary may modify these requirements at any time.

Scale of Proposal

The Department notes the proposed development seeks a throughput of up to 890,000 tonnes per annum. The Department raises concern about the scale of the proposal in terms of its potential impacts, capacity of the site to handle this amount of material and around its justification.

As discussed during the Scoping Meeting, the Department requests you carefully consider the scope of the development including the proposed throughput, noting existing site constraints and potential environmental impacts.

SEARs Expiry

Your SEARs will expire two years from the date of issue (or the date they were last modified) unless the Planning Secretary has granted an extension. A written request to extend the SEARs expiry date may be made to the Planning Secretary before the expiry date.

If your DA and Environmental Impact Statement (EIS) is not submitted within two years (or by the agreed extension date), you will need to make a new application for SEARs to progress your project.

Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the Department's new State Significant Development Guidelines – including the Preparing an Environmental Impact Statement Guideline. All relevant guides for State Significant Projects that are referenced in the SEARs are available at www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

Note - If you submit your EIS after 31 December 2022, a Registered Environmental Assessment Practitioner (REAP) will need to declare that your EIS meets certain standards in relation to compliance, completeness, accuracy and legibility.

Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000. We will also notify you of the DA fee for your project.

Please note that **your DA is not taken to be lodged until the DA fee has been paid.**

To minimise lodgement delays, **please contact the Department at least two weeks before you submit your DA and EIS to confirm DA fee payment arrangements.** This will give us sufficient time to ensure your fees can be determined quickly.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's Report supporting the estimated cost of works for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

Community Consultation

The Department wishes to emphasise the importance of community consultation. A comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed (including a description of any potential impacts) and they are actively engaged in issues of concern to them. **Please note, the Department will require clear evidence that consultation has been undertaken and justification for the proposed consultation method(s) used.**

Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if you need approval under the EPBC Act (<http://www.environment.gov.au> or 6274 1111).

Your assigned planning officer is Pamela Morales. If you have any questions, please contact Pamela Morales on 02 9274 6386 or via email at pamela.morales@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'C. Pritchard'. The signature is fluid and cursive, with a small dot above the 'i' in Pritchard.

as delegate for the Planning Secretary

Enclosed/Attached: Planning Secretary's Environmental Assessment Requirements