

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8, Division 5 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-45510464
Project Name	Erskine Park Metal Coating Line 7
Development	Construction and operation of a metal coating line and associated infrastructure with a throughput capacity of 240 kilotonnes per annum of zinc-aluminium coated steel product.
Location	25-55 Templar Road, Erskine Park (Lot 3 DP 1094504), within the Penrith local government area
Applicant	BlueScope Steel Limited
Date of Issue	20 July 2022
General Requirements	The Environmental Impact Statement (EIS) for the development must: • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's <i>State Significant Development Guidelines</i>. In addition, the EIS must include: • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: – 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 • consideration of the likely impacts of any related development associated with the development, including the adjoining Coil Paint Line Number 8 (CPL8) (DA-206-8-2004-i). 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 the Dictionary of the Regulation), including details of all assumptions and components from which the CIV calculation is derived. The report must be prepared having regard to the Department's Planning Circular PS 21-020 'Calculation of capital investment value' • 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 • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.

Key issues	The EIS must address the following specific matters: • Statutory and Strategic Context – including: – 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: - o State Environmental Planning Policy (Biodiversity and Conservation) 2021 - o State Environmental Planning Policy (Industry and Employment) 2021 - o State Environmental Planning Policy (Planning Systems) 2021 - o State Environmental Planning Policy (Primary Production) 2021 - o State Environmental Planning Policy (Resilience and Hazards) 2021 - o State Environmental Planning Policy (Transport and Infrastructure) 2021 - o Greater Sydney Region Plan: A Metropolis of Three Cities - o Future Transport Strategy 2056. • Suitability of the Site – including 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/ operations and relevant mitigation measures • Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department's <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Air Quality and Odour – a quantitative assessment of the potential incremental and cumulative air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including: – details of building 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. • Waste – including: – 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 <i>Waste and Sustainable Materials Strategy 2041</i>. • Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW and Austroads guidelines, that includes: – details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts – 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 calibrated 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 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
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- 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).
- **Soils and Water** – a surface and groundwater assessment that includes:
 - an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on water quality, 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 proposed erosion and sediment controls during construction
- **Contamination** – a site contamination assessment in accordance with the *Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998).
- **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:
 - 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.
- **Urban Design and Visual** – including:
 - a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including details of staging, site coverage, setbacks, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on:
 - o nearby public and private receivers
 - o any significant vantage points in the broader public domain
 - detailed landscaping plans, which incorporate endemic species and maximise opportunities for green infrastructure, consistent with the principles outlined in *Greener Places* (GANSW, 2020).
- **Infrastructure Requirements** – an infrastructure management plan that includes:
 - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water
 - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development
 - identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.
- **Hazards and Risk** – including:
 - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and *Applying SEPP 33* (DoP, 2011), that includes:

	- o a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development - a Preliminary Hazard Analysis (PHA) 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), should the preliminary risk screening indicate that the project is “potentially hazardous”. • Bush Fire – a bush fire assessment report that addresses the aims and objectives of <i>Planning for Bush Fire Protection</i> (RFS, 2019), and includes: – details of proposed operational access for emergency services personnel – details of emergency and evacuation arrangements for occupants/visitors • Ecologically Sustainable Development and Greenhouse Gas – including: – a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development – 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 (reflecting the Government's goal of net zero emissions by 2050) – a description of the measures to be implemented to minimise consumption of resources, especially energy and water • Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the <i>Code of Practice for Archaeological Investigation in NSW</i> (DECCW, 2010), and guided by the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales</i> (OEH, 2011). The ACHAR must: – 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 <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010) – include results of a surface survey and any test excavations and an unexpected finds protocol. • Biodiversity – an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, 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. • Socio-Economic – including: – a social impact assessment in accordance with the Department's <i>Social Impact Assessment Guideline: For State Significant Projects</i> – an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community. • Planning Agreement/Development Contributions – 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	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: • Penrith City Council • Department of Planning and Environment, specifically the: - o Environment Protection Authority - o Environment and Heritage Group - o Water Group - o Heritage NSW • Transport for NSW

	• Fire & Rescue NSW • NSW Rural Fire Service • SafeWork NSW • Sydney Water • WaterNSW • Western Sydney Airport • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Deerubbin Local Aboriginal Land Council • any other public transport, utilities or community service providers. 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. Where amendments have not been made to address an issue, a short explanation should be provided.
SEARs Expiry	These SEARs will expire two years after the date of issue (or the date they were last modified).
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:

<https://www.planningportal.nsw.gov.au/major-projects/assessments/policies-and-guidelines/key-guidance>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	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)
	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)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
Fire Safety	
	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)
Hazards and Risk	
	State Environmental Planning Policy (Resilience and Hazards) 2021
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
Heritage	
Non-Aboriginal Heritage	<i>Heritage Act 1977</i>
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Aboriginal Heritage	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)
Human Health Risk	
	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (7nHealth, 2012)
Noise and Vibration	
	Acoustics – Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Criteria Guideline (RMS, 2015)
	Noise Mitigation Guideline (RMS, 2015)
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Guide for Local Government (EPA, 2013)
Social	
	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)
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 – 2 nd 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 (Resilience and Hazards) 2021
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	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)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 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)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (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)

ATTACHMENT 2
Government Authority Advice