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Our ref: SSD-5041
File:

Dear Mr Chambers

**State Significant Development - Director General's Requirements
Kings Park Waste Metal Recovery, Processing and Recycling Facility (SSD-5041)**

I have attached the Director General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the abovementioned development.

These requirements are based on the information you have provided to date and have been prepared in consultation with Blacktown City Council and the Office of Environment and Heritage (see attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these DGRs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

If the development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

I would appreciate it if you would contact the Department at least two week before you propose to submit the DA and EIS for the development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

If you have any enquiries about these requirements, please contact Nick Hall on 02 9228 6438 or via email at nicholas.hall@planning.nsw.gov.au.

Yours sincerely

22.12.11

Chris Wilson
Executive Director
Major Projects Assessment
as delegate of the Director-General

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

State Significant Development

Application Number	SSD-5041
Development	Increase in handling capacity of existing waste metal recovery, processing and recycling facility at 45 Tattersall Road to 350,000 tonnes per annum and the use of 58 Tattersall Road for related equipment storage and employee parking.
Location	45 Tattersall Road (Lot 5 / DP 7086) and 58 Tattersall Road (Lot 13 / DP 220004), Kings Park in the Blacktown local government area
Applicant	Sell and Parker Pty Ltd
Date of Issue	
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include a: • detailed description of the development, including: – 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; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • 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, <u>using sufficient baseline data</u>; – 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 and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and • consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.

Key issues

The EIS must address the following specific matters:

- **Waste** – including:
 - identification of the quantity and type of waste that would be handled, stored, processed or disposed of at the facility; and
 - a description of how this waste would be stored and handled on site, and transported to and from the site, including waste sources;
 - a description of the waste processing and recycling technology, timeframes for processing and recycling and the quality control measures that would be implemented; and
 - details of the potential impacts associated with treating, storing, using and disposing of this waste and waste products.
- **Soil and Water** – including:
 - details of water supply;
 - a detailed water balance for the development, outlining the measures to minimise water use and any potential for a sustainable water supply;
 - wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;
 - the proposed erosion and sediment controls during construction of the post fragmentation processing structure and any other proposed structures;
 - the proposed stormwater management system; and
 - consideration of the potential salinity, contamination and flooding liability of the development.
- **Transport, Access and Parking** – including:
 - predictions of the traffic volumes and types that are likely to be generated as a result of the proposal;
 - an assessment of the impacts of this traffic on the safety, capacity and efficiency of the surrounding road network, including details of truck routes and modelling of key intersections;
 - detailed plans of any proposed road/intersection upgrades;
 - demonstration that the existing access points can continue to be safely and efficiently utilised to access the sites;
 - details of the availability of non-car travel modes and measures to encourage greater use of these travel modes; and
 - parking, both for customers and employees.
- **Infrastructure** – demonstrating that suitable arrangements are in place to provide the necessary local and regional infrastructure for the development;
- **Air** – including dust and odour emissions during operations and measures to reduce greenhouse gas emissions on-site;
- **Noise and vibration** – during operations including traffic noise and impacts from explosions;
- **Hazards and Risks** – including an assessment of the hazards and risks on the site to people and the environment (and the potential for off site impacts);
- **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 cleanup equipment and fire management and containment measures; and
- **Design** – including details of building design and fit-out for the post fragmentation processing structure and any other proposed structures to be used for the handling of chemicals (e.g. bunding

	and tanker loading/unloading areas); • Visual – including impacts from public roads and what measures are proposed to minimise the visual impacts of the development, including landscaping and measures to minimise lighting and signage; • Strategic and Statutory Context – including: – detailed justification for the proposal and suitability of the sites to be developed; and – demonstration that the proposal is generally consistent with all relevant environmental planning instruments, development control plans (DCPs), and justification for any inconsistencies.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. These documents should be included as part of the EIS rather than as separate documents.
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: • Blacktown City Council; • Environment Protection Authority; • NSW Office of Water; • Roads and Traffic Authority; • Sydney Water; and • WorkCover NSW. 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 an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.
References	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.

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.bookshop.nsw.gov.au>
<http://www.publications.gov.au>
<http://www.blacktown.nsw.gov.au>

Policies, Guidelines and Plans

Aspect	Policy /Methodology
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines (DECC) Protection of the Environment Operations (Waste) Regulations 2005
Water	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC) National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
<i>Surface Water</i>	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC) Managing Urban Stormwater: Council Handbook. Draft (EPA) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Soils & Construction (Landcom) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) NSW State Groundwater Policy Framework Document (DLWC) NSW State Groundwater Quality Protection Policy (DLWC) NSW State Groundwater Quantity Management Policy (DLWC) Draft The NSW State Groundwater Dependent Ecosystem Policy (DLWC) Guidelines for the Assessment and Management of Groundwater

	Contamination (DECC) Draft
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulations 2010
	Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Greenhouse Gas	
	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS)
Noise and Vibration	
	Assessing Vibration: a technical guide (DEC)
	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (OEH)
	Environmental Noise Control Manual (DECC)
	Interim Construction Noise Guideline (DECC)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)
Hazard and Risk	
	AS/NZS 4360:2004 Risk Management
	HB 203:2006 Environmental Risk Management – Principals and Process
	State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)