

Director General's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD-5041
Development	Expansion of the existing waste metal recovery and recycling facility in Blacktown which includes: • Increasing the processing capacity from 90,000 tonnes per annum to 350,000 tonnes per annum of waste metal; • The use of the adjoining site to the east (No. 23-43 Tattersall Road, Kings Park); • Modifications to the site layout and alterations to existing buildings; • Improvement works to vehicular access to the site and internal roads; and • Construction of ancillary infrastructure.
Location	45 Tattersall Road (Lot 5 / DP 7086) and 23-43 Tattersall Road (Lot 2 / DP 550522), Kings Park in the Blacktown local government area
Applicant	Sell and Parker Pty Ltd
Date of Issue	December 2013
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 - including construction, and operational stage/s; – 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. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: - a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; - a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: Waste Management – including: - a detailed description of the likely waste streams that would be handled/stored/disposed of at the facility; - details of how this waste would be stored and handled on site, and transported to and from the site; - details of the location and size of stockpiles of unprocessed and processed recycled waste on the site; - the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>; - a description of the technology and timeframes for processing waste 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. Air Quality and Odour – including: - a quantitative assessment of the potential air quality and odour impacts of the development on surrounding landowners; - a description of how the handling, transporting, production and storage of waste materials would be managed to control dust generation; and - details of all proposed mitigation, management and monitoring measures. Noise and Vibration – including: - construction, operation and traffic noise; - impacts from explosions; and - details of all proposed mitigation, management and monitoring measures. Transport, Access and Parking – including: - predictions of the traffic volumes likely to be generated during construction and operation; - an assessment of the impacts of this traffic on the safety, capacity and efficiency of the surrounding road network;

	– modelling of key intersections (including any nearby existing or proposed developments) and details of truck routes; – an assessment of the need for upgrading or road improvement works; – details of the availability of non-car travel modes and measures to encourage greater use of these travel modes; and – access and parking. • Soil and Water – including: – 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, flooding and acid sulfate soil impacts of the development. • 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. • Greenhouse Gas – including: – a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and – a detailed description of the measure that would be implemented on site to ensure that the development is energy efficient. • Visual – including; – an assessment of the potential visual impacts of the development on the amenity of the surrounding area; and – a detailed description of the measures that would be implemented to minimise the visual impacts of the development, including the design features, landscaping and measures to minimise the lighting and signage impacts of the development. • 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).
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; • NSW Environment Protection Authority; • NSW Office of Water; • NSW Roads and Maritime Services; • 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 2007 (DECC) Waste Classification Guidelines (DECC) Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA) Environmental guidelines: Composting and Related Organics Processing Facilities (DEC) Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA) Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010 Approved Methods 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)
Noise and Vibration	Assessing Vibration: a technical guide (DEC) NSW Industrial Noise Policy (DECC) Environmental Criteria for Road Traffic Noise (NSW EPA) 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)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Soil and Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
<i>Surface Water</i>	

	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	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)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Floodplain Development Manual (DIPNR)
	Floodplain Risk Management Guideline (DECC)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
Groundwater	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)
Soil	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
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)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage

ATTACHMENT 2
Public Authority Responses to Request for Key Issues