

Appendix 1

Secretary's Environmental Assessment Requirements

Planning Secretary's Environmental Assessment Requirements

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

Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD-5339
Development	Resource recovery facility with the capacity to process up to 250,000 tonnes per year of construction and demolition waste
Location	7 Montore Road, Minto, Campbelltown local government area
Applicant	The Trustee for Minto Property Trust
Date of Issue	20/08/2020
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. The EIS must include:</p> <ul style="list-style-type: none">· detailed description of the development including:<ul style="list-style-type: none">- 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 developments in the vicinity of the site; and- plans of any proposed 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 key issues for further assessment;· detailed assessment, where relevant, of the key issues below, and any other potential significant issues identified in the risk assessment, must include:<ul style="list-style-type: none">- a description of the existing environment, using adequate baseline data;- consideration of potential cumulative impacts due to other development in the vicinity; and- measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.· consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none">· a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived;· an 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 include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific

matters:

- **strategic context** – including:
 - justification for the proposal and suitability of the site; and
 - demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, and justification for any inconsistencies.
- **waste management** – including:
 - identify, classify and quantify the likely waste streams that would be handled/stored/disposed of at the facility;
 - describe how this waste would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues, including current and future offsite waste disposal methods;
 - details on the location and size of stockpiles of unprocessed and processed recycled waste at the site;
 - identify proposed sources of the waste; and
 - the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021 and
 - details of consistency with the EPA's Standards for Managing Construction Waste in NSW (November 2018).
- **air quality and odour** – including:
 - a quantitative assessment of the potential air quality and odour impacts for the development on surrounding landowners and sensitive receptors;
 - construction and operational impacts, including dust generation from the transport of materials; and
 - details of the proposed management and monitoring measures.
- **traffic and transport** – including:
 - details of traffic types and volumes likely to be generated during construction and operation;
 - 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;
 - an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network and a description of the measures that would be implemented to upgrade and/or maintain this network over time;
 - details of key transport routes, site access, internal roadways, infrastructure works and parking; and
 - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards.
- **noise and vibration** – including:
 - a quantitative assessment of the potential construction, operational and transport noise and vibration impacts; and
 - details of the proposed noise and vibration management and monitoring measures.
- **soil and water** – including:
 - a detailed water balance for the development outlining the measures that would be implemented to minimise the use of water on site and measures to ensure an adequate and secure water supply is available for the proposal;
 - 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;
 - the proposed stormwater management system;
 - characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the

	<p>contaminants of concern that may leach from waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters);</p> <ul style="list-style-type: none"> - an assessment of the potential impact of the development on Bow Bowing Creek and riparian areas; and - consideration of the potential groundwater, salinity, contamination, flooding and acid sulfate soil impacts of the development. <ul style="list-style-type: none"> · Fire and Incident Management – including: <ul style="list-style-type: none"> - identification of the aggregate quantities of combustible waste products to be stockpiled at any one 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 - consideration of consistency with NSW Fire & Rescue draft Fire Safety Guideline – Fire Safety in Waste Facilities (November 2018); and - detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC). · greenhouse gas – including: <ul style="list-style-type: none"> - a quantitative assessment of the potential scope 1, 2 and 3 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. · hazards – including a Preliminary Hazard Analysis (PHA) of the development, and an assessment of the potential fire risks of the development. · visual – including: <ul style="list-style-type: none"> - 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 as well as measures to manage graffiti; · heritage – including Aboriginal and non-Aboriginal heritage. · flora and fauna.
Plans and Documents	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. These documents should be included as part of the EIS rather than as separate documents.
Consultation	<p>During the preparation of the EIS, you should consult with the relevant local, State and Commonwealth authorities, service providers, community groups and potentially affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> · Environmental Protection Authority · Environment, Energy and Science Group (Office of Environment and Heritage) · The Department of Planning, Industry and Environment - Water Group · Transport for NSW (NSW Roads and Maritime Services) · Campbelltown City Council

	<p>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.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>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 proposal.</p>

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>

Policies, Guidelines & Plans

Plans and Documents

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.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sq. m) and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site;
 - location and height of adjacent buildings and private open space; and
 - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
 - watercourses including nearby rivers and creeks, and dams;
 - significant local features such as heritage items;
 - the location and uses of nearby buildings, shopping and employment areas, hospitals and schools; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. An indication of the location of the site with respect to the relevant Land Zoning Map within the relevant Local Environment Plan.
4. Drawings at an appropriate scale illustrating:

- detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be submitted

Documents to submit include:

- 1 electronic copy of all the documents and plans for review prior to exhibition; and
- other copies as determined by the Department once the development application is lodged.

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Policies, Guidelines & Plans

Aspect	Policy /Methodology
Waste	<p>Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA 2014)</p> <p>Waste Classification Guidelines (DECC)</p> <p>Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (EPA)</p> <p>Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)</p> <p>Environmental guidelines: Use and Disposal of Biosolids Products (EPA)</p> <p>Composts, soil conditioners and mulches (Standards Australia, AS 4454)</p>
Soil and Water	<p>Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)</p> <p>National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)</p>
<i>Soil</i>	<p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)</p> <p>Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (OEH 2011)</p>
<i>Surface Water</i>	<p>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Implementation guidelines</p>

	(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)
	NSW State Rivers and Estuaries Policy (1993)
	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)
<i>Groundwater</i>	National Water Quality Management Strategy: Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document 1997 (DLWC)
	NSW State Groundwater Quality Protection Policy 1998 (DLWC)
	NSW State Groundwater Quantity Management Policy 2002 (DLWC)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
	NSW Aquifer Interference Policy (NOW 2012)
	MDBC Guidelines on Groundwater Flow Modelling 2000
<i>Wastewater</i>	Australian Groundwater Modelling Guidelines 2012
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) 2006 (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMMC & AHMC)
	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)

Recycled Water Guidance Document: Recycled Water Management Systems (DPI, 2015)

Air Quality and Odour

Air Quality

Protection of the Environment Operations (Clean Air) Regulation 2010

Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2016)

Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC 2007)

The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)

Guidelines for Energy Savings Action Plans (DEUS 2005)

Odour

Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)

Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)

Noise and Vibration

Noise

NSW Industrial Noise Policy (EPA 2000)

NSW Road Noise Policy (EPA 2011)

Environmental Criteria for Road Traffic Noise (EPA 1999)

Interim Construction Noise Guideline (DECC 2009)

Vibration

Assessing Vibration: A Technical Guideline (DEC 2006)

Traffic and Transport

Guide to Traffic Generating Development (RTA)

Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads 2016)

NSW Long Term Transport Master Plan (TfNSW 2012)

Road Design Guide (RTA)

Hazards and Risk

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)

AS/NZS 4360:2004 Risk Management

HB 203:2006 Environmental Risk Management – Principles and Process

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis

Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)

Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)

Visual

Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

State Environmental Planning Policy No 64 - Advertising and Signage
