



Planning & Infrastructure

Contact: Pascal van de Walle
Phone: (02) 9228 6412
Fax: (02) 9228 6466
Email: Pascal.vandewalle@planning.nsw.gov.au
Our ref: SSD 13_5855
File: 13/04298-1

Mrs Christine Hodgkiss
Strategic Planning & Development Manager - NSW
Veolia Environmental Services (Australia) Pty Ltd
PO Box 171
GLADESVILLE NSW 2142

Dear Mrs Hodgkiss,

State Significant Development – Director-General's Requirements Banksmeadow Waste Transfer Terminal (SSD 13_5855)

I have attached the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Banksmeadow Waste Transfer Terminal.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies, Botany Bay City Council and Randwick City Council. Their comments which you should address appropriately in preparing the EIS are attached (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.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

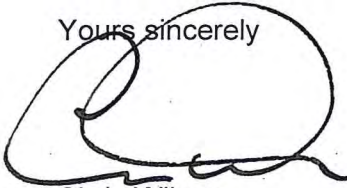
Your proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGR's may need to be issued.

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

- the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- consultation and public exhibition arrangements.
- the number of copies (hard-copy and CD-ROM) of the DA and EIS that will be required for review; and

If you have any enquiries about these requirements, please contact Pascal van de Walle on (02) 9228 6412 or via email at Pascal.vandewalle@planning.nsw.gov.au.

Yours sincerely



29.4.13

Chris Wilson
Executive Director
Development Assessment Systems and Approvals
as the Director-General's nominee

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

State Significant Development

Application Number	SSD 13_5855
Development	The Banksmeadow Waste Transfer Terminal, which would include: • demolition of existing buildings; • construction and operation of a waste transfer terminal and associated rail infrastructure to receive and process up to 400,000 tonnes per annum of putrescible waste and up to 100,000 tonnes per annum of non-putrescible waste; • transfer of putrescible waste by rail to Woodlawn for treatment, recycling and energy recovery; and • transfer of non-putrescible waste by semi-trailer to resource recovery facilities such as the Camellia Recycling Centre for recovery of recyclables prior to re-processing.
Location	14 Beauchamp Road and 34-36 McPherson Street, Banksmeadow (Lot 1 in DP 435497, Lot A and B in DP 366725 and Pt Lot 2 in DP 1006865)
Applicant	Veolia Environmental Services
Date of Issue	April 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 site, and existing and approved operations; • detailed description of the development, including: – detailed description of proposed demolition, excavation and construction works, and detailed description of ongoing operations; – need for the proposed development having particular regard to the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>; – alternatives considered; – justification for the proposed development taking into consideration its location, any environmental impacts of the development, the suitability of the site and whether the development is in the public interest; – 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 and with other waste management facilities including Veolia's Camellia, Crisps Creek and Woodlawn facilities; – plans of any proposed building works; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; ie. the aims, objectives, and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i>, <i>State Environmental Planning Policy (Major Developments) 2005</i>, relevant development control plans and section 94 plans; • 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; • a 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 proposed development, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created during the construction and operational phases of the proposed development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: • Strategic Landuse Planning – including: – details on the suitability of the site for the proposed development; – justification for the proposed site layout; and – an assessment of the project in terms of the priorities and targets adopted under the NSW 2021, Metropolitan Plan for Sydney to 2036 and/or draft Metropolitan Strategy For Sydney 2031 and other relevant published and draft State plans. • Waste Management & Reduction – including: – details of proposed classification and quantity of waste that would be received, generated, handled, processed or disposed of at the facility; – details of the layout of the waste facility, the treatment process and the environmental controls; – description of how this waste would be stored and managed on site, including transported to and from the site; – details of the potential impacts associated with storing, sorting and disposing of this waste and waste products; – integration of the proposal with Veolia's broader waste strategy and network; – the measures that would be implemented to ensure that the proposal is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2007</i> and the <i>EPA's Waste Classification Guidelines</i>; and – a Waste Management Plan for the demolition and construction phase of the project. • Traffic, Transport and Access – including: – details of key transport routes, vehicle types proposed to access the site, the traffic volumes likely to be generated and the likely arrival and departure times of all traffic generated by the site (both during construction and ongoing operations); – assessment of predicted impacts on road safety and the capacity of the road network to accommodate the project; – detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards (including swept path diagrams and details to demonstrate that the facility will not result in queuing off-site); – detailed plans of any proposed road or intersection upgrades, infrastructure works or new roads required for the development (including proposed funding for road improvement works if required);

- the cumulative impact of traffic generated by other existing or proposed developments (e.g. the Sydney Ports expansion and the Bunnings development); and
- details to demonstrate that the proposed operations will not result in adverse impacts on the operations of the main goods rail line.
- **Noise** – including:
 - a quantitative assessment of potential demolition, construction, operational and road / rail transport noise and vibration impacts, including potential impacts on nearby sensitive receivers; and
 - details and justification of the proposed noise management and monitoring measures.
- **Air Quality and Odour** – including:
 - a quantitative assessment of the potential air quality and odour impacts for all stages of the proposal in accordance with relevant EPA guidelines and requirements;
 - detailed emission control techniques/practices that will be employed by the proposal;
 - details of ongoing management and monitoring measures for preventing and/or minimising both point and fugitive emissions;
 - consideration of cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment;
 - an assessment of the effectiveness of the proposed air quality and odour control measures (including those proposed for the containers used to transfer the waste) demonstrating compliance with relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2002)*;
- **Greenhouse Gas** – including:
 - a quantitative assessment of the potential scope 1, 2 and 3 greenhouse gas emissions of the project, and a qualitative assessment of the potential impacts of these emissions on the environment; and
 - a detailed description, evaluation and report on the feasibility of measures that would be implemented on site to ensure that the project is energy efficient and reduces green house gas emissions.
- **Soil & Water** – including:
 - a description of the existing surface and groundwater quality, including an assessment of any water resource likely to be affected by the proposal;
 - the proposed erosion and sediment controls during construction;
 - a comprehensive flood study, including consideration of flooding impacts, the proposed site layout and any changes in flood behaviour;
 - an assessment of potential site contamination, salinity and acid sulfate soils, including confirmation that the site is or can be made suitable for the proposed development;
 - the proposed stormwater management system, including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water, and;
 - a site water balance, including a detailed description of the measures to minimise the water use at the site;
 - wastewater (including leachate) predictions, including volume and the measures that would be implemented to avoid discharges, collect, treat, reuse and/or dispose of this water;
 - an assessment of the impacts of the project on watercourses and riparian areas, groundwater sources and dependent ecosystems; and
 - consideration of any dewatering requirements during onsite removal of Underground Storage Tanks).
- **Hazards and risk** – including a preliminary risk screening undertaken in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)* and *Applying SEPP 33 (DoP,*

	2011), and if necessary, a Preliminary Hazard Analysis (PHA). • Visual – including; – an assessment of the potential visual impacts of the project 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 project, including the design features, landscaping and measures to minimise the lighting and signage impacts of the project. • Heritage – including the potential Aboriginal and non-Aboriginal heritage impacts of the project. • Biodiversity. • Vermin and Pest Management.
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 the: • Botany Bay City Council; • Randwick City Council; • Australian Rail Track Corporation; • Transport NSW; • Environment Protection Authority; • Department of Primary Industries - NSW Office of Water; • NSW Roads and Maritime Service; • Sydney Ports; and • the local community and stakeholders. 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>

Policies, Guidelines & 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)
Transport	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Noise	NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes NSW Road Noise Policy (EPA, 2011) Environmental Noise Control Manual (DECC) Interim Construction Noise Guideline (DEDCC, 2009) Assessing Vibration: a Technical Guide (DEC, 2006) Interim Guidelines: Assessment of Noise from Rail Infrastructure Projects Rail Infrastructure Noise Guideline draft for Consultation Other Rail Noise: http://www.environment.nsw.gov.au/noise/railnoise.htm
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 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) Action for Air (DECC)
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	AGO Factors and Methods Workbook (AGO) Guidelines for Energy Savings Action Plans (DEUS, 2005)

Soil and Water	
Soil	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
Surface Water	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	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)
	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)
	Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
Groundwater	Technical Guidelines: Bunding & Spill Management (DECC)
	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 Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
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

Pascal VanDeWalle - Sydney Ports comments for DGRs for Banksmeadow waste transfer facility

From: Alison Karwaj <akarwaj@sydneyports.com.au>
To: 'Pascal VanDeWalle' <Pascal.VanDeWalle@planning.nsw.gov.au>
Date: 12/04/13 12:02 PM
Subject: Sydney Ports comments for DGRs for Banksmeadow waste transfer facility

Hi Pascal,

Thank you for requesting Sydney Ports Corporation's (Sydney Ports) input into Director-General's Requirements (DGRs) for the proposed Banksmeadow Waste Transfer Terminal as per the Department of Planning and Infrastructure's letter received 15 March 2013.

As you would be aware, the proposed facility is located within the Three Ports SEPP area in close proximity to Port Botany and adjacent to the freight rail line servicing the port stevedores. The location of the proposed facility is on a main arterial road used by port traffic. Beauchamp Road and Denison Street is one of only two major routes (with the other being Foreshore Rd) used by port traffic to access and egress the Port Botany precinct. These roads are currently subjected to a number of heavy vehicle movements and therefore it is required that traffic access through this area be maintained at all times due to the 24 hour nature of operations at the Port.

Potential traffic impacts generated by the proposed facility are of interest to Sydney Ports and as such, Sydney Ports requests that the Director-General require the Proponent to prepare a traffic impact assessment as part of the Environmental Impact Statement for the proposed development taking into consideration the following matters:

- As a minimum assess the level of service impacts on the intersections of Denison Street and Beauchamp Road; Beauchamp Road and Perry St; and Beauchamp Road and Botany Road and consider intersection upgrade works to ensure the level of service is not compromised.
- How right hand turns from Beauchamp Road into Perry Street and Macpherson Street will be managed.
- The internal layout of the facility to ensure that there is adequate capacity for queuing of trucks and vehicles on site.
- Undertake a cumulative assessment of known future traffic volumes within the industrial and port precinct area. Developments which have been granted approval but have not commenced operations as yet, which Sydney Ports is aware of, include the Bunnings development on Denison Street and the operation of the third terminal as part of the Port Botany Expansion project.

Should you wish to discuss the above proposed requirements further, please do not hesitate to contact me.

Kind regards,

Alison Karwaj
 Environment Coordinator

Sydney Ports Corporation
 Level 4, 20 Windmill Street | Walsh Bay NSW 2000 Australia
 PO Box 25, Millers Point | NSW 2000 Australia

E: akarwaj@sydneyports.com.au
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postmaster@sydneyports.com.au

Our ref: S13/95



12 April 2013

Mr Pascal van de Walle
Senior Planning Officer
Major Projects Assessment
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Mr Van de Walle

**RE: Banksmeadow Waste Transfer Terminal (SSD 5855)
Request for Director-General's Requirements**

The Council has received notification from the Department regarding the above mentioned application for the construction of a waste transfer terminal at 14 Beauchamp Road, Banksmeadow. Council has reviewed the provided information and requests the following additional matters be addressed in the Environmental Impact Statement:

- **State Environmental Planning Policy No.33 - Hazardous and Offensive Development** – If hazardous and offensive goods, materials or products (i.e. diesel) are to be stored on the subject property, the proponent is required to address SEPP No. 33 — Hazardous and Offensive Development.
- **State Environmental Planning Policy No.55 — Remediation of Land** – According to DECCW website, the subject property is located within the declaration area of an Approved Voluntary Management Proposal (20101714) and Declaration of Remediation Site (21074). Hence, the application must address SEPP No. 55 — Remediation of Land and be accompanied by a contamination report.
- **Groundwater** – Due to previous activities of the adjoining sites, a preliminary assessment should be undertaken to identify groundwater contamination and evaluate whether it may pose a threat to human and ecological health. If a potential threat is identified, appropriate measures should be undertaken. The subject site is located within the Groundwater Extraction Exclusion Area.
- **Traffic Impact** – It is estimated that approximately 450 truck movements per day will be generated through the existing traffic signals at the intersection of Beauchamp Road and Perry Street; this is equivalent to 18.75 trucks per hour. An additional 15 truck movements will enter the site via McPherson Street.

Administration Centre, 141 Coward Street, Mascot NSW 2020 (PO Box 331 Mascot NSW 1460)

Telephone: (02) 9366 3666 Facsimile: (02) 9366 3777

E-mail: council@botanybay.nsw.gov.au Internet: <http://www.botanybay.nsw.gov.au>

The facility will generate significant heavy vehicle movements within the Botany Bay LGA. Hence, the traffic assessment report must incorporate the following information:

- SIDRA Modelling;
 - Assess the cumulative traffic impact of the locality (i.e. incorporating nearby landuses (i.e. the industrial estate at 2-12 Beauchamp Road) and approvals such as Orica and Port Botany Expansion);
 - Intersection analysis and capacity (i.e. Perry Street, Beauchamp Road and McPherson Street);
 - Identify improvement required;
 - Identify the type of vehicles that be used during the construction and operation of the terminal;
 - Timing of deliveries; and
 - Identify vehicular routes.
- **RMS Approval** – Beauchamp Road is identified as a “classified road” and is under the control of Road and Maritime Services (RMS). Hence, RMS approval may be required.
- **Shared Vehicular Access** – Currently, vehicular access to Lot 2 DP 1006865 is serviced by the existing vehicular crossing/driveway along the Beauchamp Road. Veolia proposes to utilise part of Lot 2 in DP 1006865 as the transfer terminal with the residual of the site to be used as a rail yard by Asciano (i.e. owner of Lot 2 DP 1006865).

The proponent must demonstrate that the existing vehicular crossing/driveway can accommodate the existing and proposed uses of the site; works to be undertaken to the existing vehicular crossing/driveway; and vehicular access arrangement between Asciano and Veolia.

- **Flooding** – Council has information that flooding has occurred or is liable to occur on the subject property. Hence, a flood study/overland flow impact assessment must be prepared as part of the application.
- **Vermin and Vectors** – Vermin and Vectors are to be addressed in the Environmental Impact Statement. A range of measures for operation, maintenance, housekeeping and clean up should be proposed by the proponent.
- **Owner’s Consent** - Lot 2 in DP 1006865 is owned by Asciano (former known as Pacific National). Veolia proposes to utilise part of Lot 2 DP 1006865 for the Banksmeadow Transfer Terminal and associated rail infrastructure. Hence, owner’s consent is required.

If you have any questions regarding Council's submission please contact Mr Gilead Chen – Senior Strategic Planner on (02) 9366 3566 or the writer on (02) 9366 3553.

Yours faithfully

R J Dowsett

**R J DOWSETT
DIRECTOR – PLANNING & DEVELOPMENT**

per cmc



AUSTRALIAN RAIL TRACK CORPORATION LTD

12 April 2013

Mr Pascal van de Walle
Senior Planning Officer - Major Projects Assessment
NSW Department of Planning and Infrastructure
23 - 33 Bridge Street
Sydney NSW 2000

Dear Mr van de Walle

RE: Banksmeadow Waste Transfer Terminal (SDD 5855) – Request for Director-General's requirements

In reference to the 14 March 2013 letter, supporting documentation and the 9 April Planning Focus Meeting concerning the above Veolia proposal that adjoins and connects via an existing siding to the Australian Rail Track Corporation Ltd (ARTC) rail network at Botany Yard (Banksmeadow). At the outset it should be noted that ARTC welcomes new freight traffic to its network and is willing to offer its assistance so this can be achieved. ARTC therefore has reviewed the supplied information and provides the following comments concerning this development in two parts, operational matters directly affecting the rail network and secondly, adjoining owner issues:

ARTC Rail Network

In discussions with Veolia's rail operator Asciano, ARTC has advised that either reconfiguration of the latter's sidings at Botany or changes to rail operations eg adopting push-pull train configuration would be necessary to avoid shunting operations taking place on the ARTC main line instead of wholly within the Veolia sidings at Botany. The issue of the main line being blocked near the port because of shunting operations is of critical importance to ARTC so there needs to be a solid consideration and resolution of this issue prior to the development process being finalised. Therefore ARTC recommends the following DGR:

- Demonstrate how Veolia's rail operator will ensure its trains following arrival or prior to departure will be able to be accepted, made up and shunted wholly within the sidings ie completely clear of the ARTC network.

ARTC as an adjoining owner:

- To prevent unauthorised access to the rail corridor, manproof fencing needs to be installed on the property boundary between the development site and rail corridor boundary.
- Drainage and stormwater runoff from the development land needs to be prevented from entering the rail corridor both during and post construction unless formal permission has been provided by ARTC.

I trust this information will be sufficient so DGRs can be formulated. However, should you have any queries about any of this, please do not hesitate to contact me on ph. 8259 0708 or at drogers@artc.com.au

Yours faithfully

A handwritten signature in black ink, appearing to read 'Derek Rogers', is written over a horizontal line.

Derek Rogers
Property Manager – Metro Freight Network

Our Ref: F2004/07289

12 April 2013

Mr Chris Ritchie
Manager Industry
Development Assessment Systems & Approvals
Department of Planning and Infrastructure
PO Box 39
Sydney NSW 2001

Dear Mr Ritchie

RE: BANKSMEADOW WASTE TRANSFER TERMINAL (SSD 5855)

Thank you for your letter received by Council on 15 March inviting Council to provide input to the Director General's Requirements (DGRs) for the proposed Banksmeadow Waste transfer station SSD 5855 from Veolia Environmental Services for construction of a waste transfer terminal and associated rail infrastructure at 14 Beauchamp Road Banksmeadow in the Botany Bay Local Government Area (LGA).

Council is supportive of broad strategy to utilise alternative waste treatment technology to reduce the volumes of waste going to landfill and the use of rail transportation to reduce pressures on the local road network.

Randwick Council raises the following issues to be addressed in the DGRs for this State significant development to ensure adequate and suitable environmental assessment and protection measures are provided to minimise risk of environmental pollution and disturbance to the surrounding environment from the construction and operation of the site:

1. Site suitability assessment with regards to SEPP 55 and Site Auditor signoff of site suitability given close proximity to previous Asciano HCB stockpile and associated Environmentally Hazardous Chemicals Act Licence. Council also suggests prior assessment and consideration of construction dewatering requirements during onsite removal of Underground Storage Tanks (USTs) given location within the groundwater extraction exclusion area.
2. A Traffic assessment which considers cumulative impacts given recently proposed Bunning's Development on nearby Denison Street and close proximity to the Port Botany. This assessment must include details of the capacity, safety and design of all key haulage routes to and from the site. The assessment should also consider the transport impact of the project in the context of surrounding existing and proposed land use and potential requirements for Perry Street and Beauchamp Road intersection improvements, which is located on the boundaries of Botany and Randwick LGAs.

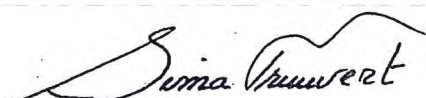
3. Assessment of the water quality impacts associated with the development, taking into account surface water, stormwater and groundwater. The assessment must include proposed management measures for contaminated or potentially contaminated water to ensure there are no off-site impacts. Potential provision of suitably designed and located environmental protection measures such as; stormwater management system to capture and treat runoff, covered and bunded areas; location of washing areas, and other activities likely to cause water pollution are adequately designed and located.
4. Acoustic assessment of the proposed operation and assessment of the predicted noise impacts resulting from construction and operation of the project and prevention of noise disturbance to the surrounding environment the measures to manage any noise impact including potential need for acoustic barriers.

It should be noted that noise nuisance complaints from the Port related operations are received by Council from residents located in Matraville, Chifley and Little Bay locations, particularly in streets located on elevated topographies and between 10PM till 7AM. The following activities have been identified as potentially requiring acoustic attenuation: loading and unloading of containers; dropping of containers and noise from vehicle reversing alarms.

5. Consultation and communication activities should extend to potentially affected residents, businesses and relevant community groups including those located within Randwick local government area.
6. Council supports the preparation of an Acid Sulphate Soils Assessment and management plan as stated in Veolia's project proposal.
7. Air Quality – the Environmental Assessment must include a comprehensive air quality impact assessment prepared in with particular focus on dust emissions during construction and operation and odour generating potential during facility operations.
8. Site flooding risks should be considered in conjunction with the recently updated flood modelling and on site detention requirements of adjacent Orica Southlands redevelopment area.

If you have any enquiries regarding these matters please contact Karen Armstrong Manager Strategic Planning on 9399 0895 or Bronwyn Englaro, Senior Sustainability Officer on 9399 0796

Yours sincerely



Sima Truuvert
Director of City Planning



Our reference: DOC13/14981
Contact: Damien Rose

Mr Chris Ritchie
Manager - Industry
Development Assessment Systems and Approvals
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

EMAIL & STANDARD POST

Dear Mr Ritchie

Proposed Banksmeadow Waste Transfer Terminal – SSD 5855 – Director-General's Requirements

The Environment Protection Authority ("EPA") refers to your letter dated 14 March 2013 requesting input into the Director General's Requirements ("DGRs") for the preparation of an Environmental Impact Statement ("EIS") for the proposed Banksmeadow Waste Transfer Terminal.

The EPA has considered the details of the proposal as provided by Veolia Environmental Services ("the Proponent") in the document titled "Supporting Document for Banksmeadow Transfer Terminal 14 Beauchamp Rd, Banksmeadow March 2013". A copy of the EPA's recommended Director-Generals Requirements is attached.

Based upon the information provided to the EPA, the Proponent will need to make a separate application to the EPA to obtain an environment protection licence for scheduled activities at the site pursuant to Schedule 1 of the *Protection of the Environment Operations Act 1997* ("POEO Act"), after approval has been granted.

The Proponent should be aware that any commitments made in the EIS may be formalised as approval conditions. Consequently, pollution control measures should not be proposed if they are impractical, unrealistic or beyond the financial viability of the development. It is important that all conclusions are supported by adequate data.

The Proponent should be made aware that, consistent with provisions under Part 9.4 of the POEO Act, any environment protection licence issued by the EPA in relation to a waste facility will require the provision of a financial assurance. The amount and form of the assurance would be determined by the EPA and required as a condition of the licence.



In addition, as a requirement of the licence, the EPA will require the Proponent to prepare, test and implement a Pollution Incident Response Management Plan in accordance with Section 153A of the POEO Act.

The EPA requests that the Proponent provide three (3) electronic copies of the EIS in order for the EPA to review the EIS. These documents should be sent to the Manager Waste Operations, PO Box A290, Sydney South NSW 1232.

If you have any further queries regarding this matter, please contact Damien Rose on (02) 9995 5586.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. Rose', written over a horizontal line.

15/4/2013.

Damien Rose
A/Unit Head Waste Operations
Environment Protection Authority



Attachment 1

Banksmeadow Waste Transfer Terminal – SSD 5855 NSW EPA - Director General's Requirements

1 Environmental impacts of the project

1. Impacts related to the following environmental issues need to be assessed, quantified and reported on:
 - Waste
 - Air Issues
 - Air quality including dust and odour
 - greenhouse gas
 - Noise and vibration including
 - Transport to and from the premises
 - Onsite operations
 - Water and Soils
 - Stormwater and leachate management
 - Contaminated sites
 - Acid sulfate soils

Environmental assessments (EAs) should address the specific requirements outlined under each heading below and assess impacts in accordance with the relevant guidelines mentioned.

A full list of specific requirements is at **Attachment 1**.

A full list of guidelines is at **Attachment 2**.

2 Licensing requirements

1. On the basis of the information submitted to date, it appears the proposal is a scheduled activity (waste storage and waste processing (non-thermal treatment) under the *Protection of the Environment Operations Act 1997* (POEO Act) and will therefore require an Environment Protection Licence (EPL) if approval is granted. The EA should address the requirements of Section 45 of the POEO Act determining the extent of each impact and providing sufficient information to enable EPA to determine appropriate limits for the EPL.
2. Should project approval be granted, the proponent will need to make a separate application to EPA for an EPL for the proposed facility prior to undertaking any on site works. Additional information is available through the *EPA Guide to Licensing* document (www.environment.nsw.gov.au/licensing/licenceguide.htm).



SPECIFIC ISSUES

3 Waste

The EA should include:

1. Details of the layout of the waste facility, the treatment process and the environmental controls at the facility.
2. Details of the quantity and type of wastes generated, handled, processed or disposed of at the premises. Waste must be classified in accordance with *EPA's Waste Classification Guidelines*.
3. Details of waste management at the facility, including:
 - The transportation, assessment and handling of waste arriving at or generated at the site;
 - Any stockpiling of waste or recovered materials at the site;
 - Any waste processing related to the facility, including reuse, recycling, reprocessing or treatment both on and off site;
 - The method for disposing of all wastes or recovered materials at the facility;
 - The emissions arising from the handling, storage, processing and reprocessing of waste at the facility; and
 - The proposed controls for managing the environmental impacts of these activities.
4. Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with *EPA's Waste Classification Guidelines*.
5. Include details of all procedures and protocols to be implemented to ensure that any waste delivered to and leaving the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.
6. Details of the quantity, type and specifications for all **output products** proposed to be produced from the facility. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply. In documenting or describing the composition of output products and/or wastes generated from the proposed facility reference should be made to the relevant *EPA resource recovery exemption* or the *Waste Classification Guidelines 2008*.
7. Outline contingency plans for any event that affects operations at the site and may result in environmental harm, including: excessive stockpiling of waste, volume of leachate

generated exceeds the storage capacity available on-site, excessive noise, odour or dust emissions, receipt of hazardous waste materials etc.

8. Details of the type and quantity of any chemical substances (including hydrocarbon (oils and fuels), explosives etc.) to be used or stored and describe arrangements for their safe use and storage.
9. Provide a Waste Management Plan for the demolition and construction phase of the development that includes consideration of the disposal of any hazardous or contaminated materials.

4 Air issues

4.1 Air quality

The EA should include a detailed air quality impact assessment (AQIA). The AQIA should:

1. Assess the risk associated with potential discharges of emissions for all stages of the proposal. Assessment of risk relates to environmental harm, risk to human health and amenity.
2. Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
 - a) proposal location;
 - b) characteristics of the receiving environment; and
 - c) type and quantity of pollutants emitted.
3. Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but should not be limited to:
 - a) meteorology and climate;
 - b) topography;
 - c) surrounding land-uses and receptors; and
 - d) ambient air quality.
4. Include a quantitative assessment, conducted by a suitably qualified independent consultant, of the potential air impacts from the proposal. All processes that could result in air emissions must be identified and described. Sufficient detail must be provided to identify the characteristics and quantity of all emissions from the project.
5. Include a consideration of 'worst case' emission scenarios and impacts at proposed emission limits.
6. Detail emission control techniques/practices that will be employed by the proposal.
7. Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.

8. Include air dispersion modelling conducted in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (2005).
9. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2002)*.
10. Provide an assessment of the project in terms of the priorities and targets adopted under the NSW State Plan 2010 and its implementation plan Action for Air.

4.2 Greenhouse gas

1. The EA should include a comprehensive assessment of, and report on, the project's predicted greenhouse gas emissions (tCO₂e). The following emissions during the construction and operational phase should be reported, including annual emissions:
 - a) direct emissions (scope 1 as defined by the Greenhouse Gas Protocol – see reference below),
 - b) indirect emissions from electricity (scope 2), and
 - c) upstream and downstream emissions (scope 3)
2. The EA should include an estimate of the greenhouse emissions intensity (per unit of production). Emissions intensity should be compared with best practice if possible.
3. The emissions should be estimated using an appropriate methodology, in accordance with NSW, Australian and international guidelines (see Attachment 2).
4. The proponent should also evaluate and report on the feasibility of measures to reduce greenhouse gas emissions associated with the project. This could include a consideration of energy efficiency opportunities or undertaking an energy use audit for the site.

5 Noise and vibration

1. In relation to noise, the following matters should be addressed:
 - a) Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009);
 - b) Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006);
 - c) Operational noise from all activities to be undertaken on the premises should be assessed using the guidelines contained in the *NSW Industrial Noise Policy* (EPA, 2000) and *Industrial Noise Policy Application Notes*; and
 - d) Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the *NSW Road Noise Policy* (EPA, 2011).

- e) Noise from increased rail traffic on the NSW Rail Network resulting from rail traffic generating development should be assessed using the environmental assessment requirements for rail traffic-generating developments at

<http://www.environment.nsw.gov.au/noise/railnoise.htm>

2. Outline noise mitigation measures that would be implemented to address noise impacts during construction and operation at the nearby sensitive receivers

6 Water and soils

6.1 Stormwater & Leachate management

1. Describe existing surface and groundwater quality. An assessment needs to be undertaken for any water resource likely to be affected by the proposal.
2. Describe the proposal including position of any intakes and discharges, volumes, water quality and frequency of all water discharges.
3. Demonstrate that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.
4. Describe the nature and degree of impact that any proposed discharges will have on the receiving environment.
5. Describe how stormwater will be managed both during and after construction.
6. Proposed sediment and erosion controls including measures to be implemented to minimise erosion and sediment mobilisation at the site during works. The EA should show the location of each measure to be implemented. The Proponent should consider measures such as detention basins, sediment traps, diversion banks, sediment fences, bunds and geofabric liners.
7. Details of proposed leachate collection, treatment and discharge measures at the Premises.
8. Details of the stormwater drainage system at the Premises, including:
 - a) a plan of the stormwater system;
 - b) the capacity of the stormwater system; and
 - c) details of any pollution control equipment.
9. Details of systems that will be installed to prevent the tracking of contaminants from vehicle movements onto the street.

6.2 Acid sulfate soils

1. The potential impacts of the development on acid sulfate soils must be assessed in accordance with the relevant guidelines in the *Acid Sulfate Soils Manual* (Stone *et al.* 1998) and the *Acid Sulfate Soils Laboratory Methods Guidelines* (Ahern *et al.* 2004).

2. Describe mitigation and management options that will be used to prevent, control, abate or minimise potential impacts from the disturbance of acid sulfate soils associated with the project and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

6.3 Contaminated sites assessment and remediation

1. The EA should include an assessment of the contaminated site that is conducted in accordance with the guidelines made or approved under section 105 of the *Contaminated Land Management Act 1997*, for example: *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 2000), *Guidelines for the NSW Site Auditor Scheme - 2nd edition* (DEC, 2006), *Sampling Design Guidelines* (EPA, 1995), *National Environment Protection (Assessment of Site Contamination) Measure 1999* (or update).
2. The EA should provide the details on how the site contamination will be remediated and/or managed so that the site is, or can be, made suitable for the proposed use.
3. All reports should be prepared in accordance with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 2000).
4. The EA should specify whether or not a site auditor, accredited under the *Contaminated Land Management Act 1997*, has been or will be engaged to issue a site audit statement to certify on the suitability of the current or proposed uses.



Attachment 2 – Guidance Material

Title	Web address
<u>Relevant Legislation</u>	
<i>Contaminated Land Management Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<u>Licensing</u>	
DECCW Guide to Licensing	www.environment.nsw.gov.au/licensing/licenceguide.htm
<u>Waste</u>	
Waste	
Waste Classification Guidelines (DECC, 2008)	http://www.environment.nsw.gov.au/waste/envguidlins/index.htm
DECCW Resource recovery exemption	http://www.environment.nsw.gov.au/waste/RRecoveryExemptions.htm
<u>Air Issues</u>	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf
POEO (Clean Air) Regulation 2002	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+642+2002+cd+0+N
Greenhouse Gas	
The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development & World Resources Institute	http://www.ghgprotocol.org/standards/corporate-standard
National Greenhouse Accounts (NGA) Factors, Australian Department of Climate Change (Latest release),	http://www.climatechange.gov.au/publications/greenhouse-acctg/national-greenhouse-factors.aspx
National Greenhouse and Energy Reporting System, Technical Guidelines (latest release)	http://www.climatechange.gov.au/en/government/initiatives/national-greenhouse-energy-reporting/tools-resources.aspx
National Carbon Accounting Toolbox	http://www.climatechange.gov.au/government/initiatives/ncat.aspx
Australian Greenhouse Emissions Information System (AGEIS)	http://ageis.climatechange.gov.au/

Title	Web address
<u>Noise and Vibration</u>	
Interim Construction Noise Guideline (DECC, 2009)	http://www.environment.nsw.gov.au/noise/constructnoise.htm
NSW Industrial Noise Policy	http://www.environment.nsw.gov.au/noise/industrial.htm
Industrial Noise Policy Application Notes	http://www.environment.nsw.gov.au/noise/applicnotesindustnoise.htm
NSW Road Noise Policy (EPA, 2011)	http://www.environment.nsw.gov.au/noise/traffic.htm
<u>Water and Soils</u>	
Stormwater and leachate management	
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2006) and vol. 2 (A. Installation of services; B. Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008)	Vol 1 - Available for purchase at http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx Vol 2 - http://www.environment.nsw.gov.au/stormwater/publications.htm
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf
Contaminated Sites Assessment and Remediation	
Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.planning.nsw.gov.au/DevelopmentAssessments/RegistrarofDevelopmentAssessmentGuidelines/tabid/207/language/en-US/Default.aspx
Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)	http://www.environment.nsw.gov.au/resources/clm/97104consultantsqlines.pdf
Guidelines for the NSW Site Auditor Scheme - 2nd edition (DEC, 2006)	http://www.environment.nsw.gov.au/resources/clm/auditorqlines06121.pdf
Sampling Design Guidelines (EPA, 1995)	Available by request from DECCW's Environment Line
National Environment Protection (Assessment of Site Contamination) Measure 1999 (or update)	http://www.ephc.gov.au/taxonomy/term/44

Your Reference: SSD 5855
Our Reference: SYD13/00353
Contact: Stella Qu
Telephone: 8849 2520



Transport
Roads & Maritime
Services

Manager - Industry
Development Assessment Systems & Approvals
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Pascal van de Walle

**REQUEST FOR THE DIRECTOR GENERAL'S REQUIREMENTS FOR BANKSMEADOW
WASTE TRANSFER TERMINAL (SSD 5855)**

Dear Mr Ritchie,

I refer to your letter of 13 March 2013 requesting Roads and Maritime Services (RMS) to provide details of key issues and assessment requirements regarding the proposed waste transfer terminal and associated rail infrastructure under the Environmental Planning and Assessment Act 1979.

RMS would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).
2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).

Roads and Maritime Services

6. The EA should address the provision of infrastructure having regard to Council's Section 94 Contributions Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate development.

Further enquiries on this matter can be directed to the nominated Land Use and Transport Planner, Stella Qu on phone 8849 2219 or facsimile (02) 8849 2520.

Yours sincerely



James Hall
Senior Land Use Planner
Transport Planning, Sydney Region
26 March 2013