

Planning Secretary's Environmental Assessment Requirements

Waste Management Facility, Botany



Application Number	SSD-62855708
Project Name	Waste Management Facility, Botany
Development	<p>Construction and operation of a waste management facility with a capacity to process up to 300,000 tonnes per annum of construction and demolition waste, including:</p> <ul style="list-style-type: none"> • site establishment, demolition of existing buildings and hardstand • purpose-built warehouse • site office, including lunchroom and amenities • two in-ground weighbridges • hardstand, two crossovers at the site access/egress points and parking • stormwater infrastructure and landscaping • relocation of a substation.
Location	2 – 4 Hale Street, Botany (Lot 1 DP 562374) in the Bayside local government area
Applicant	CFT No.16 Pty Limited
Date of Issue	25 October 2023
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must</p> <ul style="list-style-type: none"> • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's <i>State Significant Development Guidelines (2021)</i>. <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – justification for the level of assessment carried out for each of the key issues – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal • a report providing a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of the proposal. The CIV report must: <ul style="list-style-type: none"> – be prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor – include details of all assumptions and components from which the CIV calculation is derived – include certification from the Quantity Surveyor that the report has been prepared having regard to the Department's Planning Circular PS 21-020 'Calculation of capital investment value' and all components costed are consistent with the project description and all proposed works for which consent is being sought as described in the EIS. • an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided

	<ul style="list-style-type: none"> • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.
<p>Key issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and Strategic Context – including: <ul style="list-style-type: none"> – justification for the proposal and the suitability of the site, particularly having regard to the potential impacts on the protected airspace and operations of Sydney Airport – detailed justification that the proposed land use is permissible with consent – a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site – demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Greater Sydney Region Plan: A Metropolis of Three Cities ○ Our Greater Sydney 2056: Eastern City District Plan ○ Future Transport Strategy 2056 ○ NSW Waste and Sustainable Materials Strategy 2041 • Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department's <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): <ul style="list-style-type: none"> – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Air Quality and Odour – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority (EPA) guidelines, including: <ul style="list-style-type: none"> – identification of all sources or potential sources of air emissions from the development – details of buildings and air handling systems – demonstration that all handling, processing and stockpiling will occur within an enclosed building – details of consultation outcomes with the EPA – details of proposed mitigation, management and monitoring measures for both point and fugitive emissions. • Airport Safeguarding – an aviation impact assessment, including: <ul style="list-style-type: none"> – an assessment of impacts on the protected airspace and operations of Sydney Airport, including (but not limited to) the impacts of wind-blown dust, wildlife hazards and lighting – consideration of the <i>National Airport Safeguarding Framework Guidelines</i> – details of any aviation mitigation, management and monitoring activities and/or methodologies – details of consultation outcomes with the airport authorities on the aviation impact assessment, including any recommended management or mitigation measures. • Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes: <ul style="list-style-type: none"> – details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts

- an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels at key intersections, using a calibrated SIDRA (or similar) traffic model
- details of road upgrades, infrastructure works or new roads or access points required for the development
- plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
- details and plans of the site access, internal road network, on-site parking, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
- details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.
- **Waste Management** – including:
 - a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles
 - details of the source of the waste streams to justify the need for the proposed processing capacity
 - a description of waste processing operations (including flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs and the quality control measures that would be implemented, including details of how the receipt of non-conforming waste would be dealt with
 - details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site
 - details of the waste tracking system for incoming and outgoing waste
 - details of the quality of waste produced and final dispatch locations
 - a waste management strategy for construction and operational waste
 - demonstration of consistency with the EPA's *Standards for Managing Construction Waste in NSW (2018)* and the *NSW Waste and Sustainable Materials Strategy 2041*.
- **Water Management** – an integrated water management strategy, including:
 - a surface and groundwater water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses, riparian areas, key fish habitat and recreational fishing, groundwater, and groundwater-dependent communities nearby
 - details of the proposed stormwater/wastewater drainage design incorporating water sensitive urban design techniques, including the capacity of on-site detention system(s), on-site sewage management and measures to treat, reuse or dispose of water
 - characterisation of water quality at the point of discharge to surface and/or groundwater against relevant water quality criteria using a MUSIC water quality model and demonstration that all connections comply with Sydney Water requirements
 - where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority
 - details of any surface or groundwater mitigation, management and monitoring activities and methodologies.
- **Soils** – an assessment of potential impacts on soil resources and riparian land on and near the site, including:
 - an assessment of impacts on soil erosion, salinity and acid sulfate soils
 - details of any mitigation, management or monitoring activities and methodologies, including an acid sulfate soils management plan
 - details of earthworks, including cut and fill volumes
 - description of the proposed erosion and sediment controls during construction.
- **Contamination** – a site contamination assessment in accordance with the *Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (1998)*,

including characterisation of the nature and extent of any contamination on the site and surrounding area.

- **Flooding** – a flood risk assessment, that includes a detailed flooding assessment in accordance with the *NSW Floodplain Development Manual (2023)* and the *Flood Impact and Risk Assessment Flood Risk Management Guide (LU01)*.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant EPA guidelines and Australian Standards which includes:
 - the identification of impacts associated with construction, operation and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
 - details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios
 - a cumulative impact assessment inclusive of impacts from other developments
 - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs.
- **Infrastructure Requirements** – an infrastructure delivery, management and staging plan that includes:
 - an assessment of impacts of the development on existing utility infrastructure and service provider assets on or off the site, including Mill Stream, Sydney Water drainage easements and above-ground sewers and the nearby Jemena gas mains
 - a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
 - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater, recycled water and stormwater
 - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development
 - details of measures to be implemented to address any impacts on utility infrastructure on or off the site.
- **Fire and Incident Management** – including:
 - 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 and water controls, spill clean-up equipment and fire 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
 - an assessment of the consistency with NSW Fire & Rescue *Fire Safety Guidelines – Fire Safety in Waste Facilities and Access for fire brigade vehicles and firefighters*.
- **Hazards and Risk** – including:
 - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and *Applying SEPP 33 (DoP, 2011)*, that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
 - should the preliminary risk screening indicate that the project is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (2011)* and *Multi-Level Risk Assessment (2011)*
 - details of consultation outcomes with the pipelines operators associated with the dangerous goods and gas pipelines in the vicinity of the proposed development, including (but not limited to) compliance with Australian Standard AS 2885 Pipelines - Gas and liquid petroleum
- **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the *Code of Practice for Archaeological Investigation in NSW (2010)*, and guided by the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (2011)*, including

	<p>evidence of adequate and continuous consultation in accordance with <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (2010).</p> <ul style="list-style-type: none"> • Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures. • Visual – an assessment of the potential visual impacts of the development on the amenity of the surrounding area • Landscaping – a landscape management plan that incorporates an arborist report, tree protection plan and vegetation management plan and detailed plans showing suitable landscaping which incorporates endemic species. • Biodiversity – an assessment of the proposal’s biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act for any part of the development located on non-certified land, except where a waiver for preparation of a BDAR has been granted • Social – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i>. • Ecologically Sustainable Development – including: <ul style="list-style-type: none"> – identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development – demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards – demonstration of how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. – if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> ○ demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1) ○ provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35B of the EP&A Regulation. • Planning Agreement/Development Contributions – including consideration of any applicable State and local development contributions, and/or details of any Voluntary Planning Agreement required should a contributions plan not be in place.
<p>Consultation</p>	<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Bayside City Council • Department of Planning and Environment, specifically the: <ul style="list-style-type: none"> ○ Environment and Heritage Group ○ Water Group ○ Environment Protection Authority • Sydney Airport • Civil Aviation Safety Authority • Airservices Australia • Heritage NSW • Transport for NSW • Fire & Rescue NSW • NSW Rural Fire Service • Sydney Water • Endeavour Energy • Civil Aviation Safety Authority • WaterNSW • Jemena • Viva Energy • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Local Aboriginal Land Council

	<ul style="list-style-type: none">• any other public transport, utilities or community service providers.
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

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

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

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

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

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

Policies, Guidelines & Plans

Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2022
Air Quality	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
Climate Change	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)
Design Quality	
	Greener Places (Government Architect NSW, 2020)
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	
	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Flooding	<p>Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)</p> <p>Department of Planning and Environment Flood Risk Management Toolkit – https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines</p>
Hazards and Risk	<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)</p> <p>Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)</p>
Heritage	<p><i>Heritage Act 1977</i></p>
Non-Aboriginal Heritage	<p>NSW Heritage Manual (HO and DUAP, 1996)</p> <p>The Burra Charter (ICOMOS Australia, 2013)</p> <p>Statements of Heritage Impact (HO and DUAP, 2002)</p>
Aboriginal Heritage	<p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p>
Human Health Risk	<p>Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)</p>
Noise and Vibration	<p>Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022)</p> <p>Acoustics – Description and measurement of environmental noise (AS1055:2018)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Noise Criteria Guideline (RMS, 2015)</p> <p>Noise Mitigation Guideline (RMS, 2015)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p> <p>Assessing Vibration: A Technical Guide (DEC, 2006)</p> <p>Noise Guide for Local Government (EPA, 2013)</p>
Social	<p>Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)</p>
Soils and Water	<p>Managing Urban Stormwater: Soils & Construction (Landcom, 2004)</p>
Erosion and Sediment	<p>Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)</p> <p>Wind Erosion – 2nd Edition (DIPNR, 2003)</p>
Groundwater	<p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)</p> <p>NSW State Groundwater Policy Framework Document (DLWC, 1997)</p> <p>NSW Aquifer Interference Policy (NOW, 2012)</p>

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
Wastewater	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMCC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC & AHMC, 2009)
Contamination	State Environmental Planning Policy (Resilience and Hazards) 2021
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2018
	Waste Classification Guidelines (EPA, 2014)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)

ATTACHMENT 2
Government Authority Advice