

## **APPENDIX 6**

# **SEARs SSD 6767 - Compliance Matrix**

**SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

State significant development

<b>Application Number</b>	SSD 6767
<b>Development</b>	Glendenning Liquid Waste Facility up to 50meg-litres per year
<b>Location</b>	14 Rayben Street, Glendenning
<b>Applicant</b>	Mr Kurt Whalan, JJ Richards & Sons Pty Ltd
<b>Date of Issue</b>	December 2014

**References**

<b>Reference</b>	<b>Description</b>	<b>Location</b>
A&NQA	Air and Noise Quality Assessment	Appendix 12 of EIS
CEMP	Construction Environmental Management Plan	Appendix 16 of EIS
EA	Ecological Assessment	Appendix 13 of EIS
EIS	Environmental Impact Statement	
GI	Geotechnical Investigation	Appendix 10 of EIS
HI&RA	Hazard Identification and Risk Assessment	Appendix 15 of EIS
IWCMS	Integrated Water Cycle Management Strategy	Appendix 11 of EIS
QSR	Quantity Surveyor Report	Appendix 9 of EIS
TIA	Traffic Impact Assessment	Appendix 14 of EIS

Heading	Requirements	Applicant's Comments
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. The EIS must include:</p> <ul style="list-style-type: none"> <li>• Detailed description of the development including: <ul style="list-style-type: none"> <li>(a) Need for the proposed development;</li> <li>(b) Justification for the proposed development;</li> <li>(c) Likely staging of the development;</li> <li>(d) Likely interactions between the development and existing, approved and proposed developments in the vicinity of the site; and</li> <li>(e) Plans of any proposed works;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 2.7, 3.4, and 4; and Appendices 12 (A&amp;NQA), 14 (TIA) and 15 (HI&amp;RA); and Drawings RI456-D0-01 to 51</p> <p>Note that the building works will not be staged, however plant and equipment (including tank storages) will be installed on the basis of demand.</p>
	<ul style="list-style-type: none"> <li>• Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li> </ul>	<p><b>EIS</b> Refer EIS Section 5</p>
	<ul style="list-style-type: none"> <li>• Risk assessment of the potential environmental impacts of the development identifying key issues for further assessment;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6 and 7 No further issues for further assessment are considered necessary</p>
	<ul style="list-style-type: none"> <li>• 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"> <li>(a) A description of the existing environment, using adequate baseline data;</li> <li>(b) Consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>(c) Measure to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and Appendices 11 (IWCMS), 12 (A&amp;NQA), 13 (EA), 14 (TIA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 3.4, 4.3, 7, 8</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3</p> <p><b>Ecological Issues</b> Refer Appendix 13 (EA)</p>

		<p>Sections 2, 3, 4</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA)</p> <p>Sections 2, 6</p>
	<ul style="list-style-type: none"> <li>Consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5, 6.7 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 7, 8 and Attachment D</p>
	<p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>A detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>), including details of all assumptions and components from which the CIV calculation is derived;</li> </ul>	<p><b>EIS</b> Refer EIS Section 4.5 and Appendix 9 (QSR)</p> <p><b>Quantity Surveyor</b> Refer EIS Appendix 9 (QSR)</p>
	<ul style="list-style-type: none"> <li>An estimate of the jobs that will be created by the development during the construction and operational phases; and</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.10</p>
	<ul style="list-style-type: none"> <li>Certification that the information provided is accurate at the date of preparation.</li> </ul>	<p><b>EIS</b> An appropriate certification has been included in the EIS</p>

Heading	Requirements	Applicant's Comments
<b>Key Issues</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• <b>Strategic Context</b> – including; <ul style="list-style-type: none"> <li>(a) Justification for the proposal and suitability of the site; and</li> <li>(b) Demonstration that the proposal is generally consistent with all relevant planning strategies and environmental planning instruments, and justification for any inconsistencies;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 2.7, and 5</p>
	<ul style="list-style-type: none"> <li>• <b>Air Quality and Odour</b> – including: <ul style="list-style-type: none"> <li>(a) A description of all potential air emission and odour sources;</li> <li>(b) A quantitative odour and air quality impact assessment in accordance with the relevant Environment Protection Authority guidelines; and</li> <li>(c) A description and appraisal of air quality and odour impact monitoring and mitigation measure;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA)</p> <ul style="list-style-type: none"> <li>(a) Section 2.3</li> <li>(b) Section 6</li> <li>(c) Section 2.3</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Transport and Road Traffic</b> – including: <ul style="list-style-type: none"> <li>(a) Details of all road transport routes;</li> <li>(b) Access to the site from the road network including intersection location, design and sight distance;</li> <li>(c) Road traffic predictions for the development during construction and operation;</li> <li>(d) An assessment of predicted impacts on road safety and the capacity of the transport network, including an appraisal of any impact mitigation measures;</li> <li>(e) A description and plans of any road upgrades</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA)</p> <ul style="list-style-type: none"> <li>(a) Sections 4.2, 5.1.3, 7.3</li> <li>(b) Section 4.3</li> </ul> <p>Vehicles will utilise the proposed new crossover for ingress and the existing site access for egress which is considered appropriate</p> <ul style="list-style-type: none"> <li>(c) Sections 5, 7</li> </ul> <p>A conservative assessment indicates the development is</p>

	<p>required for the development; and</p> <p>(f) Plans for the layout of the internal roads and parking;</p>	<p>expected to generate 19 vehicle trips in the AM and PM peak hour periods. Construction is expected to generate eight (8) vehicle trips during the AM and PM peak hour periods. A Construction Transport Management Plan can be provided at a later date if required.</p> <p>(d) Section 6 The intersection of Owen Street / Power Street fails to meet performance criteria under background conditions. The development traffic represents 3.5% of the existing traffic volume along Owen Street. It is considered unnecessary for mitigation measures to be put in place at the existing intersection as a result of the proposed development and given BCC's proposed future upgrades to the intersection.</p> <p>(e) Section 6 No road upgrades are proposed or considered warranted when considering the level of traffic generated by the proposed development</p> <p>(f) Section 3.3, 4.1</p>
	<ul style="list-style-type: none"> <li>• <b>Waste and Wastewater Management</b> – including: <ul style="list-style-type: none"> <li>(a) Identification and classification of all waste streams that would be treated and generated at the site;</li> <li>(b) Description of waste transport, storage, handling, processing and disposal;</li> <li>(c) A description of wastewater management and trade waste specifications;</li> <li>(d) A description and appraisal of impact mitigation and management; and</li> <li>(e) An appraisal of the development under the <i>NSW Waste Avoidance and Resource Recovery Strategy</i>;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 6.9 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 10</p>
	<ul style="list-style-type: none"> <li>• <b>Hazards and Risk</b> – including: <ul style="list-style-type: none"> <li>(a) A preliminary risk screening completed in accordance with <i>State Environmental Planning</i></li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 7 and Appendix 15 (HI&amp;RA)</p>

	<p><i>Policy No 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development; and</i></p> <p>(b) Should preliminary 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 (DoP, 2011) and Multi-Level Risk Assessment, (DoP, 2011);</p>	
	<ul style="list-style-type: none"> <li>• <b>Noise and Vibration</b> – including: <ul style="list-style-type: none"> <li>(a) A description of all potential noise and vibration sources during construction and operation, including traffic noise;</li> <li>(b) A noise and vibration impact assessment in accordance with the relevant Environment Protection Authority guidelines; and</li> <li>(c) A description of noise and vibration monitoring and mitigation measures;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) (a) Sections 2.4, 2.6 (b) Section 5 (c) Section 2.4</p>
	<ul style="list-style-type: none"> <li>• <b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>(a) A description of the water demands and a breakdown of water supplies including any water licensing requirements;</li> <li>(b) A description of the measures to minimise water use;</li> <li>(c) A description of surface, groundwater and stormwater management, including on site detention, flood impact mitigation and measures to treat or reuse water;</li> <li>(d) An assessment of any potential existing soil contamination; and</li> <li>(e) A description and appraisal of impact mitigation,</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.1,6.2, 6.3 and Appendices 10 (GI), 11 (IWCMS)</p> <p>There are no water licencing requirements</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 6, 7, 8, 9, 13</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 8, 9</p>

	management and monitoring measures;	
	<ul style="list-style-type: none"> <li>• <b>Visual Impacts</b> – including an appraisal of visual impact mitigation measures;</li> </ul>	<b>EIS</b> Refer EIS Section 6.8
	<ul style="list-style-type: none"> <li>• <b>Socio-economic</b> – including an analysis of the economic and social impacts of the development, particularly of any benefits to the community.</li> </ul>	<b>EIS</b> Refer EIS Section 6.10
<b>Plans and Documents</b>	The EIS must include all 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.	<b>Plans and Documents</b> Plans, architectural drawings, diagrams and relevant documentation are included on the pages following the Table of Contents to EIS, consistent with the requirements under Schedule 1 of the EP&A Regulation 2000
<b>Consultation</b>	<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, In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Blacktown City Council;</li> <li>• Environment Protection Authority;</li> <li>• Sydney Water;</li> <li>• Roads and Maritime Services; and</li> <li>• Local community and other stakeholders;</li> </ul> <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, an explanation should be provided.</p>	<b>EIS</b> Refer EIS Section 2.8 and Appendices 4, 7
<b>Further consultation after 2 years</b>	If you do not lodge a development application and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.	The development application and EIS for the development has been submitted within 2 years of the date of the original SEAR - SSD 6767 – issued 4 December 2014.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, strategies and plans. While not exhaustive, attachment 1 contains a list that may be relevant to the assessment of this proposal.	<b>EIS</b> Refer EIS Section 10

**NSW EPA REQUIREMENTS – (Notice No. 1526211)**

Heading	Requirements	Applicant's Comments
<b>A. Executive Summary</b>	The executive summary should include a brief discussion of the extent to which the proposal achieves identified environmental outcomes.	<i>EIS</i> Refer EIS Section 1
<b>B. The Proposal</b>	<p><b>1. Objectives of the Proposal</b></p> <ul style="list-style-type: none"> <li>• The objectives of the proposal should be clearly stated and refer to:               <ol style="list-style-type: none"> <li>(a) The size and type of the operation, the nature of the processes and the products, by-products and waste produced;</li> <li>(b) A life cycle approach to the production, use or disposal of products;</li> <li>(c) The anticipated level of performance in meeting required environmental standards and cleaner production principles;</li> <li>(d) The staging and timing of the proposal and any plans for future expansion;</li> <li>(e) The proposal's relationship to any other industry or facility;</li> </ol> </li> </ul>	<p><i>EIS</i> Refer EIS Section 2</p> <p>Note that the building works will not be staged, however plant and equipment (including tank storages) will be installed on the basis of demand.</p>
	<p><b>2. Description of the Proposal</b></p> <p><b>General</b></p> <ul style="list-style-type: none"> <li>• Outline the production process including:               <ol style="list-style-type: none"> <li>(a) The environmental “mass balance” for the process – quantify in-flow and out-flow of materials, any points of discharge to the environment and their respective destinations (sewer, stormwater, atmosphere, recycling, landfill etc);</li> <li>(b) Any life-cycle strategies for the products;</li> </ol> </li> </ul>	<p><i>EIS</i> Refer EIS Sections 2.3, 4</p>
	<ul style="list-style-type: none"> <li>• Outline cleaner production actions, including:               <ol style="list-style-type: none"> <li>(a) Measures to minimise waste (typically through addressing source reduction);</li> <li>(b) Proposals for use or recycling of by-products;</li> <li>(c) Proposed disposal methods for solid and liquid waste;</li> </ol> </li> </ul>	<p><i>EIS</i></p> <ol style="list-style-type: none"> <li>(a) The development is to handle and treat wastes produced by industrial and commercial clients.</li> <li>(b) Refer EIS Sections 4.4.4 to 4.4.8</li> </ol>

	<ul style="list-style-type: none"> <li>(d) Air management systems including all potential sources of air emissions, proposals to re-use or treat emissions, emission levels relative to relevant standards in regulations, discharge points;</li> <li>(e) Water management system including all potential sources of water pollution, proposals for re-use, treatment etc, emission levels of any wastewater discharge points, summary of options explored to avoid a discharge, reduce its frequency or reduce its impacts, and rationale for selection of option to discharge;</li> <li>(f) Soil contamination treatment and prevention systems;</li> </ul>	<ul style="list-style-type: none"> <li>(c) Refer EIS Sections 4.4.4 to 4.4.8</li> <li>(d) Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</li> </ul> <p><b>Air Issues</b></p> <ul style="list-style-type: none"> <li>(d) Refer Appendix 12 (A&amp;NQA) Section 2.3</li> <li>(e) Refer EIS Sections 4.4, 4.6, 6.2, 6.3 and Appendix 11(IWCMS)</li> </ul> <p><b>Water Issues</b></p> <p>Refer Appendix 11 (IWCMS) Section 10</p> <p>Spill containment systems will be utilised within the proposed facility. There will be no release of wastewater to the stormwater system. All effluent will be discharged to sewer.</p> <ul style="list-style-type: none"> <li>(f) Refer EIS Section 6.1 and Appendix 10 (GI)</li> </ul> <p><b>Geotechnical Issues</b></p> <p>Refer Appendix 10 (GI) Sections 8, 9</p>
	<ul style="list-style-type: none"> <li>• Outline construction works including: <ul style="list-style-type: none"> <li>(a) Actions to address any existing soil contamination;</li> <li>(b) Any earthworks or site clearing; re-use and disposal of cleared material (including use of spoil on-site);</li> <li>(c) Construction timetable and staging; hours of construction; proposed construction methods;</li> <li>(d) Environment protection measures, including noise mitigation measures, dust control measures and erosion and sediment control measures;</li> </ul> </li> </ul>	<p><b>EIS</b></p> <p>Refer EIS Sections 4.8, 8.5 and Appendices 12 (A&amp;NQA), 16 (CEMP)</p> <p><b>Noise Issues</b></p> <p>Refer Appendix 12 (A&amp;NQA) (d) Section 2.6</p>
<p><b>Air</b></p>	<ul style="list-style-type: none"> <li>• Identify all sources of air emissions from the development.</li> </ul>	<p><b>EIS</b></p> <p>Refer EIS Section 6.4 and Appendix 12</p>

	<p><i>Note: emissions can be classed as either:</i></p> <ul style="list-style-type: none"> <li>— <i>Point (e.g. emissions from stack or vent) or;</i></li> <li>— <i>Fugitive (from wind erosion, leakages or spillages, associated with loading or unloading, conveyors, storage facilities, plant and yard operation, vehicle movements (dust from road, exhausts, loss from load), land clearing and construction works);</i></li> </ul>	<p>(A&amp;NQA)</p> <p><b><i>Air Issues</i></b> Refer Appendix 12 (A&amp;NQA) Sections 2.3, 2.6</p>
	<ul style="list-style-type: none"> <li>• Provide details of the project that are essential for predicting and assessing air impacts including: <ul style="list-style-type: none"> <li>(a) The quantities and physio-chemical parameters (e.g. concentration, moisture content, bulk density, particle sizes etc) of materials to be used, transported, produced or stored;</li> <li>(b) An outline of procedures for handling, transport, production and storage;</li> <li>(c) The management of solid, liquid and gaseous waste streams with potential for significant air impacts;</li> </ul> </li> </ul>	<p><b><i>EIS</i></b> Refer EIS Sections 4.4, 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b><i>Air Issues</i></b> Refer Appendix 12 (A&amp;NQA) Section 2.3</p>
	<p><b>Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>• Identify all noise sources from the development (including both construction and operation phases). Detail all potentially noisy activities including ancillary activities such as transport of goods and raw materials;</li> </ul>	<p><b><i>EIS</i></b> Refer EIS Sections 4.8, 6.5, 8.5 and Appendix 12 (A&amp;NQA)</p> <p><b><i>Noise Issues</i></b> Refer Appendix 12 (A&amp;NQA) Sections 2.4, 2.6</p>
	<ul style="list-style-type: none"> <li>• Specify the times of operation for all phases of the development and for all noise producing activities;</li> </ul>	<p><b><i>EIS</i></b> Refer EIS Section 4.4.2 and Appendices 12 (A&amp;NQA), 16 (CEMP)</p> <p>The site will typically operate 4am to 9pm Monday to Saturday. There is potential for operations outside of these hours</p>
	<ul style="list-style-type: none"> <li>• For projects with a significant potential traffic noise impact provide details of road alignment (include gradients, road surface, topography, bridges, culverts etc), and land use along the proposed road and measurement locations – diagrams should be to a scale sufficient to delineate individual residential blocks;</li> </ul>	<p><b><i>EIS</i></b> Refer EIS Sections 4.4.4, 6.7 and Appendices 12 (A&amp;NQA), 14 (TIA)</p> <p>An additional 1-2 trucks per hour and up</p>

		to 1 additional passenger cars per hour are anticipated. Based on this, traffic noise impacts are expected to be minimal.
	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>• Provide details of the project that are essential for predicting and assessing impacts to waters: <ul style="list-style-type: none"> <li>(a) Including the quantity and physio-chemical properties of all potential water pollutants and the risks they pose to the environment and human health, including the risks they pose to Water Quality Objectives in the ambient waters (as defined on <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>, using technical criteria derived from the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, ANZECC 2000);</li> <li>(b) The management of discharges with potential for water impacts;</li> <li>(c) Drainage works and associated infrastructure; land-forming and excavations; working capacity of structures; and water resource requirements of the proposal;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8 Spill containment systems will be utilised within the proposed facility. There will be no release of wastewater to the stormwater system. All effluent will be discharged to sewer.</p>
	<ul style="list-style-type: none"> <li>• Outline site layout, demonstrating efforts to avoid proximity to water resources (especially for activities with significant potential impacts e.g. effluent ponds) and showing potential areas of modification of contours, drainage etc;</li> <li>• Outline how total water cycle considerations are to be addressed showing total water balances for the development (with the objective of minimising demands and impacts on water resources). Include water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes proposed treatment and management methods and re-use options;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 6.2 and Drawings RI456-D0-02 to 25 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 6 - the proposed development areas are above the PMF flood level. The proposed facility is within buildings that have spill containment system to ensure no release of effluent to stormwater. Section 8.9 for details regarding overall water cycle considerations Section 7 for details regarding stormwater quantity Section 8 for details regarding</p>

		stormwater quality and water conservation Section 10 for details regarding wastewater processing
	<p><b>Waste and Chemicals</b></p> <ul style="list-style-type: none"> <li>Provide details of the quantity and type of both liquid waste and non-liquid waste generated, handled, processed or disposed of at the premises. Waste must be classified according to the <i>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes (NSW EPA, 1999)</i>;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4.4, 6.9</p>
	<ul style="list-style-type: none"> <li>Provide details of liquid waste and non-liquid waste management at the facility, including: <ul style="list-style-type: none"> <li>(a) The transportation, assessment and handling of waste arriving at or generated at the site;</li> <li>(d) Any stockpiling of wastes or recovered materials at the site;</li> <li>(e) Any waste processing related to the facility, including reuse, recycling, reprocessing (including composting) or treatment both on- and off-site;</li> <li>(f) The method for disposing of all wastes or recovered materials at the facility;</li> <li>(g) The emissions arising from the handling, storage, processing and reprocessing of waste at the facility;</li> <li>(h) The proposed controls for managing the environmental impacts of these activities;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.2, 4.4, 4.6, 6.9</p>
	<ul style="list-style-type: none"> <li>Provide details of spoil disposal with particular attention to: <ul style="list-style-type: none"> <li>(a) The quantity of spoil material likely to be generated;</li> <li>(b) Proposed strategies for the handling, stockpiling, re-use/recycling and disposal of spoil;</li> <li>(c) The need to maximise reuse of spoil material in the construction industry;</li> <li>(d) Identification of the history of spoil material and whether there is a likelihood of contaminated material, and if so, measures for the management of any contaminated material;</li> <li>(e) Designation of transportation routes for transport of spoil;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.8, 6.9, 8.5 and Appendices 10 (GI), 16 (CEMP)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 8, 9</p>
	<ul style="list-style-type: none"> <li>Provide details of procedures for the assessment, handling, storage,</li> </ul>	<p><b>EIS</b></p>

	transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes;	Refer EIS Sections 4.4, 7, 8 and Appendix 17
	<ul style="list-style-type: none"> <li>Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage;</li> </ul>	<i>EIS</i> Refer EIS Sections 4.4, 6.9, 7 and Appendix 8
	<ul style="list-style-type: none"> <li>Reference should be made to the guidelines: <i>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes (NSW EPA, 1999)</i>;</li> </ul>	<i>EIS</i> Refer EIS Section 6.9
	<p><b>ESD</b></p> <ul style="list-style-type: none"> <li>Demonstrate that the planning process and any subsequent development incorporates objectives and mechanisms for achieving ESD, including: <ul style="list-style-type: none"> <li>(a) An assessment of a range of options available for use of the resource, including the benefits of each option to future generations;</li> <li>(b) Proper valuation and pricing of environmental resources;</li> <li>(c) Identification of who will bear the environmental costs of the proposal;</li> </ul> </li> </ul>	<i>EIS</i> Refer EIS Sections 2.7, 9.2
	<p><b>3. Rehabilitation</b></p> <ul style="list-style-type: none"> <li>Outline considerations of site maintenance, and proposed plans for the final condition of the site (ensuring its suitability for future uses);</li> </ul>	Not Applicable – the site is proposed to operate indefinitely.
	<p><b>4. Consideration of Alternatives and Justification for the Proposal</b></p> <ul style="list-style-type: none"> <li>Consider the environmental consequences of adopting alternatives, including alternative: <ul style="list-style-type: none"> <li>(a) Sites and site layouts;</li> <li>(b) Access modes and routes;</li> <li>(c) Materials handling and production processes;</li> <li>(d) Waste and water management;</li> <li>(e) Impact mitigation measures;</li> <li>(f) Energy sources;</li> </ul> </li> </ul>	<i>EIS</i> Refer EIS Sections 2.7, 4.6, 6.2, 9
	<ul style="list-style-type: none"> <li>Selection of the preferred option should be justified in terms of: <ul style="list-style-type: none"> <li>(a) Ability to satisfy the objectives of the proposal;</li> <li>(b) Relative environmental and other costs of each alternative;</li> <li>(c) Acceptability of environmental impacts and contribution to</li> </ul> </li> </ul>	<i>EIS</i> Refer EIS Sections 2.7, 7, 9

	<p>identified environmental objectives;</p> <p>(d) Acceptability of any environmental risks or uncertainties;</p> <p>(e) Reliability of proposed environmental impact mitigation measures;</p> <p>(f) Efficient use (including maximising re-use) of land, raw materials, energy and other resources.</p>	
<b>C. The Location</b>	<p><b>1. General</b></p> <ul style="list-style-type: none"> <li>• Provide an overview of the affected environment to place the proposal in its local and regional environmental context including: <ul style="list-style-type: none"> <li>(a) Meteorological data (e.g. rainfall, temperature and evaporation, wind speed and direction);</li> <li>(b) Topography (landform element, slope type, gradient and length);</li> <li>(c) Surrounding land uses (potential synergies and conflicts);</li> <li>(d) Geomorphology (rates of landform change and current erosion and deposition processes);</li> <li>(e) Soil types and properties (including erodibility; engineering and structural properties; dispersibility; permeability; presence of acid sulphate soils and potential acid sulphate soils);</li> <li>(f) Ecological information (water system habitat, vegetation, fauna);</li> <li>(g) Availability of services and the accessibility of the site for passenger and freight transport;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 3, 6.1,6.2, 6.3, 6.4, 6.5, 6.7 and Appendices 10 (GI), 11 (IWCMS) , 12 (A&amp;NQA), 13 (ER), 14 (TIA)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 2, 3, 4</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 6 Section 4.2 Section 11 for sediment and erosion details</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3</p> <p><b>Ecology Issues</b> Refer Appendix 13 (EA) Sections 2, 3, 4</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Section 8</p>
	<p><b>2. Air</b></p> <ul style="list-style-type: none"> <li>• Describe the topography and surrounding land uses. Provide details of the exact locations of dwelling, schools and hospitals. Where appropriate provide a perspective view of the study area such as the terrain file used in dispersion models;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 3.4, 5, 6.1, 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA)</p>

		Section 2.6
	<ul style="list-style-type: none"> <li>Describe surrounding buildings that may affect plume dispersion;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 3, 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2.6</p>
	<ul style="list-style-type: none"> <li>Provide and analyse site representation data on following meteorological parameters: <ul style="list-style-type: none"> <li>(a) Temperature and humidity;</li> <li>(b) Rainfall, evaporation and cloud cover;</li> <li>(c) Wind speed and direction;</li> <li>(d) Atmospheric stability class;</li> <li>(e) Mixing height (the height that emissions will be ultimately mixed in the atmosphere);</li> <li>(f) Katabatic air drainage;</li> <li>(g) Air re-circulation;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3.1</p>
	<p><b>3. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Identify and noise sensitive locations likely to be affected by activities at the site, such as residential properties, schools, churches, and hospitals. Typically the location of any noise sensitive locations in relation to the site should be included on a map of the locality;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 3.4, 5, 6.1, 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2.1</p>
	<ul style="list-style-type: none"> <li>Identify the land use zoning of the site and the immediate vicinity and the potentially affected areas;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 3.4, 5 and Appendix 12 (A&amp;NQA)</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2.1</p>
	<p><b>4. Water</b></p> <ul style="list-style-type: none"> <li>Describe the catchment including proximity of the development to any waterways and provide an assessment of their sensitivity/significance</li> </ul>	<p><b>EIS</b> Refer EIS Sections 3.4, 5, 6.2, 6.3 and Appendix 11 (IWCMS)</p>

	<p>from a public health, ecological and/or economic perspective. The Water Quality and River Flow Objectives on the website: <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a> should be used to identify the agreed environmental values and human uses for any affected waterways. This will help the description of the local and regional area;</p>	<p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8.1</p>
	<p><b>5. Soil Contamination Issues</b></p> <ul style="list-style-type: none"> <li>• Provide details of site history – if earthworks are proposed, this needs to be considered with regard to possible soil contamination, for example if the site was previously a landfill or if irrigation of effluent has occurred.</li> </ul>	<p><b>EIS</b> Refer EIS Sections 3.3, 6.1 and Appendix 10 (GI)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 8, 9</p>
<p><b>D. Identification and Prioritisation of Issues / Scoping of Impact Assessment</b></p>	<ul style="list-style-type: none"> <li>• Provide an overview of the methodology used to identify and prioritise issues. The methodology should take into account: <ul style="list-style-type: none"> <li>(a) Relevant NSW government guidelines;</li> <li>(b) Industry guidelines;</li> <li>(c) EISs for similar projects;</li> <li>(d) Relevant research and reference material;</li> <li>(e) Relevant preliminary studies or reports for the proposal;</li> <li>(f) Consultation with stakeholders;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 2.2, 2.3, 2.4, 2.8, 5,10 and Appendices 3, 4, 8 and Appendices 11 (IWCMS), 12 (A&amp;NQA), 13 (EA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 3.3, 14</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 1.1, 3.3.2, 5.1, 6.1</p> <p><b>Ecology Issues</b> Refer Appendix 13 (EA) Section 6</p>
	<ul style="list-style-type: none"> <li>• Provide an summary of the outcomes of the process including: <ul style="list-style-type: none"> <li>(a) All issues identified including local, regional and global impacts (e.g. increased / decreased greenhouse emissions);</li> <li>(b) Key issues which will require a full analysis (including comprehensive baseline assessment);</li> <li>(c) Issues not needing full analysis though they may be addressed in the mitigation strategy;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5 and Appendices 11 (IWCMS), 12 (A&amp;NQA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 3.3</p> <p><b>Air and Noise Issues</b></p>

	(d) Justification for the level of analysis proposed (the capacity of the proposal to give rise to high concentrations of pollution compared with the ambient environment or environmental outcomes is an important factor in setting the level of assessment).	Refer Appendix 12 (A&NQA) Sections 1, 3, 4, 5, 6
<b>E. The Environmental Issues</b>	<p><b>1. General</b></p> <ul style="list-style-type: none"> <li>The potential impacts identified in the scoping study need to be assessed to determine their significance, particularly in terms of achieving environmental outcomes, and minimising environmental pollution;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5 and Appendices 11 (IWCMS), 12 (A&amp;NQA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 3.3</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 4, 5, 6</p>
	<ul style="list-style-type: none"> <li>Identify gaps in information and data relevant to significant impacts of the proposal and any actions proposed to fill those information gaps so as to enable development of appropriate management and mitigation measures. This is in accordance with ESD requirements; <i>Note: The level of detail should match the level of importance of the issue in decision making which is dependent on the environment risk</i></li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5, 7, 9 and Appendices 11 (IWCMS), 12 (A&amp;NQA)</p> <p>No information or data gaps have been identified</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Attachment B</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 1, 3, 4, 5</p>
	<p><b>Describe Baseline Conditions</b></p> <ul style="list-style-type: none"> <li>Provide a description of existing environmental conditions for any potential impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.1, 6.2, 6.3, 6.4, 6.6 and Appendices 10 (GI), 11 (IWCMS), 12 (A&amp;NQA), 13 (EA)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 3, 4 and 8</p>

		<p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 3.4</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3</p> <p><b>Ecological Issues</b> Refer Appendix 13 (EA) Sections 2, 3, 4</p>
	<p><b>Assess Impacts</b></p> <ul style="list-style-type: none"> <li>For any potential impacts relevant for the assessment of the proposal provide a detailed analysis of the impacts of the proposal on the environment including the cumulative impact of the proposal on the receiving environment especially where there are sensitive receivers;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.1, 6.2, 6.3, 6.4, 6.6 and Appendices 10 (GI), 11 (IWCMS), 12 (A&amp;NQA)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 6, 8</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 5, 6, 7, 8</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 5, 6</p>
	<ul style="list-style-type: none"> <li>Describe the methodology used and assumptions made in undertaking this analysis (including any modelling or monitoring undertaken) and indicate the level of confidence in the predicted outcomes and the resilience of the environment to cope with the predicted impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.4, 6.5 and Appendices 11 (IWCMS), 12 (A&amp;NQA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 5, 6, 7, 8</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 1.1, 3.3.2, 5.1, 6.1</p>
	<ul style="list-style-type: none"> <li>The analysis should also make linkages between different areas of</li> </ul>	<p><b>EIS</b></p>

	<p>assessment where necessary to enable a full assessment of environmental impacts e.g. assessment of impacts on air quality will often need to draw on the analysis of traffic, health, social, soil and/or ecological systems impacts; etc.;</p>	<p>Refer EIS Sections 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and Appendices 10 (GI), 11 (IWCMS), 12 (A&amp;NQA)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 6, 8</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 5, 6, 7, 8</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 2, 5, 6</p>
	<ul style="list-style-type: none"> <li>The assessment needs to consider impacts at all phases of the project cycle including: exploration (if relevant or significant), construction, routine operation, start-up operations, upset operations and decommissioning if relevant;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.2, 4.8, 6.1, 6.2, 6.3, 6.4, 6.6, 6.7, 7 and Appendices 10 (GI), 11 (IWCMS), 12 (A&amp;NQA), 13 (EA), 16 (CEMP), 17 (SBMP)</p>
	<ul style="list-style-type: none"> <li>The level of assessment should be commensurate with the risk to the environment;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.6, 4.8, 6.1, 6.2, 6.3, 6.4, 6.6, 6.7, 7, 8 and Appendices 10 (GI), 11 (IWCMS), 12 (A&amp;NQA), 13 (EA), 16 (CEMP), 17 (SBMP)</p>
	<p><b>Describe Management and Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>Describe any mitigation measures and management options proposed to prevent, control, abate or mitigate identified environmental impacts associated with the proposal 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;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.6, 6.1.3, 6.2.3, 6.3.3, 6.4.3, 6.6.3, 6.7.3, 7, 8</p>
	<ul style="list-style-type: none"> <li>Proponents are expected to implement a ‘reasonable level of performance’ to minimise environmental impacts. The proponent must indicate how the proposal meets reasonable levels of performance. For example, reference technology based criteria if available, or identifies</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and Appendices 10 (GI), 11 (IWCMS), 12 (A&amp;NQA)</p>

	<p>good practice for this type of activity or development. A ‘reasonable level of performance’ involves adopting and implementing technology and management practices to achieve certain pollutant emissions levels in economically viable operations. Technology-based criteria evolve gradually over time as technologies and practices change;</p>	<p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4, 5, 6, 7</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 4, 5, 6</p>
	<ul style="list-style-type: none"> <li>• Use environmental impacts as key criteria in selecting between alternative sites, designs and technologies, and to avoid options having the highest environmental impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 2.7, 2.8</p>
	<ul style="list-style-type: none"> <li>• Outline any proposed approach (such as an Environmental Management Plan) that will demonstrate how commitments made in the EIS will be implemented. Areas that should be described include: <ul style="list-style-type: none"> <li>(a) Operational procedures to manage environmental impacts;</li> <li>(b) Monitoring procedures;</li> <li>(c) Training programs;</li> <li>(d) Community consultation;</li> <li>(e) Complaint mechanisms including site contacts;</li> <li>(f) Strategies to use monitoring information to improve performance;</li> <li>(g) Strategies to achieve environmental impacts and to respond in event of exceedences;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.6, 7, 8 and Appendices 16 (CEMP), 17 (SBMP)</p>
	<p><b>2. Air</b> <b>Describe Baseline Conditions</b></p> <ul style="list-style-type: none"> <li>• Provide a description of existing air quality and meteorology, using existing information and site representative ambient monitoring data;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3.1</p>
	<p><b>Assess Impacts</b></p> <ul style="list-style-type: none"> <li>• Identify all pollutants of concern and estimate emissions by quantity (and size for particles), source and discharge point;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA)</p>

		Section 6.3
	<ul style="list-style-type: none"> <li>Estimate the resulting ground level concentrations of all pollutants. Where necessary (e.g. potentially significant impacts and complex terrain effects), use an appropriate dispersion model to estimate ambient pollutant concentrations. Discuss choice and parameters with the DECCW;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 6</p>
	<ul style="list-style-type: none"> <li>Describe the effects and significance of pollutant concentration on the environment, human health, amenity and regional ambient air quality standards or goals;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 6.6</p>
	<ul style="list-style-type: none"> <li>Describe the contribution that the development will make to regional and global pollution, particularly in sensitive locations;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 6.6</p>
	<ul style="list-style-type: none"> <li>For potentially odorous emissions provide the emission rates in terms of odour units (determined by techniques compatible with EPA / DECCW procedures). Use sampling and analysis techniques for individual or complex odours and for point or diffuse sources, as appropriate; <i>Note: With dust and odour, it may be possible to use data from existing similar activities to generate emission rates</i></li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 6.3</p>
	<ul style="list-style-type: none"> <li>Reference should be made to Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2001); Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007); 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, 2006); Load Calculation Protocol for use by holders of NSW Environmental Protection Licences when calculating Assessable Pollutant Loads (DEC, 2009);</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 6.3</p>

	<p><b>Describe Management and Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>Outline specifications of pollution control equipment (including manufacturer’s performance guarantees where available) and management protocols for both point and fugitive emissions. Where possible, this should include cleaner production processes;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.4, 7, 8 and Appendices 8, 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 2.3, 6 The proponent proposes a number of odour management measures. The odour modelling indicates that no additional measures are required.</p>
	<p><b>3. Noise and Vibration</b></p> <p><b>Describe Baseline Conditions</b></p> <ul style="list-style-type: none"> <li>Determine the existing background (LA90) and ambient (LAeq) noise levels in accordance with the <i>NSW Industrial Noise Policy</i>;</li> <li>Determine the existing road traffic noise levels in accordance with the <i>NSW Environmental Criteria for Road Traffic Noise</i>, where road traffic noise impacts may occur;</li> <li>The noise impact assessment report should provide details of all monitoring of existing ambient noise levels including: <ul style="list-style-type: none"> <li>(a) Details of equipment used for the measurements;</li> <li>(b) A brief description of where the equipment was positioned;</li> <li>(c) A statement justifying the choice of monitoring site, including the procedure used to choose the site, having regards to the definition of ‘noise sensitive locations(s)’ and ‘most affected locations(s)’</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3.3</p> <p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 1.2, 5 An additional 1-2 trucks per hour and up to 1 additional passenger cars per hour are anticipated. Based on this, traffic noise impacts are expected to be minimal.</p> <p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 3.3 for all noise monitoring details and results</p>

	<p>described in Section 3.1.2 of the <i>NSW Industrial Noise Policy</i>;</p> <ul style="list-style-type: none"> <li>(d) Details of the exact location of the monitoring site and a description of land uses in surrounding areas;</li> <li>(e) A description of the dominant and background noise sources at the site;</li> <li>(f) Day, evening and night assessment background levels for each day of the monitoring period;</li> <li>(g) The final Rating Background Level (RBL) value;</li> <li>(h) Graphs of the measures noise levels for each day should be provided;</li> <li>(i) A record of periods of affected data (due to adverse weather and extraneous noise), methods used to exclude invalid data and a statement indicating the need for any re-monitoring under Step 1 in Section B1.3 of the <i>NSW Industrial Noise Policy</i>;</li> <li>(j) Determination of LAeq noise levels from existing industry;</li> </ul>	
	<p><b>Assess Impacts</b></p> <ul style="list-style-type: none"> <li>• Determine the project specific noise levels for the site. For each identified potentially affected receiver, this should include: <ul style="list-style-type: none"> <li>(a) Determination of the intrusive criterion for each identified potentially affected receiver;</li> <li>(b) Selection and justification of the appropriate amenity category for each identified potentially affected receiver;</li> <li>(c) Determination of the amenity criterion for each receiver;</li> <li>(d) Determination of the appropriate sleep disturbance limit;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 4.2</p>
	<ul style="list-style-type: none"> <li>• Maximum noise levels during night-time period (10pm-7am) should be assessed to analyse possible affects on sleep. Where LA1(1min) noise levels from the site are less than 15 dB above the background LA90 noise level, sleep disturbance impacts are unlikely. Where this is not the case, further analysis is required. Additional guidance is provided in Appendix B of the <i>NSW Environmental Criteria for Road Traffic Noise</i>;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 4.2</p>
	<ul style="list-style-type: none"> <li>• Determine expected noise level and noise character (e.g. tonality, impulsiveness, vibration, etc) likely to be generated from noise sources during:</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p>

	<ul style="list-style-type: none"> <li>(a) Site establishment;</li> <li>(b) Construction;</li> <li>(c) Operational phases;</li> <li>(d) Transport including traffic noise generated by the proposal;</li> <li>(e) Other services;</li> </ul> <p><i>Note: The noise impact assessment report should include noise source data for each source in 1/1 or 1/3 octave band frequencies including methods for references used to determine noise source levels. Noise source levels and characteristics can be sourced from direct measurement of similar activities or from literature (if full references are provided);</i></p>	<p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 2.6, 5</p>
	<ul style="list-style-type: none"> <li>• Determine the noise levels likely to be received at the most sensitive locations (these may vary for different activities at each phase of the development). Potential impacts should be determined for any identified significant adverse meteorological conditions. Predicted noise levels under calm conditions may also aid in quantifying the extent of impact where this is not the most adverse condition;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 5.6</p>
	<ul style="list-style-type: none"> <li>• The noise impact assessment report should include: <ul style="list-style-type: none"> <li>(a) A plan showing the assumed location of each noise source for each prediction scenario;</li> <li>(b) A list of the number and type of noise sources used in each prediction scenario to simulate all potential significant operating conditions on the site;</li> <li>(c) Any assumptions made in the predictions in terms of source heights, directivity effects, shielding from topography, buildings or barriers, etc;</li> <li>(d) Methods used to predict noise impacts including identification of any noise models used. Where modelling approaches other than the use of the ENM or SoundPlan computer models are adopted, the approach should be appropriately justified and validated;</li> <li>(e) An assessment of appropriate weather conditions for the noise predictions including reference to any weather data used to justify the assumed conditions;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 5</p>

	<p>(f) The predicted noise impacts from each noise source as well as the combined noise level for each prediction scenario under any identified significant adverse weather conditions as well as calm conditions where appropriate;</p> <p>(g) For developments where a significant level of noise impact is likely to occur, noise contours for the key prediction scenarios should be derived;</p> <p>(h) An assessment of the need to include modification factors as detailed in Section 4 of the <i>NSW Industrial Noise Policy</i>;</p>	
	<ul style="list-style-type: none"> <li>Discuss the findings from the predictive modelling and, where relevant noise criteria have not been met, recommend additional mitigation measures;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 5.6 - no additional mitigation is predicted to be required</p>
	<ul style="list-style-type: none"> <li>The noise impact assessment report should include details of any mitigation proposed including the attenuation that will be achieved and the revised noise impact predictions following mitigation;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2.4 - no additional mitigation is predicted to be required</p>
	<ul style="list-style-type: none"> <li>Where relevant noise/vibration criteria cannot be met after application of all feasible and cost effective mitigation measures the residual level of noise impact needs to be quantified by identifying: <ul style="list-style-type: none"> <li>a) Locations where the noise level exceeds the criteria and extent of exceedence;</li> <li>b) Numbers of people (or areas) affected;</li> <li>c) Times when criteria will be exceeded;</li> <li>d) Likely impact on activities (speech, sleep, relaxation, listening, etc);</li> <li>e) Change on ambient conditions;</li> <li>f) The result of any community consultation or negotiated agreement;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 1.2, 5, 7 - no additional mitigation is predicted to be required</p>
	<ul style="list-style-type: none"> <li>For the assessment of existing and future traffic noise, details of data for</li> </ul>	<p><b>EIS</b></p>

	<p>the road should be included such as assumed traffic volume; percentage heavy vehicles by time of day; and details of the calculation process. These details should be consistent with any traffic study carried out in the EIS;</p>	<p>Refer EIS Sections 6.5, 6.7 and Appendices 12 (A&amp;NQA), 14 (TIA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 1.2, 5 An additional 1-2 trucks per hour and up to 1 additional passenger cars per hour are anticipated. Based on this, traffic noise impacts are expected to be minimal.</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Sections 2, 5</p>
	<ul style="list-style-type: none"> <li>Where blasting is intended an assessment in accordance with the <i>Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration</i> (ANZECC, 1990) should be undertaken. The following details of the blast design should be included in the noise assessment: <ul style="list-style-type: none"> <li>a) Bench height, burden spacing, spacing burden ratio;</li> <li>b) Blast hole diameter, inclination and spacing;</li> <li>c) Type of explosive, maximum instantaneous charge, initiation, blast block size, blast frequency;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p>No blasting is associated with this development</p>
	<p><b>Describe Management and Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>Determine the most appropriate noise mitigation measures and expected noise reduction including both noise controls and management of impacts for both construction and operational noise. This will include selecting quiet equipment and construction methods, noise barriers or acoustic screens, location of stockpiles, temporary offices, compounds and vehicle routes, scheduling of activities, etc;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2.6 No additional mitigation is predicted to be required for the operational phase</p>
	<ul style="list-style-type: none"> <li>For traffic noise impacts, provide a description of the ameliorative measures considered (if required), reasons for inclusion or exclusion,</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.5, 6.7, 8 and</p>

	<p>and procedures for calculation of noise levels including ameliorative measures. Also include, where necessary, a discussion of any potential problems associated with the proposed ameliorative measures, such as overshadowing effects from barriers. Appropriate ameliorative measures may include:</p> <ol style="list-style-type: none"> <li>a) Use of alternative transportation modes, alternative routes, or other methods of avoiding the new road usage;</li> <li>b) Control of traffic (e.g. limiting times of access or speed limitations);</li> <li>c) Resurfacing of the road using a quiet surface;</li> <li>d) Use of (additional) noise barriers or bunds;</li> <li>e) Treatment of the facade to reduce internal noise levels buildings where the night-time criteria is a major concern;</li> <li>f) More stringent limits for noise emission from vehicles (i.e. using specially designed ‘quiet’ trucks and /or trucks to use air bag suspension;</li> <li>g) Driver education;</li> <li>h) Appropriate truck routes;</li> <li>i) Limit usage of exhaust brakes;</li> <li>j) Use of premium muffles on trucks;</li> <li>k) Reducing speed limits for trucks;</li> <li>l) Ongoing community liaison and monitoring of complaints;</li> <li>m) Phasing in the increased road use;</li> </ol>	<p>Appendices 12 (A&amp;NQA), 14 (TIA), 17 (SBMP)</p> <p><b><i>Air and Noise Issues</i></b> Refer Appendix 12 (A&amp;NQA) Sections 1.2, 5 An additional 1-2 trucks per hour and up to 1 additional passenger cars per hour are anticipated. Based on this, traffic noise impacts are expected to be minimal and no ameliorative measures will be required.</p> <p><b><i>Traffic Issues</i></b> Refer Appendix 14 (TIA) Sections 1, 7, 8</p>
	<p><b>4. Water</b> <b>Describe Baseline Conditions</b></p> <ul style="list-style-type: none"> <li>• Describe existing surface and groundwater quality – an assessment needs to be undertaken for any water resource likely to be affected by the proposal and for all conditions (e.g. a wet weather sampling program is needed if runoff events may cause impacts). <i>Note: Methods of sampling and analysis need to conform with an accepted standard (e.g. Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC 2004) or be approved and analyses undertaken by accredited laboratories);</i></li> </ul>	<p><b><i>EIS</i></b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b><i>Water Issues</i></b> Refer Appendix 11 (IWCMS) Sections 4.3, 8 There is no proposal to undertake water monitoring / sampling for the proposed development area</p>
	<ul style="list-style-type: none"> <li>• Provide site drainage details and surface runoff yield;</li> </ul>	<p><b><i>EIS</i></b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p>

		<p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.2, 7</p>
	<ul style="list-style-type: none"> <li>State the ambient Water Quality and River Flow Objectives for the receiving water. These refer to the community's agreed environmental values and human uses endorsed by the Government as goals for the ambient water. These environmental values are published on the website: <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>. The EIS should state the environmental values listed for the catchment and waterway type relevant to your proposal. NB: A consolidated and approved list of environmental values are not available for groundwater resources. Where groundwater may be affected the EIS should identify appropriate groundwater environmental values and justify the choice;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8</p>
	<ul style="list-style-type: none"> <li>State the indicators and associated trigger values or criteria for the identified environmental values. This information should be sourced from the ANZECC 2000 <i>Guidelines for Fresh and Marine Water Quality</i> (<a href="http://www.environment.gov.au/water/publications/quality/nwgms-guidelines-4-vol1.html">http://www.environment.gov.au/water/publications/quality/nwgms-guidelines-4-vol1.html</a>) (Note that, as at 2004, the NSW Water Quality Objectives booklets and website contain technical criteria derived from the 1992 version of the ANZECCA Guidelines. The Water Quality Objectives remain as Government Policy, reflecting the community's environmental values and long-term goals, but the technical criteria are replaced by the more recent ANZECC 2000 Guidelines). NB: While specific guidelines for groundwater are not available, the ANZECC 2000 Guidelines endorse the application of the trigger values and decision trees as a tool to assess risk to environmental values in groundwater;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8</p>
	<ul style="list-style-type: none"> <li>State any locally specific objectives, criteria or targets, which have been endorsed by the government e.g. the Healthy River Commission Inquiries or the NSW Salinity Strategy (DLWC, 2000) (<a href="http://www.environment.nsw.gov.au/salinity/government.nswstrategy.htm">http://www.environment.nsw.gov.au/salinity/government.nswstrategy.htm</a>);</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8</p>

	<ul style="list-style-type: none"> <li>Where site specific studies are proposed to revise the trigger values supporting the ambient Water Quality and River Flow Objectives, and the results are to be used for regulatory purposes (e.g. to assess whether a licensed discharge impacts on water quality objectives), then prior agreement from the EPA on the approach and study design must be obtained;</li> </ul>	Not Applicable
	<ul style="list-style-type: none"> <li>Describe the state of the receiving waters and relate this to the relevant Water Quality and River Flow Objectives (i.e. are Water Quality and River Flow Objectives being achieved?). Proponents are generally only expected to source available data and information. However, proponents of large or high risk developments may be required to collect some ambient water quality /river flow/groundwater data to enable a suitable level of impact assessment. Issues to include in the description of the receiving waters could include: <ul style="list-style-type: none"> <li>a) Lake or estuary flushing characteristics;</li> <li>b) Specific human uses (e.g. exact location of drinking water offtake);</li> <li>c) Sensitive ecosystems or species conservation values;</li> <li>d) A description of the condition of the local catchment e.g. erosion levels, soils, vegetation cover, etc;</li> <li>e) An outline of baseline groundwater information, including, but not restricted to, depth to watertable, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment;</li> <li>f) Historic river flow data where available for the catchment;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8</p>
	<p><b>Assess Impacts</b></p> <ul style="list-style-type: none"> <li>No proposal should breach clause 120 of the Protection of the Environment Operations Act 1997 (i.e. pollution of waters is prohibited unless undertaken in accordance with relevant regulations);</li> </ul>	Not Applicable - the proposal will not release effluent to the stormwater system or receiving environment
	<ul style="list-style-type: none"> <li>Identify and estimate the quantity of all pollutants that may be introduced into the water cycle by source and discharge point including residual discharges after mitigation measures are implemented;</li> </ul>	Not Applicable - the proposal will not release effluent to the stormwater system or receiving environment
	<ul style="list-style-type: none"> <li>Include a rationale, along with relevant calculations, supporting the</li> </ul>	Not Applicable - the proposal will not

	prediction of the discharges;	release effluent to the stormwater system or receiving environment
	<ul style="list-style-type: none"> <li>Describe the effects and significance of any pollutant loads on the receiving environment. This should include impacts of residual discharges through modelling, monitoring or both, depending on the scale of the proposal. Determine changes to hydrology (including drainage patterns, surface runoff yield, flow regimes, wetland hydrologic regimes and groundwater);</li> </ul>	Not Applicable - the proposal will not release effluent to the stormwater system or receiving environment. The proposed development area will achieve the load reduction targets set by BCC.
	<ul style="list-style-type: none"> <li>Describe water quality impacts resulting from changes to hydrologic flow regimes (such as nutrient enrichment or turbidity resulting from changes in frequency and magnitude of stream flow);</li> </ul>	Not Applicable - the proposed development area is across an existing impervious surface. The existing site flow regimes will be maintained.
	<ul style="list-style-type: none"> <li>Identify any potential impacts on quality or quantity of groundwater describing their source;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9 for sediment and erosion details</p>
	<ul style="list-style-type: none"> <li>Identify potential impacts associated with geomorphological activities with potential to increase surface water and sediment runoff or to reduce surface runoff and sediment transport. Also consider possible impacts such as bed lowering, bank lowering, instream siltation, floodplain erosion and floodplain siltation;</li> </ul>	Not Applicable - the proposed development does not involve geomorphological activities
	<ul style="list-style-type: none"> <li>Identify impacts associated with the disturbance of acid sulfate soils and potential acid sulfate soils;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.1, 6.2, 6.3 and Appendices 10 (GI), 11 (IWCMS)</p> <p><b>Geotechnical Issues</b> Appendix 10 (IWCMS) Section 4</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 11 for sediment and erosion details</p>

	<ul style="list-style-type: none"> <li>Containment of spills and leaks shall be in accordance with the technical guidelines section ‘Bunding and Spill Management’ of the <i>Authorised Officers Manual</i> (EPA, 1995) (<a href="http://www.epa.nsw.gov.au/mao/bundingspill.htm">http://www.epa.nsw.gov.au/mao/bundingspill.htm</a>) and the most recent versions of the Australian Standards referred to in the Guidelines. Containment should be designed for no-discharge;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 7 and Appendices 8, 11 (IWCMS) and Drawings RI456-D0-11 to 25)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8</p>
	<ul style="list-style-type: none"> <li>The significance of the impacts listed above should be predicted. When doing this it is important to predict the ambient water quality and river flow outcomes associated with the proposal and to demonstrate whether these are acceptable in terms of achieving protection of the Water Quality and River Flow Objectives. In particular the following questions should be answered: <ul style="list-style-type: none"> <li>a) Will the proposal protect Water Quality and River Flow Objectives where they are currently achieved in the ambient waters; and</li> <li>b) Will the proposal contribute towards the achievement of Water Quality and River Flow Objectives over time, where they are not currently achieved in the ambient waters;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Not Applicable - the proposed development will not release effluent to the downstream receiving environment. The development will discharge treated waste water to sewer.</p> <p>Refer Appendix 11 (IWCMS) Section 8 The proposed development meets the load reduction targets set by Blacktown City Council</p>
	<ul style="list-style-type: none"> <li>Consult with the EPA as soon as possible if a mixing zone is proposed (a mixing zone could exist where effluent is discharged into a receiving water body, where the quality of the water being discharged does not immediately meet water quality objectives. The mixing zone could result in dilution, assimilation and decay of the effluent to allow water quality objectives to be met further downstream, at the edge of the mixing zone). The EPA will advise the proponent under what conditions a mixing zone will and will not be acceptable, as well as the information and modelling requirements for assessment. Note: <i>The assessment of water quality impacts needs to be undertaken in a total catchment management context to provide a wide perspective</i></li> </ul>	<p>Not Applicable - the proposed development will not release effluent to the downstream receiving environment. The development will discharge treated wastewater to sewer.</p>

	<i>on development impacts, in particular cumulative impacts;</i>	
	<ul style="list-style-type: none"> <li>Where a licensed discharge is proposed, provide the rationale as to why it cannot be avoided through application of a reasonable level of performance, using available technology, management practice and industry guidelines;</li> </ul>	Not Applicable - the proposed development will not release effluent to the downstream receiving environment. The development will discharge treated wastewater to sewer.
	<ul style="list-style-type: none"> <li>Where a licensed discharge is proposed, provide the rationale as to why it represents the best environmental outcome and what measures can be taken to reduce its environmental impact;</li> </ul>	Not Applicable - the proposed development will not release effluent to the downstream receiving environment. The development will discharge treated wastewater to sewer.
	<ul style="list-style-type: none"> <li>Reference should be made to Managing Urban Stormwater: Soils and Construction (DECC, 2008), Guidelines for Fresh and Marine Water Quality ANZECC 2000), Environmental Guidelines: Use of effluent by Irrigation (DEC, 2004);</li> </ul>	<b>EIS</b> Refer EIS Appendix 11 (IWCMS)
	<p><b>Describe Management and Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>Outline stormwater management to control pollutants at the source and contain them within the site. Also describe measures for maintaining and monitoring any stormwater controls;</li> </ul>	<b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.2, 6.3 and Appendix 11 (IWCMS) <b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8
	<ul style="list-style-type: none"> <li>Outline erosion and sediment control measures directed at minimising disturbance of land, minimising water flow through the site and filtering, trapping or detaining sediment. Also include measures to maintain and monitor controls as well as rehabilitation strategies;</li> </ul>	<b>EIS</b> Refer EIS Sections 6.2, 6.3, 4.8, 8.5 and Appendices 11 (IWCMS), 16 (CEMP) <b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 11
	<ul style="list-style-type: none"> <li>Describe waste water treatment measures that are appropriate to the type and volume of waste water and are based on a hierarchy of avoiding generation of waste water; capturing all contaminated water (including stormwater) on the site; reusing/recycling waste water; and treating any unavoidable discharge from the site to meet specified water quality requirements;</li> </ul>	<b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.2, 6.3 and Appendices 8, 11 (IWCMS) <b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 10

	<ul style="list-style-type: none"> <li>Outline pollution control measures relating to storage of materials, possibility of accidental spills (e.g. preparation of contingency plans), appropriate disposal methods, and generation of leachate;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.2, 6.3 and Appendices 8, 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8</p>
	<ul style="list-style-type: none"> <li>Describe hydrological impact mitigation measures including: <ul style="list-style-type: none"> <li>a) Site selection (avoiding sites prone to flooding and waterlogging, actively eroding or affected by deposition);</li> <li>b) Minimising runoff;</li> <li>c) Minimising reductions or modifications to flow regimes;</li> <li>d) Avoiding modifications to groundwater;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 6, 7, 9 The proposed development area is across existing impervious surfaces. The existing site flow regimes will be maintained.</p>
	<ul style="list-style-type: none"> <li>Describe groundwater impact mitigation measures including: <ul style="list-style-type: none"> <li>a) Site selection;</li> <li>b) Retention of native vegetation and revegetation;</li> <li>c) Artificial recharge;</li> <li>d) Providing surface storages with impervious linings;</li> <li>e) Monitoring program;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.3 and Appendices 10 (GI), 11 (IWCMS)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Section 2</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9 for groundwater details The proposed development area is across an existing impervious surface. The existing site flow regimes will be maintained.</p>
	<ul style="list-style-type: none"> <li>Describe geomorphological impact mitigation measures including: <ul style="list-style-type: none"> <li>a) Site selection;</li> <li>b) Erosion and sediment controls;</li> <li>c) Minimising instream works;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Not Applicable - the proposed</p>

	<ul style="list-style-type: none"> <li>d) Treating existing accelerated erosion and deposition;</li> <li>e) Monitoring program;</li> </ul>	<p>development does not involve geomorphological activities. The proposed development area is across an existing impervious surface. The existing site flow regimes will be maintained.</p> <p>Refer Appendix 11 (IWCMS) Section 9 for groundwater details</p>
	<ul style="list-style-type: none"> <li>• Any proposed monitoring should be undertaken in accordance with the <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW</i> (DEC 2004);</li> </ul>	<p>Not Applicable - there is no proposal for water quality sampling / monitoring. The proposed development will not release effluent to the downstream receiving environment. The development will discharge treated waste water to sewer.</p>
	<p><b>5. Soils and Contamination</b> <b>Describe Baseline Conditions</b></p> <ul style="list-style-type: none"> <li>• Provide any details (in addition to those provided in the location description - Section C) that are needed to describe the existing situation in terms of soil types and properties and soil contamination;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.1 and Appendix 10 (GI)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Section 2, 3</p>
	<p><b>Assess Impacts</b></p> <ul style="list-style-type: none"> <li>• Identify any likely impacts resulting from the construction or operation of the proposal, including the likelihood of: <ul style="list-style-type: none"> <li>a) Disturbing any existing contaminated soil;</li> <li>b) Contamination of soil by operation of the activity;</li> <li>c) Subsidence or instability;</li> <li>d) Soil erosion;</li> <li>e) Disturbing acid sulfate or potential acid sulfate soils;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.1 and Appendices 10 (GI), 16 (CEMP)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 4, 8, 9</p>
	<ul style="list-style-type: none"> <li>• Reference should be made to <i>Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites</i> (OEH, 2011); <i>Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report</i> (EPA, 2003);</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.1, 10 and Appendix 10 (GI)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI)</p>

		Section 10
	<p><b>Describe Management and Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>Describe and assess the effectiveness or adequacy of any soil management and mitigation measures during construction and operation of the proposal including: <ul style="list-style-type: none"> <li>a) Erosion and sediment control measures;</li> <li>b) Proposals for site remediation – see <i>Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land</i> (Department of Urban Affairs and Planning and Environment Protection Authority, 1998);</li> <li>c) Proposals for the management of these soils – see <i>Assessing and Managing Acid Sulfate Soils</i>, Environment Protection Authority, 1995 (note that this is the only methodology accepted by the EPA);</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.8, 8.5 and Appendices 10 (GI), 11 (IWCMS), 16 (CEMP)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 8, 9</p>
	<p><b>6. Waste and Chemicals</b></p> <p><b>Describe Baseline Conditions</b></p> <ul style="list-style-type: none"> <li>Describe any existing waste or chemicals operations related to the proposal;</li> </ul>	Not Applicable
	<p><b>Assess Impacts</b></p> <ul style="list-style-type: none"> <li>Assess the adequacy of proposed measures to minimise natural resource consumption and minimise impacts from the handling, transporting, storage, processing and reprocessing of waste and/or chemicals;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.9, 7</p> <p>Minimal natural resource consumption is required for the proposed development.</p>
	<ul style="list-style-type: none"> <li>Reference should be made to <i>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes</i> (EPA, 1999);</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.9</p>
	<p><b>Describe Management and Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>Outline measures to minimise the consumption of natural resources;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.9</p>
	<ul style="list-style-type: none"> <li>Outline measures to avoid the generation of waste and promote the re-use and recycling and reprocessing of any waste;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.9</p>
	<ul style="list-style-type: none"> <li>Outline measures to support any approved regional or industry waste plans;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.9</p>
	<p><b>7. Cumulative Impacts</b></p> <ul style="list-style-type: none"> <li>Identify the extent that the receiving environment is already stressed by</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5, 6.7</p>

	<p>existing development and background levels of emissions to which this proposal will contribute;</p>	<p>and Appendices 11 (IWCMS), 12 (A&amp;NQA), 14 (TIA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8.1</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 5, 6</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Section 2</p>
	<ul style="list-style-type: none"> <li>Assess the impact of the proposal against the long term air, noise and water quality objectives for the area or region;</li> <li>Identify infrastructure requirements flowing from the proposal (e.g. water and sewerage services, transport infrastructure upgrades);</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3, 6.4, 6.5, 6.7 and Appendices 11 (IWCMS), 12 (A&amp;NQA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 4.3, 8 for details regarding the development area adopted load reduction targets set by BCC</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2.5</p> <p><b>EIS</b> Refer EIS Sections 3.5, 6.2, 6.7 and Appendices 11 (IWCMS), 14 (TIA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) - this proposal will not require infrastructure upgrades</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) - no transport</p>

		infrastructure upgrades are required as a result of the proposal
	<ul style="list-style-type: none"> <li>Assess likely impacts from such additional infrastructure and measures reasonably available to the proponent to contain such requirements or mitigate their impacts (e.g. travel demand management strategies).</li> </ul>	Not Applicable - no transport infrastructure upgrades are required therefore no impacts are expected
<b>F. List of Approvals and Licences</b>	<ul style="list-style-type: none"> <li>Identify all approvals and licences required under environment protection legislation including details of all scheduled activities, types of ancillary activities and types of discharges (to air, land, water).</li> </ul>	<p><b>EIS</b> Refer EIS Section 5.5</p> <p>An environment protection licence under Chapter 3 of the <i>Protection of the Environment Operations Act 1997</i> will be required</p>
<b>G. Compilation of Mitigation Measures</b>	<ul style="list-style-type: none"> <li>Outline how the proposal and its environmental protection measures would be implemented and managed in an integrated manner so as to demonstrate that the proposal is capable of complying with statutory obligations under EPA licences or approvals (e.g. outline of an environmental management plan);</li> </ul>	<p><b>EIS</b> Refer EIS Section 8 and Appendix 17 (SBMP)</p>
	<ul style="list-style-type: none"> <li>The mitigation strategy should include the environmental management and cleaner production principles which would be followed when planning, designing, establishing and operating the proposal. It should include two sections, one setting out the program for managing the proposal and the other outlining the monitoring program with a feedback loop to the management program.</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 8 and Appendix 17 (SBMP)</p>
<b>H. Justification for the Proposal</b>	<ul style="list-style-type: none"> <li>Reasons should be included which justify undertaking the proposal in the manner proposed, having regard to the potential environmental impacts.</li> </ul>	<p><b>EIS</b> Refer EIS Sections 2.7, 4.4, 4.6, 8, 9</p>

## BLACKTOWN CITY COUNCIL REQUIREMENTS

Heading	Requirements	Applicant's Comments
<b>Planning</b>	<p><b>1.</b> The use could be an offensive industry or Offensive Storage Establishment which are both prohibited in the zone. Clear documentary evidence is to be submitted to demonstrate it is not prohibited in the zone;</p>	<p><b>EIS</b> Refer EIS Section 5.6 – This advice is superseded by BLEP 2015. The proposed uses are defined as ‘waste or resource management facility; depot’ and permitted with consent in IN1 zone</p>
	<p><b>2.</b> Documentary evidence that the operation of this facility 24 hours a day will not impact on the amenity of the residential area 420m away from the site;</p>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 6.2, 6.3, 6.4, 6.5,6.7 and Appendix 12 (A&amp;NQA)  <b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Sections 4, 5, 6, 7</p>
	<p><b>3.</b> Statement of Environmental Effects to include operational details including the proposed used (if known) hours of operation, staff number, delivery times. The types of trucks to be used – the trucks are to ensure they are covered; The SEE shall address the current operations of the site and how the new development will not displace any car parking or impact on the current operations;</p>	<p><b>EIS</b> Refer EIS Sections 4, 6.7 and Appendix 14 (TIA)  <b>Traffic Issues</b> Refer Appendix 14 (TIA) Section 1</p>
	<p><b>4.</b> The proposal is considered to be Integrated Development as the proposed works are located within 40m of watercourse;</p>	<p>SSD &amp; SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of <i>the Environmental Planning &amp; Assessment Act 1979</i></p>
	<p><b>5.</b> Statement of Compliance against <i>Blacktown Development Control Plan 2006</i>;</p>	<p>Clause 11 of SEPP (State and Regional Development) 2011 states that DCPs do not apply to SSI. Notwithstanding, relevant provisions of the DCP 2015 have been taken into consideration with regard to the design and layout of the development and as reflected in the submitted specialist reports.</p>

	6. Details of any payable Local Contributions;	To be advised by BCC
	7. Provide details on staging of the development (if proposed);	<b>EIS</b> Refer EIS Section 4.4 Note that the building works will not be staged, however plant and equipment (including tank storages) will be installed on the basis of demand.
	8. Car parking shall comply with the requirements of <i>Blacktown Development Control Plan 2006</i> ;	<b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)
	9. Submission of signage including assessment against SEPP 64;	<b>EIS</b> Refer EIS Section 5.4.3 There is no advertising signage proposed as part of the application.
	10. Lighting plan for the car park shall be submitted;	<b>EIS</b> Refer EIS Drawing 16027 SK E01
	11. Details of any dangerous or hazardous goods, including assessment against SEPP 33 and a Preliminary Hazard Analysis if required;	<b>EIS</b> Refer EIS Sections 7.2, 7.3 and Appendix 15 (HI&RA)
	12. Details of screening to water tanks (if tanks are proposed);	<b>EIS</b> Refer EIS Section 6.8 and Drawings RI456-D0-02 to 25
	13. Details of external finishes and colours including photomontages;	<b>EIS</b> Refer EIS Section 6.8 and Drawings RI456-D0-16 and 26
	14. Details of any retaining walls including materials of construction;	Not applicable. There are no retaining walls
	15. Details of any noise barrier walls on the residential side of the property;	<b>EIS</b> Refer EIS Sections 4, 6.7 and Appendix 14 (TIA)
<b>Engineering and Drainage</b>	1. The development should be as per “ <i>Blacktown City Council, Engineering Guide for Development – 2005</i> ” to facilitate the efficient processing of engineering plan submissions, and to ensure that infrastructure associated with the development is designed and constructed to safe, serviceable, economical to maintain and meets	<b>EIS</b> Refer EIS Appendix 11 (IWCMS) and Drawings RI456-D0-01 to 51  <b>Water Issues</b> Refer Appendix 11 (IWCMS)

community expectations;	Drawings - the development is generally in accordance with Blacktown City Council, Engineering Guide for Development – 2005	
<p>2. Stormwater water quality improvement targets are to be achieved on-site prior to discharge for the new building and any disturbed areas around the new building accounting for all bypass. The targets are to be assessed using MUSIC and in accordance with all the requirements of Blacktown City Council’s Water Sensitive Urban Design. An electronic copy of MUSIC is to be provided to Council for assessment. The required percentage reductions in post development average annual load of pollutants are:</p>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11(IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8 - the development achieves Blacktown City Council requirements</p>	
<p><b>Pollutant</b></p>	<p><b>% Post Development Pollutant Reduction Targets</b></p>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11(IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.6 - the development achieves Blacktown City Council requirements</p>
Gross Pollutants	90	
Total Suspended Solids	85	
Total Phosphorous	65	
Total Nitrogen	45	
Total Hydrocarbons	90	
<p>Note: As MUSIC does not assess hydrocarbons, a gross pollutant trap targeting hydrocarbons and designed to treat the minimum 6 month flow from any newly disturbed areas is deemed to comply;</p>		<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> The development proposal incorporates SPeL Filter Cartridges which will remove hydrocarbons from the new pavement areas</p>
<p>3. The development should achieve a minimum of 80% (assessed using MUSIC) of the non-potable water uses on-site for the new building and</p>		<p><b>EIS</b> Refer EIS Section 6.2 and Appendix</p>

	<p>processes being met using rainwater. Non-potable uses include toilet flushing, any new industrial processes and landscape watering. Allow for toilet reuse of 0.1 KL/day per any new toilet /urinal, ignoring any disabled toilet. For watering landscaped areas (ignoring turf areas) allow 0.4 kl/year/m<sup>2</sup> as PET-Rain. Allow for a 20% loss in rainwater tank size volume in MUSIC compared to that shown on the design plans to allow for anaerobic zones, mains water top up levels and overflow levels.</p>	<p>11(IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 - the development achieves Blacktown City Council requirements</p>
<p><b>Environmental Health</b></p>	<p>1. Noise – An acoustic assessment is required due to the nature of the business, and proximity to residential receivers. The assessment should take into consideration the Environment Protection Authority’s document <i>NSW Industrial Noise Policy</i> and provide recommendations to mitigate the emission of offensive noise from the proposed development. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the <i>Association of Australian Acoustic Consultants</i>. The report shall address any required noise attenuation measures to be imposed to ensure noise complies with the <i>NSW Industrial Noise Policy</i> between 10pm and 7am;</p>	<p><b>EIS</b> Refer EIS Section 6.5 and Appendix 12 (A&amp;NQA)</p> <p><b>Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 5</p>
	<p>2. Odour – An odour assessment is required and must be completed in accordance with the requirements of the Office of Environment and Heritage document <i>Assessment and Management of Odour from Stationary Sources in NSW and Technical Framework November 2006</i>;</p>	<p><b>EIS</b> Refer EIS Section 6.4 and Appendix 12 (A&amp;NQA)</p> <p><b>Air Issues</b> Refer Appendix 12 (A&amp;NQA) Section 6</p>
	<p>3. Stormwater – Stormwater management plan required to address potential sources of contamination from stormwater runoff;</p>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8</p> <p>The development proposal is two banded buildings. There will be no potential for</p>

		contamination of stormwater runoff from the proposal. All waste water treatment will occur within the buildings. The development achieves Blacktown City Councils load reduction targets.
	4. Wastewater – Trade Waste Agreement is required with Sydney Water;	<b>EIS</b> Refer EIS Sections 3.5, 4.4.5 and Appendix 7  A tradewaste agreement will be negotiated with Sydney Water. Sydney Water confirmed on 30 April 2015 that the receiving sewer has sufficient capacity for this development.
	5. NSW EPA must be consulted regarding licensing requirements, and if the proposed activity would fulfil the objectives of the NSW EPS’s <i>NSW Waste Avoidance and Resource Recovery Strategy 2013-21</i> .	<b>EIS</b> Refer EIS Sections 2.8.5, 6.9
<b>Traffic</b>	1. A traffic report should be submitted with the application to address traffic implication of the proposal and an evening/night time (8pm – 7am) route plan to determine the impacts on residential amenity. All travel routes shall limit night time routes between the hours of 8pm and 7am near residential areas.	<b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)  <b>Traffic Issues</b> Refer Appendix 14 (TIA) which has been prepared and submitted as required

## NSW TRANSPORT ROADS & MARITIME SERVICES REQUIREMENTS

Heading	Requirements	Applicant's Comments
<b>Roads &amp; Maritime Services Requirements</b>	Roads and Maritime require 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);	<p><b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Sections 5, 6 The intersection of Owen Street / Power Street fails to meet performance criteria under background conditions. The development traffic represents 3.5% of the existing traffic volume along Owen Street. It is considered unnecessary for mitigation measures to be put in place at the existing intersection as a result of the proposed development given BCC's proposed future upgrades to the intersection.</p>
	2. 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);	<p><b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Sections 3.2, 3.3, 4 Parking layout and provision meets the requirements of BCC and AS2890</p>
	3. Proposed number of car parking spaces and compliance with the appropriate parking codes;	<p><b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Section 3 A first-principles parking assessment was undertaken based on the known employment and operation levels.</p>

		The development will provide 28 passenger and 14 commercial vehicle parking spaces which meets the requirements of BCC and the anticipated demand.
	4. Details of service vehicle movements (including vehicle type and likely arrival and departure times);	<p><b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) Sections 4, 5 The largest design vehicle is expected to be a 26.0 metre long B double. The site will generally operate between the hours of 4.00am and 9.00pm with vehicle arrival and departure during this period.</p>
	5. Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measure;	<p><b>EIS</b> Refer EIS Section 6.7 and Appendix 14 (TIA)</p> <p><b>Traffic Issues</b> Refer Appendix 14 (TIA) The site will utilise some existing infrastructure on the existing site, therefore construction activities will be minimal. However, a Construction Traffic Management Plan (CTPM) can be provided at a later date if required.</p>
	6. Roads and Maritime requires an assessment of the likely toxicity levels of loads transported on arterial and local roads to/from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.	<p><b>EIS</b> Refer EIS Section 7 and Appendix 15 (HI&amp;RA)</p> <p>Materials transported will meet EPA NSW requirements for waste transport and any other relevant transport approvals for the nature of the waste. Wastes transported to the site are not considered hazardous.</p>

## SYDNEY WATER REQUIREMENTS

Heading	Requirements	Applicant's comments
<b>Sydney Water requirements for Environmental Assessment</b>	Sydney Water requests Secretary Environment Assessment Requirements include the following:	
	<b>1.</b> The proponent should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. This will allow Sydney Water to determine the impact of the proposed project on its existing services and identify any augmentation requirements;	<b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)  <b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for details regarding water conservation. The development supplies more than 80% of its non potable water demand through rainwater reuse. Section 8 The development includes water sensitive urban detail
	<b>2.</b> When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.	<b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)  <b>Water Issues</b> The development proposal is two new buildings on an existing site. There is no proposal to remove existing landscape (shrubs and trees).

**DEPARTMENT OF PRIMARY INDUSTRIES**

<b>Heading</b>	<b>Requirements</b>	<b>Applicant's comments</b>
<p><b>Comment by NSW Office of Water</b></p>	<p>The NSW Office of Water (Office of Water) has reviewed the supporting documentation accompanying the request for Secretary's Environmental Assessment Requirements (SEARs) and provides the following comments below, and further detail in <b>Attachment A</b>. It is recommended that the EIS be required to include:</p>	
	<ul style="list-style-type: none"> <li>• Details of water proposed to be taken (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan;</li> </ul>	<p><i><b>EIS</b></i> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><i><b>Water Issues</b></i> Refer Appendix 11 (IWCMS) Section 8 Rainwater will be collected from the proposed development roof area via a rainwater tank. The roof area is approx. 1810m<sup>2</sup>. The rainwater will be used to supply non potable uses such as landscape irrigation and washdown.</p>
	<ul style="list-style-type: none"> <li>• Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project);</li> </ul>	<p>Not Applicable</p>
	<ul style="list-style-type: none"> <li>• The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased;</li> </ul>	<p>Not Applicable</p>
	<ul style="list-style-type: none"> <li>• A detailed and consolidated site water balance;</li> </ul>	<p><i><b>EIS</b></i> Refer EIS Section 6.2 and Appendix 11(IWCMS)</p> <p><i><b>Water Issues</b></i> Refer Appendix 11 (IWCMS)</p>

		Section 8.9 for water conservation details. The development proposal is for water treatment. Over 80% of the developments non potable water use will be supplied by three rainwater tanks totalling 45.2kL. The potable water sources of the development are limited to staff use purposes. There is no proposal for water to be added to the water treatment process, as this would increase operational and treatment costs.
	<ul style="list-style-type: none"> <li>Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, flood risk and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendices 10 (GI), 11 (IWCMS)</p> <p><b>Geotechnical Issues</b> Refer Appendix 10 (GI) Sections 2, 3</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.6 The development proposal is two banded buildings. There will be no potential for contamination of stormwater runoff from the proposal. All waste water treatment will occur within the roofed structures. The development achieves Blacktown City Councils load reduction targets. There will be no cumulative impacts on water resources.</p>
	<ul style="list-style-type: none"> <li>Full technical details and data of all surface and groundwater modelling if appropriate;</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 6, 7 and 8</p>
	<ul style="list-style-type: none"> <li>Proposed surface and groundwater monitoring activities and methodologies;</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS)</p>

		Section 3.4 There is no proposal for water monitoring activities
	<ul style="list-style-type: none"> <li>Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.6 The development proposal is two bunded buildings. There will be no potential for contamination of stormwater runoff from the proposal. All waste water treatment will occur within the roofed structures. The development achieves Blacktown City Councils load reduction targets. There will be no cumulative impacts on water resources.</p>
	<ul style="list-style-type: none"> <li>Consideration of relevant policies and guidelines, as applicable;</li> </ul>	<p><b>EIS</b> Refer EIS Section 10 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 14 - the proposed development is generally in accordance with the governing authorities requirements, polices and guidelines</p>
	<ul style="list-style-type: none"> <li>A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 6 – this document</p>
<b>Comment by Agriculture NSW</b>	Agriculture NSW advise that the applicant will need to address the following critical aspects:	
	<ul style="list-style-type: none"> <li>Management Practices to minimise odour, dust and noise sources to sensitive receptors, given there is a similar facility adjacent,</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 4.6, 7, 8 and Appendix 12 (A&amp;NQA)</p> <p><b>Air and Noise Issues</b> Refer Appendix 12 (A&amp;NQA) Section 2</p>
	<ul style="list-style-type: none"> <li>Biosecurity assessment and proposed</li> </ul>	All activities, including loading and unloading will

	<p>management due to close proximity of tributary to Eastern Creek,</p>	<p>occur in banded, roofed buildings. There is no potential for contaminants to enter the adjacent concrete drainage channel.</p> <p>The development will meet the load reduction requirements set by Blacktown City Council.</p>
	<ul style="list-style-type: none"> <li>Flood risk and effluent management during flash flooding given proximity to tributary of Eastern Creek which supplies irrigators in Eastern and South Creeks.</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 6, 10</p> <p>The development is above the PMF and is not affected by flooding of Eastern Creek. The development has no external catchments which contribute to flows within the proposal site. The development is two banded buildings. There is no potential for effluent to enter Eastern Creek.</p>
<p><b>Comment by Crown Lands</b></p>	<ul style="list-style-type: none"> <li>The proponent must identify any Crown land affected by the proposal. Prior to preparation of the EIS it is recommended that the proponent undertake a Crown Land Status search available through Crown Lands.</li> </ul>	<p>No Crown land is affected by the proposed development.</p>

## Attachment A

### Additional Comment by NSW Office of Water

	The EIS should take into account the objects and regulatory requirements of the <i>Water Act 1912 (WA 1912)</i> and <i>Water Management Act 2000 (WMA 2000)</i> , and associated regulations and instruments, as applicable.	
	<i>Water Management Act 2000 (WMA 2000)</i> Key points: <ul style="list-style-type: none"> <li>• Volumetric licensing in areas covered by water sharing plans;</li> </ul>	Not Applicable
	<ul style="list-style-type: none"> <li>• Works within 40m of waterfront land;</li> </ul>	<p><b><i>EIS</i></b> Refer EIS Appendix 11 (IWCMS)</p> <p><b><i>Water Issues</i></b> Refer Appendix 11 (IWCMS) Section 11 The proposed construction works will be undertaken in accordance with the latest sediment and erosion control requirements. The site drains internally to existing stormwater infrastructure, which then discharges to the drainage easement that exists along the Northern Boundary. This drainage easement includes piped infrastructure that connects the surrounding industrial properties to the concrete drainage channel beyond the drainage easement. The site does not discharge directly to the concrete drainage channel.</p>
	<ul style="list-style-type: none"> <li>• SSD &amp; SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the <i>Environmental Planning &amp; Assessment Act 1979 (EP&amp;A Act)</i>;</li> </ul>	Noted

	<ul style="list-style-type: none"> <li>No exemptions for volumetric licensing apply as a result of the <i>EPA&amp;A Act</i>;</li> </ul>	Noted
	<ul style="list-style-type: none"> <li>Basic landholder rights, including harvestable rights dams;</li> </ul>	Not Applicable - the proposal does not involve harvestable rights dams
	<ul style="list-style-type: none"> <li>Aquifer interference activity approval and flood management work approval provisions have not yet commenced and are regulated by the <i>Water Act 1912</i>;</li> </ul>	Not Applicable - the proposal does not involve aquifer or flood management work
	<ul style="list-style-type: none"> <li>Maximum penalties of \$2.2 million plus \$264,000 for each day an offence continues apply under the <i>WMA 2000</i>.</li> </ul>	Noted
	<i>Water Act 1912 (WA 1912)</i> Key points: <ul style="list-style-type: none"> <li>Volumetric licensing in areas where no water sharing plan applies;</li> </ul>	Not Applicable - the proposal does not involve volumetric licensing
	<ul style="list-style-type: none"> <li>Monitoring bores;</li> </ul>	Not Applicable - the proposal does not involve monitoring bores
	<ul style="list-style-type: none"> <li>Aquifer interference activities that not regulated as a water supply work under the <i>WMA 2000</i>;</li> </ul>	Not Applicable - the proposal does not involve aquifer interference activities
	<ul style="list-style-type: none"> <li>Flood management works;</li> </ul>	Not Applicable - the proposal does not involve flood management works
	<ul style="list-style-type: none"> <li>No exemptions apply to licences or permits under the <i>WA 1912</i> as a result of the <i>EP&amp;A Act</i>;</li> </ul>	Not Applicable
	<ul style="list-style-type: none"> <li>Regulation of water bore driller licensing.</li> </ul>	Not Applicable - the proposal does not involve water bore driller licensing
	<i>Water Management (General) Regulation 2011</i> Key points: <ul style="list-style-type: none"> <li>Provides various exemptions for volumetric licensing and activity approvals;</li> </ul>	Not Applicable - the proposal does not involve volumetric licensing
	<ul style="list-style-type: none"> <li>Provides further detail on requirements for dealings and applications.</li> </ul>	Not Applicable
	<i>Water Sharing Plans</i> – these are considered regulations under the <i>WMA 2000</i>	Not Applicable - the proposal does not involve water sharing

	<i>Access Licence Dealing Principles Order 2004</i>	
<b>Water Sharing Plans</b>	The proposal is located within the area covered by the <i>Greater Metropolitan Region Unregulated River Water Sources Water Sharing Plan, and the Greater Metropolitan Region Groundwater Sources Water Sharing Plan</i> . The EIS is required to:	Not Applicable
	<ul style="list-style-type: none"> <li>• Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity;</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for water conservation details The proposal does not involve water sharing. In accordance with Blacktown City Council requirements the development roof area will be connected to a rainwater tank achieve greater than 80% of the developments non potable water demand supplied by non potable sources.</p>
	<ul style="list-style-type: none"> <li>• Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for water conservation details</p>
	<ul style="list-style-type: none"> <li>• Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including: <ul style="list-style-type: none"> <li>○ Sufficient market depth to acquire the necessary entitlements for each water source;</li> <li>○ Ability to carry out a “dealing” to transfer the water to relevant location under the rules of the WSP;</li> <li>○ Daily and long-term access rules;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for water conservation details The development seeks no water supply / access licences. The development proposal is for water treatment. Over 80% of the developments non potable water use will be supplied by three rainwater tanks with a</p>

	<ul style="list-style-type: none"> <li>○ Account management and carryover provisions;</li> </ul>	<p>combined total volume of 45.2kL. The potable water sources of the development are limited to staff use purposes. There is no proposal for water to be added to the water treatment process, as this would increase operational and treatment costs.</p>
	<ul style="list-style-type: none"> <li>● Provide a detailed and consolidated site water balance;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for water conservation details. The development proposal is for water treatment. Over 80% of the developments non potable water use will be supplied by three rainwater tanks with a combined total volume of 45.2kL. The potable water sources of the development are limited to staff use purposes. There is no proposal for water to be added to the water treatment process, as this would increase operational and treatment costs.</p>
	<ul style="list-style-type: none"> <li>● Further detail on licensing requirements is provided below.</li> </ul>	<p>Not Applicable - the proposal does not involve any water licensing</p>
<p><b>Relevant Policies and Guidelines</b></p>	<p>The EIS should take into account the following policies (as applicable):</p>	
	<ul style="list-style-type: none"> <li>● NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012);</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 11 The proposed construction works will be undertaken in accordance with the latest sediment and erosion control requirements. The site drains internally to existing stormwater infrastructure, which then discharges to the drainage easement that exists along the Northern Boundary. This drainage easement includes piped infrastructure that connects the</p>

		surrounding industrial properties to the concrete drainage channel beyond the drainage easement. The site does not discharge directly to the concrete drainage channel.
	<ul style="list-style-type: none"> <li>• NSW Aquifer Interference Policy (NOW, 2012);</li> </ul>	The proposal does not involve interference with an aquifer
	<ul style="list-style-type: none"> <li>• Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012);</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9</p>
	<ul style="list-style-type: none"> <li>• Australian Groundwater Modelling Guidelines (NWC, 2012);</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9 The proposal does not involve interference with groundwater</p>
	<ul style="list-style-type: none"> <li>• NSW State Rivers and Estuary Policy (1993);</li> </ul>	The proposal does not involve or interference with the natural hydrology of a river or estuary
	<ul style="list-style-type: none"> <li>• NSW State Groundwater Policy Framework Document (1997);</li> </ul>	<p><b>EIS</b> Refer Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9</p>
	<ul style="list-style-type: none"> <li>• NSW State Groundwater Quality Protection Policy (1998);</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9</p>
	<ul style="list-style-type: none"> <li>• NSW State Groundwater Dependent Ecosystems Policy (2002);</li> </ul>	<p><b>EIS</b> Refer EIS Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS)</p>

		Section 9
	<ul style="list-style-type: none"> <li>NSW Water Extraction Monitoring Policy (2007).</li> </ul>	Not Applicable - the proposal does not involve any water extraction activities
<b>Licensing Considerations</b>	The EIS is required to provide:	
	<ul style="list-style-type: none"> <li>Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows);</li> </ul>	<p><b>EIS</b> Refer Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for water conservation details The development proposal is for water treatment. Over 80% of the developments non potable water use will be supplied by three rainwater tanks with a combined total volume of 45.2kL. The potable water sources of the development are limited to staff use purposes. There is no proposal for water to be added to the water treatment process, as this would increase operational and treatment costs.</p>
	<ul style="list-style-type: none"> <li>Details of the water supply sources(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water;</li> </ul>	Not Applicable - the proposal does not involve any water extraction activities
	<ul style="list-style-type: none"> <li>Explanation of how the required entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc);</li> </ul>	Not Applicable - the proposal does not involve any application for water entitlements
	<ul style="list-style-type: none"> <li>Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions etc);</li> </ul>	Not Applicable - the proposal does not involve any water extraction activities
	<ul style="list-style-type: none"> <li>Details of all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted</li> </ul>	Not Applicable - the proposal does not involve any water extraction activities

	groundwater take must be accounted for through adequate licensing;	
	<ul style="list-style-type: none"> <li>• Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages;</li> </ul>	Not Applicable - the proposal does not involve any dams/storages
	<ul style="list-style-type: none"> <li>• Details of the location, purpose, size and capacity of any new proposed dams/storages.</li> </ul>	Not Applicable - the proposal does not involve any dams/storages
<b>Surface Water Assessment</b>	The predictive assessment of the impact of the proposed project on surface water sources should include the following:	
	<ul style="list-style-type: none"> <li>• Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project;</li> </ul>	Not Applicable - the development site has no external contributing catchments
	<ul style="list-style-type: none"> <li>• Identification of all surface water sources as described by the relevant water sharing plan;</li> </ul>	Not Applicable - the proposal does not involve any water sharing activities / plans
	<ul style="list-style-type: none"> <li>• Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.6 and Appendices 11 (IWCMS), 13 (EA)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 4.3 This section has some catchment wide details regarding receiving environment and ecological values of the receiving waters. Details regarding water users have not been included in the IWCMS as the hydrology of the proposed site has not changed.</p> <p><b>Ecological Issues</b> Refer Appendix 13 (EA) Sections 2, 3, 4</p>
	<ul style="list-style-type: none"> <li>• Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 8.9 for water conservation details.</p>

		<p>The development proposal is for water treatment. Over 80% of the developments non potable water use will be supplied by three rainwater tanks with a combined total volume of 45.2kL. The potable water sources of the development are limited to staff use purposes. There is no proposal for water to be added to the water treatment process, as this would increase operational and treatment costs.</p>
	<ul style="list-style-type: none"> <li>• Assessment of predicted impacts on the following: <ul style="list-style-type: none"> <li>○ Flow of surface water, sediment movement, channel stability, and hydraulic regime;</li> <li>○ Water quality;</li> <li>○ Flood regime, and consideration of flood risk;</li> <li>○ Dependent ecosystems;</li> <li>○ Existing surface water users, and</li> <li>○ Planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.2 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Sections 5, 6, 7, 8, 13</p>
	<ul style="list-style-type: none"> <li>• Measures to ensure any tailwater discharge from the site has appropriate water quality for receiving waters.</li> </ul>	<p>Not Applicable - the proposal does not involve tailwater discharge</p>
<p><b>Groundwater Assessment</b></p>	<p>To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.</p> <p>Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.</p> <p>Where groundwater is expected to be intercepted or</p>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9</p>

	<p>impacted, the following requirements should be used to assist the groundwater assessment for the proposal;</p>	
<ul style="list-style-type: none"> <li>• Works likely to intercept, connect with or infiltrate the groundwater sources;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9 The existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof. Therefore no changes in groundwater infiltration will result from this development proposal.</p>	
<ul style="list-style-type: none"> <li>• Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes;</li> </ul>	<p>Not Applicable - the proposal does not involve groundwater extraction</p>	
<ul style="list-style-type: none"> <li>• Bore construction information is to be supplied to the Office of Water by submitting a “Form A” template. The Office of Water will supply “GW” registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting;</li> </ul>	<p>Not Applicable - the proposal does not involve groundwater extraction</p>	
<ul style="list-style-type: none"> <li>• A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources);</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 9</p>	
<ul style="list-style-type: none"> <li>• Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will</p>	

		result from this development proposal. There is no proposal for groundwater monitoring.
	<ul style="list-style-type: none"> <li>The predicted impacts of any final landform on the groundwater regime;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 4.4, 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the proposal does not involve any changes to landform on site catchments</p>
	<ul style="list-style-type: none"> <li>The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will result from this development proposal.</p>
	<ul style="list-style-type: none"> <li>An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the proposal does not involve any changes to groundwater or groundwater quality. The existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will result from this development proposal.</p>
	<ul style="list-style-type: none"> <li>An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal);</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the proposal does not involve any changes to groundwater or groundwater quality. The existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will result from this development proposal.</p> <p>The development proposal is two banded shed structures. There will be no potential for</p>

		contamination of stormwater runoff from the proposal. All waste water treatment will occur within the shed.
	<ul style="list-style-type: none"> <li>Measures proposed to protect groundwater quality both in the short and long term, and isolate aquifers from potential contamination;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the proposal does not involve any changes to groundwater or groundwater quality. The existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will result from this development proposal.</p> <p>The development proposal is two banded shed structures. There will be no potential for contamination of stormwater runoff from the proposal. All waste water treatment will occur within the roofed structures.</p>
	<ul style="list-style-type: none"> <li>Measures for preventing groundwater pollution so that remediation is not required;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - The proposal does not involve any changes to groundwater or groundwater quality. The existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will result from this development proposal.</p> <p>The development proposal is two banded shed structures. There will be no potential for contamination of stormwater runoff from the proposal. All waste water treatment will occur within the roofed structures.</p>
	<ul style="list-style-type: none"> <li>Protective measures for any groundwater dependent ecosystems (GDEs);</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - the proposal does not involve any changes to groundwater or groundwater quality.</p>

		<p>The existing site is fully impervious. The development proposal will replace impervious pavement with impervious roof or new pavement. Therefore no changes in groundwater infiltration will result from this development proposal.</p> <p>The development proposal is two bunded shed structures. There will be no potential for contamination of stormwater runoff from the proposal. All waste water treatment will occur within the roofed structures.</p>
	<ul style="list-style-type: none"> <li>Proposed methods of the disposal of waste water and approval from the relevant authority;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer EIS Section 3.5. A tradewaste agreement will be negotiated with Sydney Water.</p>
	<ul style="list-style-type: none"> <li>The results of any models or predictive tools used.</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - modelling of groundwater is not applicable to this application</p>
	<p>Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:</p>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix 11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 10</p> <p>No potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within a bunded roofed building and inground sumps.</p>
	<ul style="list-style-type: none"> <li>Any proposed monitoring programs, including water levels and quality data;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - there is no proposal for groundwater monitoring</p>

	<ul style="list-style-type: none"> <li>Reporting procedures for any monitoring program including mechanism for transfer of information;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - there is no proposal for groundwater monitoring</p>
	<ul style="list-style-type: none"> <li>An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal;</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - no potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within bunded roofed buildings.</p>
	<ul style="list-style-type: none"> <li>Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category);</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable - no potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within bunded roofed buildings.</p>
	<ul style="list-style-type: none"> <li>Description of the remedial measures or contingency plans proposed.</li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable</p>
	Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.	<p><b>EIS</b> Refer EIS Section 6.3 and Appendix 11 (IWCMS)</p> <p>Not Applicable</p>
<b>Groundwater Dependent Ecosystems</b>	The EIs must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:	<p><b>EIS</b> Refer EIS Section 6.3 and Appendices 11(IWCMS), 13 (EA)</p> <p>No potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within a bunded roofed building.</p> <p><b>Ecology Issues</b> Refer Appendix 13 (EA) Sections 2, 3, 4</p>

	<ul style="list-style-type: none"> <li>• Identify any potential impacts on GDEs as a result of the proposal including: <ul style="list-style-type: none"> <li>○ The effect of the proposal on the recharge to groundwater systems;</li> <li>○ The potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connection; and</li> <li>○ The effect on the function of GDEs (habitat, groundwater levels, connectivity);</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.3 and Appendices 11(IWCMS), 13 (EA)</p> <p><b>Water Issues</b> No potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within a bunded roofed building.</p>
	<ul style="list-style-type: none"> <li>• Provide safeguard measures for and GDEs.</li> </ul>	Not Applicable
<p><b>Watercourses, Wetlands and Riparian Land</b></p>	<p>The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal including:</p>	
	<ul style="list-style-type: none"> <li>• Scaled plans showing the location of: <ul style="list-style-type: none"> <li>○ Wetlands/ swamps, watercourses and top of bank;</li> <li>○ Riparian corridor widths to be established along the creeks;</li> <li>○ Existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);</li> <li>○ The site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and</li> <li>○ Proposed location of any asset protection zones;</li> </ul> </li> </ul>	<p><b>EIS</b> Refer EIS Section 6.6 and Appendix 13 (EA)</p> <p><b>Ecology Issues</b> Refer Appendix 13 (EA) Sections 2, 3, 4 and Figures 1.2 to 4.2</p>
	<ul style="list-style-type: none"> <li>• Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken;</li> </ul>	<p><b>EIS</b> Refer Appendix 13 (EA)</p> <p><b>Ecology Issues</b> Refer Appendix 13 (EA)</p>

		Figures 1.2 to 4.2
	<ul style="list-style-type: none"> <li>A detailed description of all potential impacts on the watercourses/riparian land;</li> </ul>	Not Applicable - no potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within bunded roofed buildings.
	<ul style="list-style-type: none"> <li>A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands;</li> </ul>	Not Applicable - the site discharges to a constructed channel
	<ul style="list-style-type: none"> <li>A description of the design features and measures to be incorporated to mitigate potential impacts;</li> </ul>	<p><b>EIS</b> Refer EIS Sections 6.2, 6.3 and Appendix11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 10 No potential impacts to groundwater have been identified. All operational, loading and unloading activities will occur within a bunded roofed building and inground sumps.</p>
	<ul style="list-style-type: none"> <li>Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.</li> </ul>	<p><b>EIS</b> Refer EIS Appendix11 (IWCMS)</p> <p><b>Water Issues</b> Refer Appendix 11 (IWCMS) Section 4.3 for details regarding stream order (Strahler System). A geomorphic and hydrological assessment of the degraded constructed channel adjacent to the development site has not been undertaken as no changes to hydrology will occur as a result of the development proposal. In accordance with BCC requirements Detention storages have been provided to account for the new impervious area. The new impervious area in the proposed development will be across existing impervious areas within the existing</p>

		development.
<b>Landform Rehabilitation</b>	The environmental Impact Statement report should include:	
	<ul style="list-style-type: none"> <li>Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;</li> </ul>	<i>EIS</i> Refer EIS Sections 4.4, 6.1 and Appendix 11 (IWCMS) Not Applicable - the proposal does not involve any changes to landform on site catchments
	<ul style="list-style-type: none"> <li>A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;</li> </ul>	Not applicable
	<ul style="list-style-type: none"> <li>Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and</li> </ul>	Not applicable
	<ul style="list-style-type: none"> <li>An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.</li> </ul>	Not applicable