

## Secretary's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD-7031
<b>Development</b>	Expansion of the existing waste metal recovery and recycling facility, which includes increasing the processing capacity from 90,000 tonnes per annum to 350,000 tonnes per annum of waste metal and the use of the adjoining site to the east (No. 23-43 Tattersall Road, Kings Park).
<b>Location</b>	45 Tattersall Road (Lot 5 / DP 7086) and 23-43 Tattersall Road (Lot 2 / DP 550522), Kings Park in the Blacktown local government area
<b>Applicant</b>	Sell and Parker Pty Ltd
<b>Date of Issue</b>	May 2015
<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 of the <i>Environmental Planning and Assessment Regulation 2000</i>. The EIS must include a:</p> <ul style="list-style-type: none"> <li>• detailed description of the development, including:             <ul style="list-style-type: none"> <li>– need for the proposed development;</li> <li>– justification for the proposed development;</li> <li>– likely staging of the development - including construction, and operational stage/s;</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and</li> <li>– plans of any proposed building works.</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li> <li>• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;</li> <li>• detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes:             <ul style="list-style-type: none"> <li>– a description of the existing environment, using adequate baseline data;</li> <li>– consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>– measures 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> <li>• consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also 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 (as defined</li> </ul>

	<p>in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</p> <ul style="list-style-type: none"> <li>• an estimate of the jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<p><b>Key issues</b></p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Strategic Landuse Planning</b> – including: <ul style="list-style-type: none"> <li>– demonstration that the proposal is generally consistent with the aims and objectives of all relevant environmental planning instruments and strategies including, but not limited to, <i>State Environmental Planning Policy (Infrastructure) 2007</i>, <i>Blacktown Local Environment Plan 1988</i>, <i>Draft Blacktown Local Environment Plan 2012</i>, <i>Waste and Resource Management Strategy 2011-15</i>, <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i> and relevant Development Control Plans;</li> <li>– justification for any inconsistency between the proposed development and these plans;</li> <li>– details on the suitability of the site for the proposed development; and</li> <li>– details of the performance of the existing site operations.</li> </ul> </li> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>– a detailed description of the likely waste streams that would be handled/stored/disposed of at the facility;</li> <li>– details of how this waste would be stored and handled on site, and transported to and from the site;</li> <li>– details of the location and size of stockpiles of unprocessed and processed recycled waste on the site;</li> <li>– the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>;</li> <li>– a description of the technology and timeframes for processing waste and the quality control measures that would be implemented; and</li> <li>– details of the potential impacts associated with treating, storing, using and disposing of this waste and waste products.</li> </ul> </li> <li>• <b>Air Quality and Odour</b> – including: <ul style="list-style-type: none"> <li>– a description of all potential air emissions including particulate matter, individual toxic air pollutants and odours and their sources, including construction, operational and transport sources;</li> <li>– a quantitative assessment of the potential air quality and odour impacts of the development on surrounding landowners;</li> <li>– a description of how the handling, transporting, production and storage of waste materials would be managed to control dust generation; and</li> <li>– details of all proposed mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Noise and Vibration</b> – including: <ul style="list-style-type: none"> <li>– a description of all potential noise and vibration sources,</li> </ul> </li> </ul>

- including construction, operational and transport sources;
- a quantitative assessment of construction, operational and transport noise and vibration impacts to surrounding receivers from on site and off site activities in accordance with the relevant EPA guidelines;
- an assessment of the potential impacts from explosions; and
- details of the proposed management, mitigation and monitoring measures.

- **Transport, Access and Parking** – including:

- details of traffic types and volumes likely to be generated during construction and operation;
- details of key transport routes, site access, internal roadways, infrastructure works and parking;
- detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards;
- an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network, including consideration of cumulative traffic impacts from other developments, using SIDRA or a similar traffic model; and
- a description of the measures that would be implemented to upgrade and/or maintain the surrounding road network over time.

- **Soil and Water** – including:

- an assessment of the potential impacts to riparian areas and waterways and the details of any impact mitigation and management measures;
- a detailed water balance for the development, outlining the measures to minimise water use and any potential for a sustainable water supply;
- wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water;
- a contamination assessment and the details of any remediation;
- the proposed erosion and sediment controls during construction of the post fragmentation processing structure and any other proposed structures;
- the proposed stormwater management system; and
- consideration of the potential salinity, contamination, flooding and acid sulfate soil impacts of the development.

- **Hazards and Risks** – including a preliminary risk screening completed in accordance with *State Environmental Planning 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 project. 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).

- **Fire and incident management** – including technical information on the equipment to be installed on the premises such as spill cleanup equipment and fire management and containment measures.

	<ul style="list-style-type: none"> <li>• <b>Greenhouse Gas</b> – including: <ul style="list-style-type: none"> <li>– a quantitative assessment of the potential scope 1 and 2 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and</li> <li>– a detailed description of the measure that would be implemented on site to ensure that the development is energy efficient.</li> </ul> </li> <li>• <b>Visual</b> – including; <ul style="list-style-type: none"> <li>– an assessment of the potential visual impacts of the development on the amenity of the surrounding area; and</li> <li>– a detailed description of the measures that would be implemented to minimise the visual impacts of the development, including the design features, landscaping and measures to minimise the lighting and signage impacts of the development.</li> </ul> </li> <li>• <b>Design</b> – including details of building design and fit-out for the post fragmentation processing structure and any other proposed structures to be used for the handling of chemicals (e.g. bunding and tanker loading/unloading areas).</li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. These documents should be included as part of the EIS rather than as separate documents.</p>
<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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Blacktown City Council;</li> <li>• NSW Environment Protection Authority;</li> <li>• NSW Office of Water;</li> <li>• NSW Roads and Maritime Services;</li> <li>• Sydney Water; and</li> <li>• WorkCover NSW.</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, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Secretary in relation to the requirements for lodgement.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p>

## **ATTACHMENT 1** **Technical and Policy Guidelines**

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

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

<http://www.planning.nsw.gov.au>  
<http://www.bookshop.nsw.gov.au>  
<http://www.publications.gov.au>  
<http://www.blacktown.nsw.gov.au>

### **Policies, Guidelines and Plans**

<b>Aspect</b>	<b>Policy /Methodology</b>
<b>Waste</b>	<p>Waste Avoidance and Resource Recovery Strategy 2007 (DECC)</p> <p>Waste Classification Guidelines (DECC)</p> <p>Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)</p> <p>Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)</p> <p>Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)</p> <p>Composts, soil conditioners and mulches (Standards Australia, AS 4454)</p>
<b>Air Quality</b>	<p>Protection of the Environment Operations (Clean Air) Regulation 2010</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</p>
<b>Odour</b>	<p>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p> <p>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)</p>
<b>Noise and Vibration</b>	<p>Assessing Vibration: a technical guide (DEC)</p> <p>NSW Industrial Noise Policy (DECC)</p> <p>Environmental Criteria for Road Traffic Noise (NSW EPA)</p> <p>Environmental Noise Control Manual (DECC)</p> <p>Interim Construction Noise Guideline (DECC)</p> <p>Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)</p>
<b>Transport</b>	<p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p>
<b>Soil and Water</b>	<p>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</p>
<i>Surface Water</i>	

	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Floodplain Development Manual (DIPNR)
	Floodplain Risk Management Guideline (DECC)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
<i>Soil</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<b>Hazard and Risk</b>	
	AS/NZS 4360:2004 Risk Management
	HB 203:2006 Environmental Risk Management – Principals and Process
	State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
<b>Greenhouse Gas</b>	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage

**ATTACHMENT 2**  
**Public Authority Responses to Request for Key Issues**