Application Number	SSD-79012238
Project Name	Weston Aluminium Autoclave Facility
Development	Installation and operation of an autoclave facility for the treatment of up to 10,000 tonnes of medical waste per annum
Location	Lot 2 DP 1267615 129 Mitchell Avenue Kurri Kurri
Applicant	Weston Aluminium Pty Ltd
Date of Issue	5 February 2025
General Requirements	The Environmental Impact Statement (EIS) for the development must: • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's *State Significant Development Guidelines (2021).* In addition, the EIS must include: • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development • consideration of issues discussed in the public authority responses to request for key issues (see **Attachment 2**) • a detailed assessment of the key issues specified below, including: – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. The EIS must also be accompanied by: • an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report • an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided • high quality files of maps and figures of the subject site and proposal • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's *Registered Environmental Assessment Practitioner Guidelines*.
Key issues	The EIS must address the following specific matters: • **Statutory and Strategic Context** – including: – a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site

	– demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: o State Environmental Planning Policy (Industry and Employment) 2021 o State Environmental Planning Policy (Planning Systems) 2021 o State Environmental Planning Policy (Resilience and Hazards) 2021 o State Environmental Planning Policy (Transport and Infrastructure) 2021 o Cessnock Local Environment Plan 2011 o Hunter Regional Plan 2041 o NSW Waste and Sustainable Materials Strategy 2041 o Future Transport Strategy 2056 • **Suitability of the Site** – including: – a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints. – a detailed justification that the site can accommodate the proposed development having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures. • **Community and Stakeholder Engagement** – a community and stakeholder engagement strategy consistent with the Department's *Undertaking Engagement Guidelines for State Significant Projects* for all stages of the development, including (but not limited to): – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • **Waste Management** – including: – a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles – details of the source of the waste streams to justify the need for the proposed processing capacity – a description of waste processing operations (including flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs and the quality control measures that would be implemented – details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with – detail the developments waste tracking system for incoming and outgoing waste – detail the quality of waste produced and final dispatch locations – details of the waste management strategy for construction and ongoing operational waste generated – details of the quantities and classification of all waste streams to be generated on site during the development – details of waste storage, handling and disposal during the development – details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste and Sustainable Materials Strategy 2041* • **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including: – a cumulative impact assessment inclusive of impacts from other activities on the site and nearby developments – details of buildings and air handling systems including and strong justification for any material handling, processing or stockpiling external to buildings – details of proposed mitigation, management and monitoring measures

	• **Traffic and Transport** – a quantitative transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes: – consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA – an estimate of trip generation, mode split, arrival/departure profiles and trip distribution using the first principles method – an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios) – plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network – details and plans of any proposed internal road network, access points, loading dock provision and servicing, and on-site parking provisions, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines – swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary) – details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including approval-in-principle from the relevant road authority, where relevant) • **Human Health impacts** – including – A human health risk assessment that considers the potential adverse effects from human exposure to project related environmental hazards including air quality conducted in accordance with the enHealth *Environmental Health Risk Assessment Guidelines for assessing human health risk from environmental hazards* • **Hazards and Risk** – including: – a Preliminary Hazard Analysis (PHA) prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011). The PHA must also include the following: ○ a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development and the entire facility ○ a clear breakdown of the types and quantities of clinical wastes classified as dangerous goods class 6 that will be received and processed at the facility ○ a clear description of how the wastes that are classified as dangerous goods class 6 are to be handled, particularly prior the autoclave process, to minimise the risk of exposure to both onsite and offsite receivers ○ an evaluation of the adequacy of the current fire fighting systems, in particular, within the existing plant building, and verify whether any upgrade is required ○ a demonstration that the project and the cumulative risk from the entire facility can satisfy the relevant risk criteria as set out in HIPAP 4. • **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes: – the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment – details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios – consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area – a cumulative impact assessment inclusive of impacts from other activities on the site and nearby developments – details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification

	of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs. • **Water Management** – an integrated water management strategy, including: – a detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements – details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water – details of any surface or groundwater mitigation, management and monitoring activities and methodologies. • **Flooding** – a flood impact risk assessment (FIRA) in accordance with the *Flood risk management guideline LU01 - Flood impact and risk assessment* (2023). The FIRA must: – identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023) – identify flood behaviour, flood constraints and risks on the site, and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event – include details of proposed management measures to minimise the impacts of flooding on the development, including the potential for mobilising clinical waste, and flood risk to the community – detail an emergency management and response strategy for local catchment (and/or overland) and mainstream flooding, which: o identifies potential options for emergency management and response, including safe evacuation from the site and/or shelter-in-place, based on adopted flood studies and flood warnings from the Bureau of Meteorology (where available) o evaluates the performance of safe evacuation from the site, including consideration of possible constraints of existing road networks, potential interruptions of traffic flows, and the lead time for evacuation from existing flood warning services o identifies the primary emergency management and response approach under significant events, up to and including the PMF event. • **Infrastructure Requirements** – an infrastructure delivery, management and staging plan that includes: – details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water – a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development – identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. • **Fire and Incident Management** – including: – identification of the aggregate quantities of combustible waste products to be stockpiled at any one time – technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures – details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load – details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access – consideration of consistency with NSW Fire & Rescue Fire Safety Guideline – Fire Safety in Waste Facilities (February 2020)

	– detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC). • **Biodiversity** – an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. • **Social** – including a social impact assessment in accordance with the Department's *Social Impact Assessment Guideline* • **Ecologically Sustainable Development** – including: – identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development – demonstration of how the development minimises green house gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources • **Planning Agreement/Development Contributions** – including consideration of any applicable State and local development contributions, such as any draft contributions plan(s), and/or details of any Planning Agreement required should a contributions plan not be in place.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Cessnock City Council • Department of Climate Change, Energy, the Environment and Water, specifically the: o Environment and Heritage Group o Environment Protection Authority • Transport for NSW • Fire & Rescue NSW • NSW Health • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • any other public transport, utilities or community service providers.
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, **Attachment 1** contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

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

Many of these documents can be found on the following websites:
https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines
http://www.australia.gov.au/publications
http://www.epa.nsw.gov.au/
http://www.environment.nsw.gov.au/
http://www.dpi.nsw.gov.au/

Policies, Guidelines & Plans

Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
	Planning Circular PS24-002: Changes to how development costs are calculated for planning purposes
	Standard Form of Estimated Development Cost (State significant projects) – March 2024
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2022
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
Climate Change	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	NSW EPA Guide for Large Emitters – Draft for Consultation (EPA, 2024)
Design Quality	
	Greener Places (Government Architect NSW, 2020)
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	
	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)
	Fire Safety Guidelines – Access for fire brigade vehicles and firefighters
	Fire Safety Guidelines – Emergency services information package and tactical fire plans
Flooding	
	Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)
	Department of Planning and Environment Flood Risk Management Toolkit – https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines
Hazards and Risk	
	State Environmental Planning Policy (Resilience and Hazards) 2021
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
Heritage	
Non-Aboriginal Heritage	*Heritage Act 1977*
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
Aboriginal Heritage	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Human Health Risk	
	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
Noise and Vibration	
	Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022)
	Acoustics – Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Criteria Guideline (RMS, 2015)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Noise Mitigation Guideline (RMS, 2015)
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Guide for Local Government (EPA, 2013)
Social	
	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
Groundwater	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
Wastewater	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
Contamination	State Environmental Planning Policy (Resilience and Hazards) 2021
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW, 2024)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2018
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
Waterways	
	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)
	Guidelines for controlled activity approvals - https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines

ATTACHMENT 2

Government Authority Advice