



Mr Paul Gibbins
Wallacia Soils Pty Ltd
PO Box 3009
WALLACIA NSW 2745

16/12674
SSD 7971

paul@wallaciasoils.com.au

Dear Mr Gibbins

**State Significant Development – Secretary's Environmental Assessment Requirements
Wallacia Resource Recovery Facility – 205 Bents Basin Road, Wallacia (SSD 7971)**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed resource recovery facility for Wallacia Soils Pty Ltd at 205 Bents Basin Road, Wallacia in the Wollondilly local government area (LGA).

The SEARs have been prepared in consultation with the relevant government agencies as well as Wollondilly Shire Council (see **Attachment 2**), and are based on the information you have provided to date. Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a development application and Environmental Impact Statement (EIS) for the development within two years of the date of issue of these SEARs.

The Department notes that the site currently operates under a separate consent. The Department prefers operations like the Wallacia Resource Recovery Facility to operate under a single, modern planning approval. Consequently, the Department encourages you to develop the project with this preference in mind, and to consider surrendering all of the existing planning approvals for the facility if the project is approved.

I wish to emphasise the importance of effective and genuine community consultation and the need for the proposal to proactively respond to the community's concerns. Accordingly, you must undertake a comprehensive, detailed and genuine community consultation and engagement process during the preparation of the EIS. This process must ensure that the community is informed of the development and engaged with issues of concern to them. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

Your development may require separate approval under the provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth assessment process may be integrated into the NSW assessment process, and supplementary SEARs may need to be issued.

Please contact the Department at least two weeks before you intend lodge the EIS and any associated documentation for the development. This will enable the Department to determine the:

- applicable fee (under Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

If you have any enquiries about these SEARs, please contact Bianca Thornton on the above details.

Yours sincerely


Chris Ritchie
Director
Industry Assessments
as delegate of the Secretary 20/10/16.

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*

Application Number	SSD 7971
Development	Expansion of an existing resource recovery facility to process 500,000 tonnes per annum (tpa) of general solid waste (non-putrescible).
Location	205 Bents Basin Road, Wallacia (Lot 141 DP 1083224), in the Wollondilly local government area
Applicant	Wallacia Soils Pty Ltd
Date of Issue	October 2016
General Requirements	The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include a: • detailed description of the development, including: – existing operations carried out on the site and how the site operates lawfully under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) including any reliance on existing use rights and/or planning approvals and how these will be consolidated; – accurate history of the site, including development consents; – need for the proposed development; – justification for the proposed development; – likely staging of the development - including demolition, construction, and operational stage/s; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – plans of any proposed building works; and – contributions required to offset the proposal. • demonstrate that the site is suitable for the proposed use in accordance with <i>State Environmental Planning Policy No 55 – Remediation of Land</i>; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • consideration of issues discussed in Attachment 2 (public authority responses to key issues); • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: • a description of the existing environment, <u>using sufficient baseline data</u>; • an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; • a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing:

	• a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: • Waste Management – including: – a description of the waste streams that would be accepted at the site including the maximum daily, weekly and annual throughputs and the maximum size and heights 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 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 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; and – 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>. • Soil & Water – including: – an assessment of potential impacts to soil and water resources, topography, hydrology, drainage lines, watercourses and riparian lands on or nearby to the site; – a detailed site water balance, including identification of water requirements for the life of the project, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise the water use at the site; – details of stormwater/wastewater/leachate management systems including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water; – a description of erosion and sediment controls; – consideration of salinity, flooding and acid sulfate soil impacts; – characterisation of the nature and extent of any contamination on the site and a description of proposed management measures; and – details of proposed rehabilitation measures to enable agricultural development at completion of development in accordance with Department of Primary Industries Guidelines. • Traffic and Transport – including: – details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes; – an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model; – detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian Standards; – plans of any proposed road upgrades, infrastructure works or new roads required for the development; and – turning path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site. • Air Quality and Odour – including: – a quantitative assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines;

	- the details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to a building; - a greenhouse gas assessment; and - details of proposed mitigation, management and monitoring measures. • Noise and Vibration – including: - a quantitative assessment of potential construction, operational and transport noise and vibration impacts in accordance with relevant Environment Protection Authority guidelines; and - details and justification of the proposed noise mitigation and monitoring measures. • Flora and Fauna – including: - an assessment of the proposal under the Framework for Biodiversity Assessment including an assessment of any potential impacts on aquatic and riparian vegetation and groundwater dependent ecosystems; and - details of weed management measures during construction and operation in accordance with State, regional or local weed management plans or strategies. • Hazards – including: - a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> 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. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). • Heritage – including: - a detailed assessment in relation to identified State and local heritage items; and - non-Aboriginal cultural heritage. • Visual – including: - measures to address the scenic corridor of Local significance as identified in <i>Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River</i>; - an assessment of the potential visual impacts of the project on the amenity of the surrounding area.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. These documents should be included as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and potentially affected landowners. In particular you must consult with: • Wollondilly Shire Council; • Liverpool City Council; • Penrith City Council; • Environment Protection Authority; • Department of Primary Industries; • WaterNSW; • NSW National Parks and Wildlife Service; • Heritage Council; • Roads and Maritime Services; and • nearby land owners and occupiers that may be affected by the proposal.

	The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEAR's, you must consult with the Secretary in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 2
Public Authority Responses to Request for Key Issues

Bianca Thornton

From: WESTLAKE Kendrick <Kendrick.WESTLAKE@rms.nsw.gov.au>
Sent: Friday, 14 October 2016 4:29 PM
To: Bianca Thornton
Subject: RE: Request for Secretary's Environmental Assessment Requirements (SEARs) Wallacia Resource Recovery Facility SSD 7971

Hi Bianca,

RMS notes that the Preliminary Environmental Assessment identifies "Traffic and access" as a high priority of assessment and states that:

"The Project is anticipated to result in increased traffic generation and therefore additional traffic on the local road network. The Project will be designed to ensure there is no change to the operational capacity or level of service for key intersections on the local road network. The EIS will include a traffic impact assessment which considers the potential impacts of the Project."

While the proposed development is adjacent to a local road, RMS is particularly concerned that this development may have an impact on traffic efficiency and safety on the State road network, depending on the volume and distribution of vehicles accessing this development. RMS considers that at a minimum, a Traffic Impact Study (TIS) is required. As a guide Table 2.1 of the RTA Guide to Traffic Generating Developments outlines the key issues that should be considered in preparing a TIS.

Please let me know if you have any questions,

Kendrick Westlake
Manager, Land Use
Land Use Southern | Journey Management
T 02 4221 2570
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 4 90 Crown Street Wollongong NSW 2500

From: Bianca Thornton [mailto:Bianca.Thornton@planning.nsw.gov.au]
Sent: Friday, 14 October 2016 2:40 PM
To: MALLOCH Angela; WESTLAKE Kendrick
Subject: RE: Request for Secretary's Environmental Assessment Requirements (SEARs) Wallacia Resource Recovery Facility SSD 7971

Hi Angela/Kendrick

Will RMS be providing input for SEARs COB today for the Wallacia RRF (SSD 7971)?

Regards

Bianca Thornton
Student Planner
Industry Assessments
Level 22, 320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 02 8217 2040

Bianca Thornton

From: Michael Kelly <Michael.Kelly@wollondilly.nsw.gov.au>
Sent: Thursday, 13 October 2016 3:07 PM
To: Bianca Thornton
Subject: RE: Request for Secretary's Environmental Assessment Requirements (SEARs)
Wallacia Resource Recovery Facility SSD 7971

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Bianca

Please accept my apologies for this late reply, however, workload issues within Council's Development Assessment Team impacted on our ability to respond by the requested date.

Council's comments and requirements for consideration within the Development Application and EIS (in no particular order) are as follows:

- Consultation – Liverpool & Penrith Councils, adjoining and residents/landowners within the locality, relevant community groups (Warragamba/Silverdale Residents Alliance, Wallacia Progress Association), EPA, DPI-Water, OEH, DPI-Agriculture, RMS, NPWS & Heritage Council in the preparation of the EIS
- Consider any relevant guidelines issued by the Department of Planning & Environment
- Identify all other approvals required in order for the proposed development to be carried out
- Address the Matters for Consideration under Section 79C of the EP&A Act
- Address the requirements of all relevant EPI's including:
 - SREP 20 including the impact on the mapped scenic corridor of Local significance
 - SEPP 55 (Contaminated Land Management)
 - SEPP (Infrastructure) 2007
 - SEPP (State and Regional Development) 2011
 - Wollondilly Local Environmental Plan 2011
 - Wollondilly Development Control Plan 2016 (in particular Volume 1 General & Volume 7 Industry and Infrastructure)
- Odour report Odour report for blending operations on site including the storage of manure and blended materials, transporting manure to the site and blended materials from the site.
- Noise report for vehicle movements along the road network, soil blending operations and grinding/crushing/processing of concrete, steel, timber and plastic on site.
- Report detailing the prevention of dust leaving the site.
- Report detailing the prevention of contaminated run-off from the site and leaching into the ground water at the site.
- Report detailing prevention of spillages on the road network.
- Operational Management Plan.
- Impact on the recreation use of the river and the nearby Bents Basin Recreation Reserve.
- Heritage assessment in relation to state heritage item "Blaxland's Crossing", Nepean River, Wallacia, and local heritage items I267 "Charleville" as listed in WLEP 2011 at 260 Bents Basin Rd, Wallacia (opposite the site) and heritage item I269 "Blaxland's Farm" at 2595 Silverdale Road, Wallacia (i.e. the land immediately north of Silverdale Road from the intersection with Bents Basin Road to the Nepean River).
- Flood study for the Nepean River to include measures to prevent stockpiled materials and manure from entering the river system during times of flood.
- Justification of the proposal in terms of alternatives to the proposal including alternative sites, impact on /possible sterilisation of Class 2 Agricultural Land as identified on the NSW Agricultural Land Classification Map.

- Detailed Traffic Report - Justify why the proposed vehicles movements will result in no change in the local road network i.e., Bents Basin Road, Silverdale Road, Park Road and Mulgoa Road. Impact on the tourist and recreational traffic accessing Bents Basin Reserve (can only be accessed from Bents Basin Road) for recreational use.
- Dilapidation report – to take into account significant increase in truck movements compared to the current development and should include/take into account the current 38 tonne load limit on Old Blaxland Crossing Bridge. Proposal for road and bridge maintenance over the life of the development, including local road network in adjoining other local government areas ie., (Park & Mulgoa Roads). Consideration of alternative routes and the impact of the use of the alternative routes.
- Council's Infrastructure Planning Division comment as follows:
 - The carriageway of Bents Basin Rd from the southern extent of the site to Silverdale Rd shall be upgraded/widened to conform with Councils Design Specification - Subdivision and Engineering Standards
 - Geotechnical assessment needs to be carried out on the existing pavement and works pursued if current condition is inadequate for the intended use.
 - Access and egress to the site/Bents Basin Rd needs to be designed appropriately to the existing speed zoning
 - The intersection of Bents Basin Rd and Silverdale Rd shall be upgraded to a minimum of a BAR/BAL treatment noting a history of accidents at the intersection
 - The applicant needs to note there currently exists a load limit on the bridge
 - Safety audit for Bents Basin Rd shall be carried out and works implemented

Council thanks you for the opportunity to provide comments regarding the SEARs for the proposal.

Regards

Michael Kelly | Development Assessment Team Leader

Wollondilly Shire Council | PO Box 21 Picton NSW 2571

P 0246779575 | E michael.kelly@wollondilly.nsw.gov.au | W www.wollondilly.nsw.gov.au

From: Bianca Thornton [mailto:Bianca.Thornton@planning.nsw.gov.au]

Sent: Wednesday, 21 September 2016 10:41 AM

Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) Wallacia Resource Recovery Facility SSD 7971

Dear All

The Department has received a request for Secretary's environmental assessment requirements (SEARs) from GHD on behalf of Wallacia Soils Pty Ltd (the Applicant) to expand an existing soil blending operation through the development of a resource recovery facility at 205 Bents Basin Road, Wallacia. The proposal involves increasing the processing capacity of the soil blending operation to 500,000 tonnes per annum (tpa) and expanding the range of material accepted at the site to include general solid waste (non-putrescible).

The proposal is State significant development under *State Environmental Planning Policy (State and Regional Development) 2011* as the relevant threshold for resource recovery is 100,000 tpa. As such, the Minister for Planning is the consent authority.

I have attached a copy of the Preliminary Environmental Assessment to assist with issuing your comments. I would appreciate it if you could review the documentation and send me your Agency's requirements for the preparation of the Environmental Impact Statement by **COB 5 October 2016**.

Please contact me on the details below if you have any enquiries about the proposal.

Regards

Bianca Thornton

Student Planner

Industry Assessments | Department of Planning & Environment
23-33 Bridge Street SYDNEY 2000 | GPO Box 39 SYDNEY 2001

E Bianca.Thornton@planning.nsw.gov.au
T 02 9228 2040

The Department is MOVING!

From Monday 26 September 2016, my **new** details are as follows:
Level 22, 320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 02 9274 2040



This Year is the Centenary of the Naming of TAHMOOR

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Mr Chris Ritchie
Director Industry Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Bianca Thornton

Notice Number: 1545182
Date: 27-Sep-2016

Dear Mr Ritchie

**PROPOSED EXPANSION - 205 BENTS BASIN ROAD, WALLACIA (SSD 7971)
EPA SEARS**

I refer to the email from the Department of Planning and Environment (DPE) dated 21 September 2016 requesting the Environment Protection Authority's (EPA) Secretary's Environmental Assessment Requirements (SEARs) for the proposed expansion of the resource recovery facility at 205 Bents Basin Road, Wallacia.

The EPA has considered the details of the proposal as provided by DPE and GHD Pty Ltd and has identified the information it requires to make an adequate assessment of the proposal in Attachment A. In summary, the EPA's key information requirements for the proposal include an adequate assessment of:

1. Baseline conditions that exist at the site of the proposed development, noting that the subject site is zoned RU1 Primary Production under the *Wollondilly Local Environmental Plan 2011*;
2. Potential environmental impacts arising from the proposed development and its ongoing activities including, noise, air (including dust), water and waste issues; and
3. The management and mitigation measures that will be implemented to protect human and environmental health from these impacts.

In carrying out the environmental assessment, Wallacia Soils Pty Ltd (the Proponent) should refer to the relevant guidelines as listed in Attachment B and any relevant industry codes of practice and best practice management guidelines.

The Proponent should be made aware that any commitments made in the environmental assessment may be formalised as conditions of approval and therefore potential conditions attached to any existing Environment Protection Licence.



The Proponent should also be made aware that, consistent with provisions under Part 9.4 of the *Protection of the Environment Operations Act 1997* (the POEO Act), the EPA may require the provision of a Financial Assurance. The amount and form of the Financial Assurance would be determined by the EPA and required as a condition of any environment protection licence.

If you have any questions about this matter, please contact Megan Whelan on (02) 4224 4109.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Matthew Corradin', followed by a vertical line.

MATTHEW CORRADIN
Unit Head Waste Compliance
Environment Protection Authority
(by Delegation)

ATTACHMENT A: EIS REQUIREMENTS FOR PROPOSED EXPANSION TO RESOURCE RECOVERY FACILITY 205 BENTS BASIN ROAD, WALLACIA

How to use these requirements

The EPA requirements have been structured in accordance with relevant guidelines, as follows. It is suggested that the EIS follow the same structure:

- A. Executive summary
- B. The proposal
- C. The location
- D. List of required approvals and licences
- E. Identification and prioritisation of all issues
- F. The environmental issues
- G. The mitigation measures
- H. Justification for the proposal and conclusion

A Executive summary

The document's executive summary should include a discussion of the proposed development, the key environmental risks, the identified mitigation measures, and an overall conclusion for the proposal.

B The proposal

The proposed development must be adequately described and should clearly state and refer to:

- a) the type, the nature and size of the proposed development;
- b) the type, the nature and amount of the processes and the product used;
- c) the by-products produced and/or wastes produced (including the fate of such products);
- d) the staging and timing of the proposal, including any construction works and any plans for potential future expansion plans etc
- e) the anticipated benefits to relevant industry, community, etc; and
- f) the proposal's relationship to any other facility or industry.

C The location

Provide an overview of the setting in which the proposed development is to take place in its local and regional environmental context including:

- a) meteorological data (e.g. temperature, wind (prevailing wind direction and strength), rainfall, evaporation, etc)
- b) topography;
- c) surrounding land uses;
- d) surrounding or nearby sensitive receivers;
- e) ecological information (vegetation, fauna, waters); and
- f) availability of services and the accessibility of the site for passenger and freight transport.

D List of approvals and licences

Identify all approvals, licences or permits required to undertake the proposed development as well as those already obtained and those to be obtained.

E Identification and prioritisation of issues / scoping of impact assessment

Identify a scoping risk assessment methodology, undertake a risk assessment, and identify and prioritise key issues.

F The environmental issues

1. Noise

- Identify the existing noise environment and identify applicable noise goals in line with relevant guidance/standards; and
- Identify potential noise and vibration impacts during both construction and operational stages and identify mitigation strategies to be incorporated for both stages to minimise noise and vibration emissions/impacts.

2. Air

- Identify the existing air quality environment and identify applicable air quality goals in line with relevant guidance/standards; and
- Identify potential air quality and odour impacts (including point source emissions from any site based plant and equipment and/or fugitive dust or other emissions) during both construction and operational stages and identify mitigation strategies to minimise point and/or fugitive and/or odour emissions/impacts.

3. Land

- Identify if the soils in the area of the Proposal are contaminated or are acid forming (i.e. acid sulphate soils) and if so, identify any mitigation strategies or remedial and/or disposal actions that will be required/undertaken if applicable.

4. Water

- Identify nearby water resources and any expected discharges; and
- Identify potential impacts to surface and groundwater during both construction and operational stages and identify appropriate pollution control systems/measures to protect surface and groundwater resources, particularly erosion and sediment controls during the construction stage and the rehabilitation stage and the inclusion of permanent erosion and sediment controls where required where applicable.

5. Waste

- Identify options and strategies for waste minimisation; reuse and recycling across all activities and processes during both construction and operational stages and appropriate avoidance, recycling, reuse and disposal options.
- Any options or strategies must be in line with current NSW Government legislation/policy/guidance on waste minimisation etc.

6. Flooding

- Proposed developments should be designed and undertaken in accordance with the State Government's Flood Policy as outlined in the NSW Government Floodplain Development Manual 2005 (or any revision).

7. Storage and use of fuels / chemicals etc

- Identify adequate storage, control and usage requirements for any fuels/chemicals/products to be stored/used onsite.

8. Incident Management

- Identify adequate incident management procedures to be established including notification requirements to the Appropriate Regulatory Authority and other relevant authorities for incidents that cause, or have the potential to cause material harm to the environment (Part 5.7 of the POEO Act).

9. Cumulative impacts

- Identify the extent that the receiving environment is already stressed by existing development and background levels of emissions to which this proposal will contribute.

G. Compilation of mitigation measures

- 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).
- Include any Statement of Commitments to be made by the Proponent.

H. Justification for the proposed development and conclusion

Reasons should be included which justify undertaking the proposal in the manner proposed, having regard to the potential environmental impacts.

ATTACHMENT B: GUIDANCE MATERIAL

Assessing Noise and Vibration Impacts

Construction:

- Interim (Final) Construction Noise Guideline (DECC, 2009), accessed via:
<http://www.epa.nsw.gov.au/noise/constructnoise.htm>
- Assessing Vibration: a technical guidelines (DEC, 2006), accessed via:
<http://www.epa.nsw.gov.au/noise/vibrationguide.htm>

Operational:

- NSW Industrial Noise Policy (EPA, 2000/2001), accessed via:
<http://www.epa.nsw.gov.au/noise/industrial.htm>
- NSW Road Noise Policy (DECCW, 2011), accessed via:
<http://www.epa.nsw.gov.au/noise/traffic.htm>

Assessing Air Quality and Odour Impacts

Air Quality:

- No EPA specific guidance material exists for the control of dust from construction sites. Consideration should be given to the POEO Act and the Local Government Air Quality Toolkit (DECC, 2007), accessed via:
<http://www.epa.nsw.gov.au/air/lgaqt.htm>
- Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales, accessed via:
<http://www.epa.nsw.gov.au/air/appmethods.htm>

Odour:

- Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006), accessed via:
<http://www.epa.nsw.gov.au/air/odour.htm>

Assessing Land Contamination Impacts

- Multiple Guidelines, accessed via:
<http://www.epa.nsw.gov.au/clm/guidelines.htm>

Assessing Water Contamination Impacts

- Managing Urban Stormwater – Soils and Construction, 4th Edition (Landcom, 2004, revised 2006), accessed via:
<http://www.environment.nsw.gov.au/stormwater/publications.htm>

- Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales, accessed via:
http://www.epa.nsw.gov.au/Water_pollution/policy.htm

Assessing Flooding Impacts

- NSW Government Floodplain Development Manual 2005, accessed via:
<http://www.environment.nsw.gov.au/floodplains/manual.htm>

Assessing Waste Types

- Waste Classification Guidelines – 4 Parts (EPA, 2014), accessed via:
<http://www.epa.nsw.gov.au/wasteregulation/classify-waste.htm>

Assessing Chemical and Fuel Storage

- Storage and Handling of Dangerous Goods – Code of Practice (WorkCover, 2005)
<http://www.workcover.nsw.gov.au/formspublications/publications/Documents/storage-handling-dangerous-goods-1354.pdf>



Department of Primary Industries

OUT16/37198

Ms Bianca Thornton
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

bianca.thornton@planning.nsw.gov.au

Dear Ms Thornton

Wallacia Resource Recovery Facility (SSD 7971) Request for Secretary's Environmental Assessment Requirements

I refer to your email of 21 September to the Department of Primary Industries (DPI) in respect to the above matter. DPI provides the following advice regarding requirements for the preparation of an Environmental Impact Statement for the proposal. This advice incorporates input from the DPI Agriculture, DPI Fisheries and DPI Water and the Department of Industry – Lands.

Key issues

- Riparian vegetation
 - o The EIS should demonstrate proposed measures to rehabilitate the riparian corridor along the Nepean River. Any activity on waterfront land should be consistent with the DPI Water Guidelines for Controlled Activities.
- Management of impacts to agricultural land
 - o The site is within an area of class 2 agricultural land and Biophysical Strategic Agricultural Land (BSAL) and is deemed high quality land for cropping. The EIS should demonstrate:
 - i. proposed measures for rehabilitation at completion of the project to enable agriculture development;
 - ii. weed management measures/procedures; and
 - iii. consideration of alternatives to use of the proposed site.
- Water licensing requirements
 - o The EIS should provide details on the volume of water the site is currently using and provide an estimate of the volume of water required for the expansion of soil blending operations. If any increase in allocation is required the proponent will need to obtain additional entitlement or allocation in accordance with the *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources*.
- Management of impacts to surface and groundwater resources
 - o The EIS should demonstrate assessment of potential impacts on surface and ground water sources (both quality and quantity), related infrastructure,

adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts. This should include assessment of potential flooding impacts on and as a result of the proposal.

Yours sincerely



Mitchell Isaacs
Director, Planning Policy & Assessment Advice
5 October 2016

26 September 2016

Bianca Thornton
Student Planner
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Reference: SSD 7971
Our Reference: OUT16/35758

Emailed: bianca.thornton@planning.nsw.gov.au

Dear Ms Thornton

**Re: Request for Secretary's Environmental Assessment Requirements – Wallacia
Resource Recovery Facility SSD 7971**

I refer to your email of 21 September 2016 requesting advice on issues concerning the preparation of Secretary's Environmental Assessment Requirements for the above project. Thank you for the opportunity to provide advice on Wallacia Resource Recovery Facility (SSD 7971). This is a response from the NSW Department of Industry – Geological Survey of NSW (GSNSW).

GSNSW has no requirements to issue for this request (SSD 7971) as the proposal to increase soil recycling and blending is complimentary to the current soil extraction operations.

Geoscience Information Services

The GSNSW has a range of online data related to mineral exploration, land use and general geoscience topics:

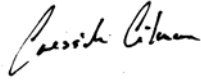
<http://www.resources.nsw.gov.au/geological/online-services>

The location of current exploration and mining titles in NSW, explanations of mining and production titles and the roles of community and government in the decision making process for mining/resource projects may be accessed by the general public using the following online utilities:

<http://www.commonground.nsw.gov.au/#/>

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at landuse.minerals@industry.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Cressida Gilmore', written in a cursive style.

Cressida Gilmore
Manager - Land Use

Bianca Thornton

From: Marnie Stewart
Sent: Tuesday, 4 October 2016 1:38 PM
To: Bianca Thornton
Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) Wallacia Resource Recovery Facility SSD 7971

Dear Bianca

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has concluded that the matter does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues that require a formal OEH response. We have no further need to be involved in the assessment of this project.

Please note that the Heritage Division in the Office of Environment and Heritage may wish to provide separate comments. The Heritage Division can be contacted at heritage@heritage.nsw.gov.au.

Regards,

Marnie Stewart
Senior Operations Officer, Greater Sydney Region
Regional Operations
Office of Environment and Heritage
T: 02 9995 6868
W: www.environment.nsw.gov.au
Please note my work days are Tues- Fri

 Save paper, save the planet! think before you print.

From: Bianca Thornton
Sent: Wednesday, 21 September 2016 10:41 AM
To: council@wollondilly.nsw.gov.au; Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>; landuse.enquiries@dpi.nsw.gov.au; EPA WARR Waste Operations Mailbox <waste.operations@epa.nsw.gov.au>; water.referrals@dpi.nsw.gov.au; development.sydney@rms.nsw.gov.au
Cc: Kelly McNicol <Kelly.McNicol@planning.nsw.gov.au>
Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) Wallacia Resource Recovery Facility SSD 7971

Dear All

The Department has received a request for Secretary's environmental assessment requirements (SEARs) from GHD on behalf of Wallacia Soils Pty Ltd (the Applicant) to expand an existing soil blending operation through the development of a resource recovery facility at 205 Bents Basin Road, Wallacia. The proposal involves increasing the processing capacity of the soil blending operation to 500,000 tonnes per annum (tpa) and expanding the range of material accepted at the site to include general solid waste (non-putrescible).

The proposal is State significant development under *State Environmental Planning Policy (State and Regional Development) 2011* as the relevant threshold for resource recovery is 100,000 tpa. As such, the Minister for Planning is the consent authority.

I have attached a copy of the Preliminary Environmental Assessment to assist with issuing your comments. I would appreciate it if you could review the documentation and send me your Agency's requirements for the preparation of the Environmental Impact Statement by **COB 5 October 2016**.

Please contact me on the details below if you have any enquiries about the proposal.

Regards

Bianca Thornton

Student Planner
Industry Assessments | Department of Planning & Environment
23-33 Bridge Street SYDNEY 2000 | GPO Box 39 SYDNEY 2001
E Bianca.Thornton@planning.nsw.gov.au
T 02 9228 2040

The Department is MOVING!

From Monday 26 September 2016, my **new** details are as follows:
Level 22, 320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 02 9274 2040

