

# Planning Secretary's Environmental Assessment Requirements

## State Significant Development

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 8603
<b>Proposal</b>	<p>The Sydney Trains' Dunmore Hard Rock Quarry Project, which involves:</p> <ul style="list-style-type: none"> <li>• establishing a quarry to extract and process up to 1 million tonnes of hard rock per annum for up to 30 years;</li> <li>• constructing associated site infrastructure and amenities;</li> <li>• transporting material off-site via public roads and rail; and</li> <li>• progressively rehabilitating the site.</li> </ul>
<b>Location</b>	Tabbita Road, Dunmore 2529 (Lot 1 DP 1002951)
<b>Applicant</b>	Sydney Trains
<b>Date of Issue</b>	27 May 2020
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> <li>• a stand-alone executive summary;</li> <li>• a full description of the development, including: <ul style="list-style-type: none"> <li>– the resource to be extracted, including the amount, type and composition;</li> <li>– the site layout and extraction plan, including cross-sectional plans;</li> <li>– the production process and processing activities, including the in-flow and out-flow of materials and points of discharge to the environment;</li> <li>– surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process);</li> <li>– a waste (overburden, rejects, tailings etc.) management strategy;</li> <li>– a water management strategy;</li> <li>– a rehabilitation strategy to apply during, and after completion of, extraction operations, and proposed final use of site; and</li> <li>– the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site;</li> </ul> </li> <li>• a strategic justification of the development focusing on site selection and the suitability of the proposed site;</li> <li>• a list of any approvals that must be obtained before the development may commence;</li> <li>• an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including: <ul style="list-style-type: none"> <li>– a description of the existing environment likely to be affected by the development, using sufficient baseline data;</li> <li>– an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of: <ul style="list-style-type: none"> <li>○ whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented;</li> <li>○ the likely effectiveness of these measures; and</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ whether contingency measures would be necessary to manage any residual risks; and</li> <li>– a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;</li> <li>• consideration of the development against all relevant environmental planning instruments (including Part 3 of the <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</i>);</li> <li>• the reasons why the development should be approved, having regard to: <ul style="list-style-type: none"> <li>– relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act;</li> <li>– the biophysical, economic and social impacts of the project, including the principles of ecologically sustainable development;</li> <li>– the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses;</li> <li>– feasible alternatives to the development (and its key components), including the consequences of not carrying out the development;</li> </ul> </li> <li>• a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading.</li> </ul> <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified expert that includes an accurate estimate of the capital investment value (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
Key Issues	<p>The EIS must address the following key issues:</p> <ul style="list-style-type: none"> <li>• <b>Noise &amp; Blasting</b> – including: <ul style="list-style-type: none"> <li>- a detailed assessment of the likely construction, operational and off-site transport noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i>, <i>NSW Noise Policy for Industry</i> and the <i>NSW Road Noise Policy</i> respectively, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>;</li> <li>- if a claim is made for specific construction noise criteria for certain activities, then this claim must be justified and accompanied by an assessment of the likely construction noise impacts of these activities under the <i>Interim Construction Noise Guideline</i>;</li> <li>- proposed blasting hours, frequency and methods;</li> <li>- a detailed assessment of the likely blasting impacts of the development (including noise, vibrations, overpressure, visual and odour) on people, animals, buildings, infrastructure and significant natural features, having regard to the relevant ANZEC guidelines;</li> <li>- reasonable and feasible mitigation measures to minimise noise emissions; and</li> <li>- monitoring and management measures, in particular real-time and attended noise monitoring;</li> </ul> </li> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>- a detailed assessment of potential construction and operational impacts, in accordance with the <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i>, and with a particular focus on dust emissions including PM<sub>2.5</sub> and PM<sub>10</sub>, and having regard to the <i>Voluntary Land Acquisition and Mitigation Policy</i>;</li> <li>- an assessment of potential dust and other emissions generated from processing, operational activities and transportation of quarry products;</li> <li>- reasonable and feasible mitigation measures to minimise dust and emissions; and</li> <li>- monitoring and management measures, in particular, real-time air quality</li> </ul> </li> </ul>

monitoring;

- **Water** – including:

- a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;
- identification of any licensing requirements or other approvals under the *Water Act 1912* and/or *Water Management Act 2000*;
- demonstration that water for the construction and operation of the development can be obtained from an appropriately authorised and reliable supply in accordance with the operating rules of any relevant Water Sharing Plan (WSP);
- a description of the measures proposed to ensure the development can operate in accordance with the requirements of any relevant WSP or water source embargo;
- an assessment of any likely flooding impacts of the development;
- an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;
- an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users; and
- a detailed description of the proposed water management system (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts;

- **Biodiversity** – including:

- accurate predictions of any vegetation clearing on site;
- a detailed assessment of the likely biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems undertaken in accordance with the *Biodiversity Assessment Method* and documented in a Biodiversity Development Assessment Report; and
- a strategy to offset any residual impacts of the development in accordance with the *Biodiversity Offsets Scheme*;

- **Heritage** – including:

- an assessment of the potential impacts on Aboriginal heritage (cultural and archaeological), including evidence of appropriate consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage; and
- identification of historic heritage in the vicinity of the development and an assessment of the likelihood and significance of impacts on heritage items, having regard to the relevant policies and guidelines listed in Attachment 1;

- **Traffic & Transport** – including:

- accurate predictions of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used for transportation of quarry products;
- a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above); and
- a description of the measures that would be implemented to mitigate any impacts

- **Land Resources** – including a detailed assessment of:

- potential impacts on soils and land capability (including potential erosion and land contamination) and the proposed mitigation, management and remedial measures (as appropriate);
- potential impacts on landforms (topography), paying particular attention to the long term geotechnical stability of any new landforms (such as overburden dumps, bunds etc.); and
- the compatibility of the development with other land uses in the vicinity of

	<p>the development in accordance with the requirements in Clause 12 of <i>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries)</i> 2007, paying particular attention to the agricultural land use in the region;</p> <ul style="list-style-type: none"> <li>• <b>Waste</b> – including estimates of the quantity and nature of the waste streams that would be generated or received by the development and any measures that would be implemented to minimise, manage or dispose of these waste streams;</li> <li>• <b>Hazards</b> – including an assessment of the likely risks to public safety, paying particular attention to potential bushfire risks and the transport, handling and use of any hazardous or dangerous goods;</li> <li>• <b>Visual</b> – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms;</li> <li>• <b>Social</b>– including a detailed assessment of the potential social impacts of the development that builds on the findings of the Social Impact Assessment Scoping Report, in accordance with the <i>Social impact assessment guideline for State significant mining, petroleum production and extractive industry development</i>, paying particular consideration to: <ul style="list-style-type: none"> <li>- how the development might affect people’s way of life, community, access to and use of infrastructure, services and facilities, culture, health and wellbeing, surroundings, personal and property rights, decision-making systems, and fears and aspirations;</li> <li>- the principles in Section 1.3 of the guideline; <ul style="list-style-type: none"> <li>○ the review questions in Appendix D of the guideline; and;</li> </ul> </li> </ul> </li> <li>• <b>Economic</b> – including a detailed assessment of the likely economic impacts of the development, paying particular attention to: <ul style="list-style-type: none"> <li>- the significance of the resource;</li> <li>- the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW, including consideration of fluctuation in commodity markets and exchange rates; and</li> <li>- the demand on local infrastructure and services;</li> </ul> </li> <li>• <b>Cumulative Impacts</b> - including an assessment of likely cumulative impacts of the proposed quarry operating in combination with other established quarries in the locality, paying particular attention to likely impacts on water resources, land capability and shared infrastructure; and</li> <li>• <b>Rehabilitation</b> – including the proposed rehabilitation strategy for the site having regard to the key principles in the <i>Strategic Framework for Mine Closure</i>, including: <ul style="list-style-type: none"> <li>- rehabilitation objectives, methodology, monitoring programs, performance standards and proposed completion criteria;</li> <li>- nominated final land use, having regard to any relevant strategic land use planning or resource management plans or policies; and</li> <li>- the potential for integrating this strategy with any other rehabilitation and/or offset strategies in the region.</li> </ul> </li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth Government authorities, service providers, Aboriginal stakeholders, community groups and affected landowners.</p> <p>You must:</p> <ul style="list-style-type: none"> <li>• consult with: <ul style="list-style-type: none"> <li>- affected landowners;</li> <li>- community groups;</li> <li>- neighbouring industrial operations;</li> <li>- Shellharbour City Council;</li> <li>- Environment, Energy and Science Division within the Department (including the Heritage Branch);</li> <li>- Environment Protection Authority;</li> <li>- Regional NSW – Mining, Exploration &amp; Geoscience;</li> <li>- Department of Industry (including the Crown Lands, Water Division and the Natural Resource Access Regulator);</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- South East Local Land Services;</li> <li>- NSW Health;</li> <li>- Transport for NSW; and</li> <li>- NSW Rural Fire Service; and</li> <li>• establish a Community Consultative Committee for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS; and</li> </ul> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>• describe the consultation process used and demonstrate that effective consultation has occurred;</li> <li>• describe the issues raised by public authorities, service providers, community groups and landowners;</li> <li>• identify where the design of the development has been amended in response to issues raised; and</li> </ul> <p>otherwise demonstrate that issues raised have been appropriately addressed in the assessment.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

## ATTACHMENT 1

### Environmental Planning Instruments, Policies, Guidelines & Plans

<b>Air</b>	<p>Voluntary Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&amp;E)</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA)</p> <p>Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia'</p> <p>National Greenhouse Accounts Factors (Commonwealth)</p>
<b>Noise &amp; Blasting</b>	<p>Voluntary Acquisition and Mitigation Policy for State Significant Mining, Petroleum and Extractive Industry Developments (DP&amp;E)</p> <p>NSW Noise Policy for Industry (EPA)</p> <p>Interim Construction Noise Guideline (DECC)</p> <p>NSW Road Noise Policy (EPA)</p> <p>Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)</p>
<b>Water</b>	<p>NSW State Groundwater Policy Framework Document (NOW)</p> <p>NSW State Groundwater Quality Protection Policy (NOW)</p> <p>NSW State Groundwater Quantity Management Policy (NOW)</p> <p>NSW Aquifer Interference Policy 2012 (NOW)</p> <p>Office of Water Guidelines for Controlled Activities (2012)</p> <p>Groundwater Monitoring and Modelling Plans – Information for prospective mining and petroleum exploration activities (NOW)</p> <p>Australian Groundwater Modelling Guidelines 2012 (Commonwealth)</p> <p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)</p> <p>Guidelines for the Assessment &amp; Management of Groundwater Contamination (EPA)</p> <p>NSW Government Water Quality and River Flow Objectives (EPA)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (EPA)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)</p> <p>NSW Water Conservation Strategy (2000)</p> <p>State Water Management Outcomes Plan</p> <p>NSW State Rivers and Estuary Policy (1993)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (EPA)</p> <p>Managing Urban Stormwater: Soils &amp; Construction (Landcom) and associated Volume 2E: Mines and Quarries (EPA)</p> <p>Managing Urban Stormwater: Treatment Techniques (EPA)</p> <p>Managing Urban Stormwater: Source Control (EPA)</p> <p>Technical Guidelines: Bunding &amp; Spill Management (EPA)</p> <p>Environmental Guidelines: Use of Effluent by Irrigation (EPA)</p> <p>A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)</p> <p>NSW Guidelines for Controlled Activities on Waterfront Land (NOW)</p>

<b>Land</b>	Soil and Landscape Issues in Environmental Impact Assessment (NOW) Agfact AC.25: Agricultural Land Classification (NSW Agriculture) Agricultural Issues for Extractive Industries (DPI) State Environmental Planning Policy No. 55 – Remediation of Land Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC) Land Use Conflict Risk Assessment Guide (DPI) State Environmental Planning Policy (Coastal Management) 2018
<b>Traffic</b>	Guide to Traffic Generating Development (RMS) Road Design Guide (RMS) & relevant Austroads Standards
<b>Biodiversity</b>	Biodiversity Assessment Method (OEH) Fisheries NSW policies and guidelines Guidelines for Threatened Species Assessment (DP&E) Guidance to assist a decision-maker to determine a serious and irreversible impact (OEH) NSW State Groundwater Dependent Ecosystem Policy (NOW) Revocation, recategorisation and road adjustment policy (OEH, 2012) Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW) State Environmental Planning Policy (Koala Habitat Protection) 2019
<b>Heritage</b>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance) Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH) Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (OEH) Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH) NSW Heritage Manual (OEH) Statements of Heritage Impact (OEH)
<b>Hazards</b>	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis Planning for Bushfire Protection 2006 (RFS)
<b>Waste</b>	Waste Classification Guidelines (EPA)
<b>Rehabilitation</b>	Mine Rehabilitation – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth) Mine Closure and Completion – Leading Practice Sustainable Development Program for the Mining Industry (Commonwealth) Strategic Framework for Mine Closure (ANZMEC-MCA)
<b>Social &amp; Economic</b>	Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (DP&E)
<b>Environmental Planning Instruments - General</b>	State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 Shellharbour Local Environmental Plan 2013

**ATTACHMENT 2**

**Agency Correspondence**