

# Planning Secretary's Environmental Assessment Requirements

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-9409987
<b>Project Name</b>	Moss Vale Plastics Recycling Facility
<b>Development</b>	Construction and operation of a plastics sorting and reprocessing facility with the capacity to process up to 150,000 tonnes of mixed plastic waste per annum into pellets, flakes or plastic derived products.
<b>Location</b>	74-76 Beaconsfield Road, Moss Vale Lot 11 DP 1084421 within Wingecarribee Shire LGA
<b>Applicant</b>	Plasrefine Recycling Pty
<b>Date of Issue</b>	15/10/2020
<b>General Requirements</b>	<p>The environmental impact statement (EIS) for the development must meet the form and content requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>· a detailed description of the development, including:             <ul style="list-style-type: none"> <li>- an accurate history of the site, including development consents</li> <li>- the need for the proposed development</li> <li>- justification for the proposed development</li> <li>- likely staging of the development</li> <li>- likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>- plans of any proposed building works</li> <li>- contributions required to offset the proposal and</li> <li>- infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.</li> </ul> </li> <li>· consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>· consideration of issues discussed in the public authority responses to key issues (available on the NSW Planning Portal)</li> <li>· a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>· a 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 sufficient baseline data</li> <li>- 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 and</li> <li>- 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.</li> </ul> </li> <li>· a 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:</p>

	<ul style="list-style-type: none"> <li>· high quality files of maps and figures of the subject site and proposal</li> <li>· a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV</li> <li>- an estimate of the jobs that will be created by the development 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> </li> </ul>
<p><b>Key issues</b></p>	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>· <b>Statutory and strategic context</b> – including: <ul style="list-style-type: none"> <li>- detailed justification for the proposal and the suitability of the site</li> <li>- detailed justification that the proposed land use is permissible with consent</li> <li>- details of any proposed consolidation or subdivision of land</li> <li>- a detailed description of the history of the site</li> <li>- 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: <ul style="list-style-type: none"> <li>o State Environmental Planning Policy (Infrastructure) 2007</li> <li>o State Environmental Planning Policy (State and Regional Development) 2011</li> <li>o State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</li> <li>o State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>o Wingecarribee Local Environmental Plan 2010</li> </ul> </li> </ul> </li> <li>· <b>Suitability of the Site</b> – including: <ul style="list-style-type: none"> <li>- a detailed justification that the site can accommodate the proposed development including justification for the proposed vehicle access arrangements to and from the surrounding (existing and proposed) road network.</li> </ul> </li> <li>· <b>Community and Stakeholder Engagement</b> – including: <ul style="list-style-type: none"> <li>- a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach</li> <li>- a report on the results of the implementation of the strategy including issues raised by the community and surrounding owners and occupiers that may be impacted by the proposal</li> <li>- details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal</li> <li>- details of the proposed approach to future community and stakeholder engagement based on the results of the consultation.</li> </ul> </li> <li>· <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>- 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</li> </ul> </li> </ul>

- 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 and
- 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 Avoidance and Resource Recovery Strategy 2014-2021*.

• **Soils and Water** – including:

- details of the proposed watercourse diversion including riparian restoration works
- an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
- a detailed site water balance including a description of the water demands and breakdown of water supplies, including during construction, and any water licensing requirements
- details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
- description of the measures to minimise water use
- detailed flooding assessment
- description of the proposed erosion and sediment controls and waste water management during construction
- characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies)
- characterisation of the nature and extent of any contamination the site and surrounding area and
- provision of the plans requested by WaterNSW in its letter dated 7 October 2020 including:
  - o Concept Stormwater Management Plan
  - o Conceptual Operational Environmental Management Plan
  - o Concept Soil and Water Management Plan
  - o Concept Riparian Vegetation Management Plan.

• **Traffic and Transport** – including:

- details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access / 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
- details of the proposed road connection to Lackey Road including timing and an assessment of the impact on Beaconsfield Road should the access

to Lackey Road not be provided

- 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 of on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site and
- details of road upgrades, infrastructure works or new roads or access points required for the development.

• **Noise and Vibration** – including:

- a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and including an assessment of nearby sensitive receivers
- cumulative impacts of other developments
- details and justification of the proposed noise mitigation, management and monitoring measures.

• **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 buildings
- a greenhouse gas assessment and
- details of proposed mitigation, management and monitoring measures.

• **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) and
- detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).

• **Infrastructure requirements** – including:

- a detailed written and/or graphical description of infrastructure required on the site, including any upgrades required
- identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained, and
- an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction.

• **Hazards and Risk** – 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

	<p>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).</p> <ul style="list-style-type: none"> <li>· <b>Cultural Heritage and Aboriginal Cultural Heritage</b> – including: <ul style="list-style-type: none"> <li>- identify and describe the Aboriginal cultural heritage values that exist across the development and document in an Aboriginal Cultural Heritage Assessment Report (ACHAR) which may include the need for a surface survey and test excavations</li> <li>- consultation with Aboriginal people must be undertaken and documented in ACHAR and</li> <li>- a description of the impacts on Aboriginal cultural heritage values.</li> </ul> </li> <li>· <b>Urban design and visual</b> – including: <ul style="list-style-type: none"> <li>- a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> <li>o nearby public and private receivers</li> <li>o significant vantage points in the broader public domain</li> </ul> </li> <li>- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks</li> <li>- detailed plans showing suitable landscaping which incorporates endemic species.</li> </ul> </li> <li>· <b>Biodiversity</b> – including an assessment of the proposal’s biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, 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.</li> <li>· <b>Ecologically sustainable development</b> – including a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development.</li> <li>· <b>Planning agreement/development contributions</b> – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.</li> </ul>
<p><b>Consultation</b></p>	<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>· Wingecaribee Council</li> <li>· Environment Protection Authority</li> <li>· WaterNSW</li> <li>· NSW Fire and Rescue</li> <li>· Transport for NSW</li> <li>· Environment, Energy and Science Group</li> <li>· Heritage NSW</li> <li>· Department of Planning, Industry and Environment (Water Group)</li> <li>· Jemena</li> <li>· Relevant electricity provider</li> <li>· surrounding local landowners and stakeholders</li> </ul>

	<ul style="list-style-type: none"> <li>· any other public transport, utilities or community service providers.</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>	If you do not lodge a Development Application and EIS for the development within two (2) years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, <b>Attachment 1</b> 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:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

### Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (sqm) and north point
  - the existing levels of the land in relation to buildings and roads
  - location and height of existing structures on the site
  - location and height of adjacent buildings and private open space
  - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
  - significant local features such as heritage items
  - the location and uses of existing buildings, shopping and employment areas
  - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
  - detailed plans, sections and elevations of the existing building, which clearly show all proposed buildings
  - detailed plans of proposed access driveways, internal roads, carparking and external alterations services infrastructure.

4. Schedule of materials, colours and additions. finishes.

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**Documents to be Submitted**

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Documents to submit include:

- one (1) hard copy and one (1) electronic copy of all the documents and plans for review prior to exhibition
  - other copies as determined by the Department once the development application is lodged.
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## Policies, Guidelines & Plans

Aspect	Policy / Methodology
<b>Traffic, Transport and Access</b>	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	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)
<b>Soils and Water</b>	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
<i>Groundwater</i>	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)
<i>Stormwater</i>	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	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)
<i>Wastewater</i>	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)
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
<b>Hazards and Risk</b>	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
<b>Biodiversity</b>	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (OEH, 2017)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
<b>Heritage</b>	
	Heritage Act 1977
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	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)
<b>Noise and Vibration</b>	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
<i>Air Quality</i>	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
<i>Odour</i>	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)

	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Upper Canal and Warragamba Pipeline Corridors</b>	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
<b>Bushfire</b>	
	Planning for Bushfire Protection (RFS, 2006)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA 2008)
	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)
	NSW Energy from Waste Policy Statement (EPA 2015)
	Standards for Managing Construction Waste in NSW (EPA 2018)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
<b>Social</b>	
	Social Impact Assessment Guideline (DPE, 2017)