



Ms Kate Jackson
Planning and Development Manager (Southern Region)
Boral Resources (NSW) Pty Limited
PO Box 42
Prospect NSW 2145

DA 14/96 MOD 11

Email: kate.jackson@boral.com.au

Dear Ms Jackson

**Upgrade and Expansion of Boral Concrete Batching Plant, St Peters (DA 14/96 MOD 11)
Environmental Assessment Requirements**

I refer to your request seeking environmental assessment requirements (EARs) to modify the Minister's approval for the upgrade and expansion of the Boral Resources (NSW) Pty Limited concrete batching plant and quarry materials handling facility at 25 Burrows Road South, St Peters, in the Inner West local government area (LGA). This request is under section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with section 75W(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Secretary may notify the Proponent of EARs with respect to the proposed modification. The Proponent must comply with these requirements before the matter is considered by the Minister for Planning.

The EARs have been prepared in consultation with relevant government authorities, and are based on the information you have provided to date. Your modification request should be accompanied by an Environmental Assessment (EA) which addresses the requirements of the authorities (**Attachment 1**) and the following:

- **strategic context**, including:
 - justification for the proposal having regard to its location and impacts;
 - consideration of all relevant legislation, strategies, environmental planning instruments, including identification and justification for any inconsistencies; and
 - demonstration the proposal is subject to section 75W of the EP&A Act;
- **details of the existing operations on the site**, including:
 - a description of existing and approved operations/facilities, including any licences or statutory approvals that apply to these;
 - a summary of the existing conditions of consent that would be relevant to the proposal;
 - a summary of the existing environmental management and monitoring regime;
 - detailed plans of the existing and proposed site layout;
 - detailed plans of all structures proposed to be constructed and modified; and
 - a table detailing compliance with existing conditions of approval;
- **description of the modification**, including:
 - a detailed description of the proposed modification, including changes to existing operations and any staging;
 - the justification and need for the modification;
 - identification of conditions to be modified and proposed wording of any new or modified conditions;
 - identification of any proposed variations to other licences and approvals; and
 - an assessment of all potential impacts of the proposal on the existing environment and measures to avoid, minimise, mitigate and/or manage these potential impacts;
- **traffic and access**, including:
 - a quantitative traffic impact assessment which considers traffic types and volumes likely to be generated, impacts on road safety and impacts on the capacity of the road network;
 - details of any necessary infrastructure upgrades;
 - details of and justification for the selected site access arrangements, internal road network and parking arrangements; and

- an assessment of the accessibility of the site by public transport.
- **noise and vibration**, including:
 - a quantitative noise and vibration impact assessment for construction and operational impacts prepared in accordance with relevant Environment Protection Authority guidelines;
 - a description of all potential noise and vibration sources during construction and operation, including road traffic noise along primary haulage routes;
 - cumulative impacts of other developments; and
 - details of proposed mitigation, management and monitoring measures;
- **air quality**, including:
 - a quantitative assessment of the potential air quality impacts during construction and operation in accordance with relevant Environment Protection Authority guidelines;
 - details of fugitive dust management measures during construction and operation; and
 - details of proposed mitigation, management and monitoring measures;
- **soil and water**, including:
 - an assessment of potential surface water, flooding and groundwater impacts, including impacts on nearby waterbodies (including the Alexandra Canal), surrounding properties, waterfront land (as defined under the *Water Management Act 2000*) and the Botany Sands groundwater source;
 - details of the surface water and stormwater management system(s) including on-site detention systems and measures to treat, reuse or dispose of water;
 - a detailed site water balance;
 - details of proposed erosion and sediment controls during construction; and
 - details of proposed mitigation, management and monitoring measures.
- **hazard 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 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 *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011).
- **fire and incident management**, including technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire management;
- **contamination**, including an assessment in accordance with *Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998);
- **heritage**, including a statement of heritage impact which considers any impact the proposal might have on the Alexandra Canal and any other heritage items within the vicinity;
- **visual**, including a description of the potential visual impacts from proposed buildings and associated structures; and details of the measures proposed to minimise visual impacts, such as landscaping;
- **waste management**, including details of how waste will be managed during construction and operation, including details of liquid waste and non-liquid waste management;
- **biodiversity**, including an assessment of impacts on existing flora or fauna on the site;
- **consultation**, including details of consultation with relevant government authorities and the community;
- updated management plans; and
- a table indicating where each element of the EARs is addressed in the EA.

In preparing the EA, the Department strongly recommends that you directly consult with relevant government authorities.

Following the provision of the EA, the Department will advise you of the applicable fee (under Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*) and consultation requirements.

If you have any enquiries about these requirements, please contact Sally Munk, Principal Environmental Planner, on the above details.

Yours sincerely


 Chris Ritchie
 Director, Industry Assessments
 as the Secretary's nominee

21/12/17.

Department of Planning & Environment

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ATTACHMENT 1
Public Authority Responses to Request for Key Issues