



Our Ref: DOC 16/501538
Your Ref: DA14_96 Mod 10

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms. Sally Munk:

Principal Environmental Planner,

Industry Assessments

Dear Ms Munk

**Proposal – Boral St Peters
25 Burrows Road, St Peters (Lots 1 and 2 DP 441113 and Vol. 4898 Fol. 159)
SEARs ID No. DA14_96 Mod 11**

The NSW Environment Protection Authority (“EPA”) refers to your email on 5 October 2016 requesting input to the Secretary’s Environmental Assessment Requirements (SEARs) for the expansion and upgrade of the Boral St Peters Concrete Batching Plant.

It is requested that the Environmental Assessment address the areas of environmental concern outlined in Attachment A.

Should you have any further questions please contact Tenille Lawrence 9995 6107 for assistance.

A handwritten signature in black ink, appearing to read 'Stuart Clark', with a long horizontal flourish extending to the right.

12/10/2016

STUART CLARK
Acting Unit Head, Sydney Industry
Environment Protection Authority

Attachment A

Request for Secretary's Environmental Assessment Requirements

Environment Protection Licence and Appropriate Regulatory Authority role

On review of the activities outlined within the proposal, it is likely the site will require an Environmental Protection Licence under s48 *Protection of the Environment Operations Act* ("POEO Act"), Schedule 1, Cement or Lime Works where:

cement and lime handling: meaning the handling of cement, fly ash, powdered lime (other than agricultural lime) or any other similar dry cement products.

The NSW EPA will be the Appropriate Regulatory Authority for the premises.

Air Quality (Dust)

An Air Quality Impact Assessment ("AQIA") should be undertaken for the project and should consider the requirements of the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (2005)*. This should include all potential air emissions and dust impacts from construction and operation, including details of air quality impacts, mitigation, management and monitoring measures for preventing and/or minimising both point and fugitive emissions.

Soil and Water Management

The EIS must incorporate the following soil and water management information:

- description of the water demands and a breakdown of water supplies for the construction and operational phase;
- description of the measures to minimise water use for the construction and operational phase;
- description of the construction erosion and sediment controls;
- a description of the surface and stormwater management system measures to treat or reuse water for the construction and operational phase;
- an assessment of potential surface water impacts associated with the development; and
- details of impact mitigation, management and monitoring measures.

Noise Impacts

This project has the potential to impact a number of sensitive receivers surrounding the premises. A Noise Impact Assessment should be undertaken which considers construction and operational noise across the project, and must include the following:

- operational noise from stationary aspects of the project (such as the staging area) should be assessed using the NSW Industrial Noise Policy (EPA, 2000).
http://www.epa.nsw.gov.au/resources/noise/ind_noise.pdf
- construction noise associated with the project should be assessed using the Interim Construction Noise Guideline (EPA, 2009).
<http://www.environment.nsw.gov.au/noise/constructnoise.htm>
- vibration from any construction activities to be undertaken on the premises should be assessed using the guidelines contained in the Assessing Vibration: a technical guideline (EPA, 2006).
<http://www.environment.nsw.gov.au/noise/vibrationguide.htm>

Waste Management

The EIS should provide details of liquid waste and non-liquid waste management, including:

- details of the quantities and classification of waste and wastewater to be generated on site;
- the transportation, assessment and handling of waste generated at the site;
- the methods for storage and disposal of all waste materials including stockpiling of wastes materials at the site;
- any waste processing related to the project including on-site treatment;
- the proposed controls for managing the environmental impacts of these activities; and
- detail 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.

Dangerous Goods and Hazardous Materials

The EIS should provide details of the following for the construction and operational phase:

- the type and quantity of any dangerous goods and hazardous materials to be used or stored;
- procedures for the classification, assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of, in addition to the requirements for liquid and non-liquid wastes.

Community Liaison

Ongoing consultation throughout the project, from commencement until its completion, should be detailed in the EIS.

Incident Management

The EIS should include a comprehensive assessment of the potential for incidents to occur at any stage of the project, the measures to be used to minimise the risk of incidents and the procedures to be employed in the event of an incident.