

Mr Chris Wilson
CW Strategic Planning Services
PO Box 42
Forestville NSW 2087

Our ref: MP 06_0052 MOD 3

Dear Mr Wilson

**Chester Hill Materials Recycling Facility (MP 06_0052 MOD 3)
Environmental Assessment Requirements (EARs)**

I refer to your letter dated 17 November 2017, seeking Secretary's environmental assessment requirements to modify the Minister's approval for the Chester Hill Materials Recycling Facility at 191 Miller Street, Chester Hill in the City of Canterbury Bankstown local government area.

In accordance with section 75W(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Secretary may notify the Proponent of environmental assessment requirements (EARs) with respect to the proposed modification. The Proponent must comply with these requirements before the matter is considered by the Minister. The EARs below have been prepared in consultation with the Environmental Protection Authority (EPA), Roads and Maritime Services (RMS), Department of Primary Industry, Fire and Rescue NSW (FRNSW) and the City of Canterbury Bankstown Council (Council), and are based on the information provided to date. The Department is still waiting on comments from FRNSW, these will be provided as soon as they are received.

Your modification request should be accompanied by an Environmental Assessment (EA) which addresses the requirements of the agencies (refer to **Attachment A**) and includes the following:

- **Description of the modification**
- **Need and justification for the modification**
- **strategic context**, including:
 - demonstration that the proposal is consistent with all relevant legislation, strategies, environmental planning instruments and development control plans (DCPs); and
 - demonstration that the proposal is subject to section 75W of the EP&A Act.
- **other approvals**, including the identification of any proposed variations to other licences and approvals.
- **suitability of the site**, including:
 - details of all approvals and approved plans for the existing facility, including for all structures, plant and equipment;
 - results of any recent independent audits of the operation of the existing facility against the approval; and
 - a detailed justification that the site can accommodate the proposed increase in processing capacity, having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures.
- **details of the existing operations on the site**, including:
 - existing and approved operations/facilities, including any statutory approvals that apply to these;
 - a summary of the existing conditions of approval 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; and
 - detailed plans of all structures proposed to be constructed and modified.
- **description of the modification**, including:
 - a detailed description of the proposed modification, including changes to the operation of the site and likely staging;

- details of any workshop or garaging of waste vehicles;
- the justification and need for the modification;
- details of any requested changes to the approved conditions of approval; 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.
- **waste management** – including:
 - details of how waste will be managed during the demolition of structures and relocation of waste material on-site;
 - a detailed plan and programme for the removal of all waste on site including any asbestos waste;
 - a description of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum volume of waste to be stored on site at any one time;
 - a description of waste processing operations, including a description of the technology to be installed, resource outputs and their intended fate, and the quality of control measures that would be implemented;
 - details of how waste would be stored and handled on-site, transported to and from the site and details of how the receipt of non-conforming waste would be dealt with; and
 - the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidance in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021*.
- **noise and vibration**, including a quantitative assessment of the construction, operation and transportation noise and vibration impacts on all affected receivers, prepared in accordance with relevant Environment Protection Authority guidelines.
- **air quality and odour**, including a quantitative assessment of the potential air quality, dust and odour impacts for all phases of the proposal in accordance with relevant Environment Protection Authority guidelines.
- **traffic and access**, including:
 - a traffic impact assessment for all phases of the modification which considers traffic types and volumes likely to be generated, impacts on road safety and impacts on the capacity of the road network including the intersections of Hume Highway and Miller Road and Miller Road and Christina Road; and
 - justification for the site access arrangements, internal road network and parking arrangements.
- **soil and water**, including:
 - an assessment of potential impacts to soil and water resources, topography, hydrology, drainage lines or watercourses near the site;
 - details of stormwater/wastewater/leachate management systems including the capacity and integrity of on-site detention systems and measures to treat, reuse or dispose of water;
 - characterisation of the surface water quality at any discharge point against relevant water quality criteria and proposed mitigation measures to manage any impacts to surface water or groundwaters impacts;
 - a revised site water balance and a detailed description of the measures to minimise water use at the site; and
 - an assessment of flooding impacts associated with the development including details of the flood liability of the site and changes to flooding behaviour.
- **fire and incident management** – including:
 - identification of the aggregate quantities of combustible waste products to be stockpiled at any one time;
 - identification of foreseeable on-site and off-site fire events and other emergency incidents; and
 - 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 management of fire water, location of fire hydrants and water flow rates at the hydrant) management and containment measure;
- **hazards**, 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).

- **contamination**, including:
 - a detailed assessment of the extent and nature of any contamination of the soil, groundwater and soil;
 - an assessment of potential risks to human health and the environmental receptors in the vicinity of the site;
 - a description and appraisal of any mitigation and monitoring measures; and;
 - consideration of whether the site is suitable for the proposed development.
- **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.
- **a table indicating where each element of the EARs is addressed in the EA.**
- **identification of conditions to be modified including a detailed justification.**

In addition, you must also directly consult with other relevant government agencies including but not limited to the EPA, RMS, FRNSW and Council in preparing the EA, and provide a detailed account of the results of the consultation.

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 Emma Barnet on the above details.

Yours sincerely



Chris Ritchie
Director
Industry Assessments
As delegate of the Secretary

20/12/17.

ATTACHMENT A