



## Planning & Environment

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Mr Julian Ardas  
PlanCom Consulting Pty Ltd  
PO Box 411  
Potts Point NSW 2011

Our ref: MP 06\_0089 MOD 2

Dear Mr Ardas

**Secretary's Environmental Assessment Requirements (SEARs)  
Vopak Site B Bulk Liquids Storage Facility, Port Botany (MP 06\_0089 MOD 2)**

I refer to your request to modify project approval 06\_0089 issued by the then Minister for Planning on 28 February 2007 for the expansion of the Vopak Bulk Liquid Storage Facility at Port Botany.

The proposed modification will be assessed under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

I have attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Assessment (EA) for the project.

The SEARs have been prepared based on the information you have provided to date. Please note that the Secretary may alter these requirements at any time.

Prior to exhibiting the EA that you submit for the project, the Department will review the document to determine if it adequately addresses the SEARs. The Department may consult with other relevant Government authorities in making this decision. If the Secretary considers that the EA does not adequately address the SEARs, the Secretary may require you to revise the EA.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the EA. This will enable the Department to:

- confirm the applicable fee; and
- determine the number of copies of the EA required for reviewing purposes.

If you have any enquiries about these requirements, please contact Mr Ashley Cheong on the above details.

Yours sincerely

Chris Ritchie  
Manager  
Industry Projects

7/11/14.

# Secretary's Environmental Assessment Requirements

## Section 75W of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	MP 06_0089 MOD 2
<b>Project</b>	<p>The project is for works to facilitate the increase in throughput capacity of the facility, which includes:</p> <ul style="list-style-type: none"> <li>• new site access road and driveway;</li> <li>• new amenities building and an increase to the size of the approved warehouse;</li> <li>• an upgrade to the vapour recovery unit; and</li> <li>• new loading bays, piping and associated infrastructure.</li> </ul>
<b>Location</b>	1-9 and 20 Friendship Road, Port Botany in the Randwick local government area.
<b>Proponent</b>	Vopak Terminals Sydney Pty Ltd
<b>Date of Issue</b>	November 2014
<b>General Requirements</b>	<p>The Environmental Assessment of the proposed modification must include:</p> <ul style="list-style-type: none"> <li>• an executive summary</li> <li>• a description of the following within the site and any associated areas: <ul style="list-style-type: none"> <li>– existing and approved operations/facilities; and</li> <li>– a description of the proposed modifications in relation to any existing environmental management plans that may need to be updated.</li> </ul> </li> <li>• a detailed description of the project, including: <ul style="list-style-type: none"> <li>– need for the modification;</li> <li>– alternatives considered; and</li> <li>– plans of any proposed building works.</li> </ul> </li> <li>• a detailed assessment of the following, and any other significant issues identified in the Environmental Risk Assessment (see 'Key Issues'): <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 the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> </li> <li>• a consolidated statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>; and</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Hazards and Risk</b> – including: <ul style="list-style-type: none"> <li>- updating the risk assessment for the subject site to include the proposed modification. The risk assessment should be updated in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Hazards Analysis</i>; and</li> <li>- address all recommendations of the Department's <i>Port Botany Land Use Safety Study Overview Report</i> relevant to the modification.</li> </ul> </li> <li>• <b>Traffic and Access</b> – including: <ul style="list-style-type: none"> <li>- accurate predictions of the traffic volumes likely to be generated during construction and operation;</li> <li>- a detailed traffic impact study of the project; and</li> <li>- detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian Standards (including swept path diagrams and details to demonstrate that the facility</li> </ul> </li> </ul>



	<p>will not result in queuing off-site).</p> <ul style="list-style-type: none"> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>- consideration of the potential for contaminated soil and water to be encountered during construction and its management in accordance with the relevant guidelines.</li> </ul> </li> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>- details of any air quality control and management measures for the modification.</li> </ul> </li> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>- identification of the volume, type and classification of all waste/s generated during the construction of the project; and</li> <li>- details of all waste treatment (e.g. contaminated soil) and disposal measures undertaken in accordance with the relevant guidelines.</li> </ul> </li> <li>• <b>Greenhouse Gas</b> – including an assessment of the potential greenhouse gas emissions of the project.</li> </ul>
<b>References</b>	While not exhaustive, the following attachment contains a list of the guidelines, policies, and plans that may be relevant to the project.
<b>Consultation</b>	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> <li>• NSW Ports;</li> <li>• Randwick City Council;</li> <li>• Environment Protection Authority;</li> <li>• WorkCover NSW; and</li> <li>• Roads and Maritime Service.</li> </ul> <p>The consultation process, and the issues raised during this process, must be described in the Environmental Assessment.</p>

## Technical and Policy Guidelines

Aspect	Policy /Methodology
<b>Risk Assessment</b>	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
<b>Hazards</b>	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP) Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
<b>Transport</b>	Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
<b>Soil and Water</b>	
<i>Soil</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC) State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP) Acid Sulphate Soils Assessment Guidelines 1998 (ASSMAC)
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ) National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ) National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) State Water Management Outcomes Plan NSW Government Water Quality and River Flow Environmental Objectives (DECC) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Managing Urban Stormwater: Soils & Construction (Landcom) Managing Urban Stormwater: Treatment Techniques (DECC) Managing Urban Stormwater: Source Control (DECC) Technical Guidelines: Bunding & Spill Management (DECC) Environmental Guidelines: Use of Effluent by Irrigation (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)

	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
<b>Odour</b>	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
<b>Waste</b>	
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment, Classification, and Management of Liquid and Non-Liquid Wastes (EPA)
<b>Greenhouse Gas</b>	
	AGO Factors and Methods Workbook (AGO)