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Appendix E

Secretary's Environmental Assessment Requirements & Extension Letters



Mr Warwick Stimson
Director
Stimson & Baker Planning
PO Box 1912
PENRITH NSW 2751

14/18792
SSD 6761

warwick@stimsonandbaker.com.au

Dear Mr Stimson

**Request for Extension to Secretary's Environmental Assessment Requirements
Expansion of Clinical and Quarantine Waste Management Facility (SSD 6761)
9 Kenoma Place, Arndell Park**

I refer to your email of 20 October 2016, seeking an extension to Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above State significant development (SSD) application. The Department notes that the SEARs issued on 1 December 2014 was for the expansion of an existing clinical and quarantine waste management facility.

Upon receipt of your request, the Department consulted with Blacktown City Council (Council), Roads and Maritime Services (RMS) and the Environment Protection Authority (EPA). Comments provided by Council are attached. RMS have indicated they will provide input upon receipt of the EIS. The EPA did not provide comments.

The Department has reviewed your request and considers that the existing SEARs remain valid. Accordingly, the SEARs will be extended for an additional year to 1 December 2017.

Please note that if you do not lodge an application under Section 78A (8) of the *Environmental Planning and Assessment Act 1979* within three years of the original issue date of the SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.

It would be appreciated if you contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

Should you have any further enquiries, please contact Kelly McNicol on the details above.

Yours sincerely

Chris Ritchie 30/11/16.
Director
Industry Assessments
as delegate of the Secretary

Department of Planning & Environment

Level 22, 320 Pitt Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 1300 305 695 | www.planning.nsw.gov.au



Office of the Secretary

Mr Warwick Stimson
Stimson and Baker Planning
PO BOX 1912
Penrith NSW 2751

14/19457

Dear Mr Stimson

**State Significant Development – Environmental Assessment Requirements
Expansion of Existing Clinical and Quarantine Waste Management Facility,
Arndell Park (SSD 6761)**

Thank you for your request for the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above mentioned development proposal. I have attached a copy of these requirements.

These SEARs are based on the information you have provided to date and have been prepared in consultation with the relevant government authorities (see **Attachment 2**). It should be noted that comments from NSW Health are outstanding. The Department of Planning and Environment (the Department) will forward a copy of this response once it is received. The additional response must be taken into consideration in the preparation of your EIS.

Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these SEARs.

The Department will review the EIS for the development carefully before publicly exhibiting it, and will require you to submit an amended EIS if it does not adequately address the SEARs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is informed of the proposal and actively engaged in issues of concern to it. Sufficient information must be provided to the community so it has a good understanding of the proposal and any potential impacts.

The Department prefers operations like the Clinical and Quarantine Waste Management Facility to operate under a single planning approval. Consequently, the Department encourages you to develop the project with this preference in mind, and to consider surrendering all of the existing planning approvals for the waste management facility if the application is approved.

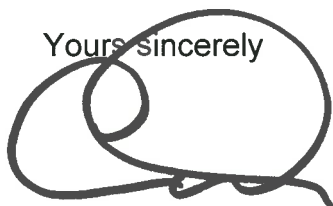
In addition, if your development is likely to have a significant impact on a matter of National Environmental Significance, it may require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Please contact the Department at least two weeks before you propose to submit the development application and EIS for the development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- advise you of the consultation and public exhibition arrangements applicable to your development; and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

Should you have any further enquiries, please contact Teille Whiteman, Planning Officer, at the Department on (02) 02 9228 6378.

Yours sincerely



1.12.14

Chris Wilson
Executive Director
Infrastructure and Industry Assessments
(As Secretary's nominee)

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6761
Proposal Name	Expansion of an existing clinical and quarantine waste management facility
Location	9 Kenoma Place, Arndell Park
Applicant	State Waste Services (NSW) c/o Stimpson and Baker Planning
Date of Issue	01 December 2014
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • an executive summary; • a clear description of the previous/existing uses of the site and how these uses operate lawfully under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), including any reliance on existing use rights and/or planning approvals; • a detailed description of the development including: <ul style="list-style-type: none"> – the need for the proposed development – justification for the proposed development – the likely staging of the development – the likely interactions between the development and existing, approved and proposed operations in the vicinity of the site – plans of any proposed building works. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • consideration of the issues provided at Attachment 2 (public authority responses) • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – 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 – a description of the measures that will 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. • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS; • a conclusion justifying the development on economic, social and

	<p>environmental grounds, including consideration of whether the development is consistent with the objects of the EP&A Act; and</p> <ul style="list-style-type: none"> • certification from the author of the EIS that the information contained within the document is neither false or misleading. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the proposal as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV; • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and suitability of the site and proposed transport routes; and – demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), and justification for any inconsistencies. • Waste Management – including: <ul style="list-style-type: none"> – details of how the material will be collected, managed and disposed of; – details of the quantities and classification of waste to be generated on site; – demonstration that the proposed handling, labelling, storage and disposal of clinical and related waste is consistent with <i>NSW Health's Waste Management Guidelines for Health Care Facilities, August 1998</i>; – evidence that the expansion of the existing clinical and medical waste facility fulfils the objectives of the <i>NSW Waste Avoidance and Resource Recovery Strategy 2013-21</i>; and – evidence that NSW Health supports the method of treatment of the clinical waste. • Hazards and Risk – including: <ul style="list-style-type: none"> - a primary risk screening completed in accordance with the <i>State Environmental Planning Policy No.33 Hazardous and Offensive Development and Applying SEPP 33</i> (DOP, 2011), with a clear indication of class, quantity and location of all dangerous and hazardous materials associated with the development; and - should the preliminary screening indicate that the project is potentially hazardous, a Preliminary Hazards Analysis (PHA) must be prepared in accordance with the <i>Hazardous Industry Planning Advisory Paper No.6 - Guidelines for Hazards Analysis</i> (COP, 2011) and <i>Multi-Level Risk Assessment</i> (DOP, 2011). • Soils and Water – including: <ul style="list-style-type: none"> – details of how water will be managed, such as, stormwater and flooding; – details of water requirements including water supply; and

	<ul style="list-style-type: none"> - details of leachate collection and management. • Air Quality and Odour - including: <ul style="list-style-type: none"> - description of all potential odour sources and predicted odour emissions from the construction and operation of the clinical and quarantine waste facility; - an air quality assessment of all potential air quality and odour impacts from the development, including details of air quality and odour impacts on private properties, in accordance with relevant Environment Protection Authority guidelines; - details of mitigation, management and monitoring measures for preventing and/or minimising both point and fugitive emissions; and - an assessment of the effectiveness of the proposed air quality and odour mitigation measures. • Noise – including: <ul style="list-style-type: none"> - a description of all potential noise sources such as construction, operational, on and off-site traffic noise; - a noise impact assessment including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; and - details of noise mitigation, management and monitoring measures. • Traffic and Transport – including: <ul style="list-style-type: none"> - details of all traffic and transport demands likely to be generated during construction and operation, including confirmation of whether any additional car parking is required to ensure compliance with <i>the Blacktown Development Control Plan 2006</i>; - an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the project; and - an assessment of likely toxicity levels of loads transported on arterial and local roads to and from the site, and an incident management strategy in the event that an incident occurs during transportation. • Cumulative Impacts – particularly in relation to air, noise and traffic associated with other nearby industrial or commercial operations.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Those documents should be included as part of the EIS rather than as separate documents.</p>
Consultation	<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"> • Blacktown City Council; • Environmental Protection Authority; • NSW Health; and • Roads and Maritime Services. <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</p>

	to address an issue, a short explanation should be provided
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment 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.bookshop.nsw.gov.au>

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

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
Soil and Water	
<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)
<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)
<i>Groundwater</i>	Technical Guidelines: Bunding & Spill Management (DECC)
	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
<i>Wastewater</i>	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
	National Water Quality Management Strategy - Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) – (2006).
Odour	
	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)
Noise	
	NSW Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes
	NSW Road Noise Policy (EPA, 2011)
	Environmental Noise Control Manual (DECC)
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: a Technical Guide (DEC, 2006)
	Interim Guidelines: Assessment of Noise from Rail Infrastructure Projects
	Rail Infrastructure Noise Guideline draft for Consultation
	Other Rail Noise: http://www.environment.nsw.gov.au/noise/railnoise.htm
Transport	
	<i>Roads Act 1993</i>
	Guide to Traffic Generating Development (RMS)
	Guide to Traffic Management (Austroads)
	Road Design Guide (RTA)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

ATTACHMENT 2

Public Authority Responses to Request for Key Issues



Mr Warwick Stimson
Director
Stimson & Baker Planning
PO Box 1912
PENRITH NSW 2751

14/18792
SSD 6761

warwick@stimsonandbaker.com.au

Dear Mr Stimson

**Request for Extension to Secretary's Environmental Assessment Requirements
Expansion of Clinical and Quarantine Waste Management Facility (SSD 6761)
9 Kenoma Place, Arndell Park**

I refer to your email of 20 October 2016, seeking an extension to Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above State significant development (SSD) application. The Department notes that the SEARs issued on 1 December 2014 was for the expansion of an existing clinical and quarantine waste management facility.

Upon receipt of your request, the Department consulted with Blacktown City Council (Council), Roads and Maritime Services (RMS) and the Environment Protection Authority (EPA). Comments provided by Council are attached. RMS have indicated they will provide input upon receipt of the EIS. The EPA did not provide comments.

The Department has reviewed your request and considers that the existing SEARs remain valid. Accordingly, the SEARs will be extended for an additional year to 1 December 2017.

Please note that if you do not lodge an application under Section 78A (8) of the *Environmental Planning and Assessment Act 1979* within three years of the original issue date of the SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.

It would be appreciated if you contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

Should you have any further enquiries, please contact Kelly McNicol on the details above.

Yours sincerely

Chris Ritchie
Director

30/11/16.

Industry Assessments

as delegate of the Secretary

Department of Planning & Environment

Level 22, 320 Pitt Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 1300 305 695 | www.planning.nsw.gov.au

Bianca Thornton

From: Holly Palmer <Holly.Palmer@blacktown.nsw.gov.au>
Sent: Friday, 4 November 2016 3:43 PM
To: Bianca Thornton
Subject: SSD 6761 - MC-14-2285 - 9 Kenoma Place, Arndell Park - Expansion of Clinical & Quarantine Waste Mngt Facility

Follow Up Flag: Follow up
Flag Status: Completed

Hi Bianca,

We do not have any objection to the extension.

Please note that the LEP and DCP have since been updated, and the Applicant is to reflect this in their EIS.

Kind Regards,

Holly Palmer
Senior Town Planner - Projects
Blacktown City Council
P | 02 9839 6927

From: Bianca Thornton [<mailto:Bianca.Thornton@planning.nsw.gov.au>]
Sent: Friday, 4 November 2016 2:29 PM
To: Holly Palmer
Subject: SSD 6761 - Expansion of Clinical and Quarantine WMF

Hi Holly

As per our discussion on the phone, SEARs were issued in December 2014 for the expansion of a clinical and quarantine waste management facility at 9 Kenoma Place, Arndell Park (Lot 14 DP 786328). The Applicant is requesting an extension for the issued SEARs to complete the EIS.

The issued SEARs can be found on the major projects website here:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6761


Does Council have any objection or comment for the extension of the SEARs?

Regards

Bianca Thornton
Student Planner
Industry Assessments
Level 22, 320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 02 8217 2040



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We've moved  You can find us at our new office
Level 22, 320 Pitt St, Sydney, 2000

Mr Chris Linley
Manager
State Waste Services

14/18792
SSD 6761

chris@statewaste.com.au

Dear Mr Linley

**Request for Extension to Secretary's Environmental Assessment Requirements
Expansion of Clinical and Quarantine Waste Management Facility (SSD 6761)
9 Kenoma Place, Arndell Park**

I refer to your letter received 11 January 2017, seeking a further extension to Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above State significant development (SSD) application. The Department notes that the SEARs issued on 1 December 2014 was for the expansion of an existing clinical and quarantine waste management facility.

The Department also notes that the SEARs for the facility were extended for an additional year on 30 November 2016, in consultation with Blacktown City Council, Roads and Maritime Authority and the Environmental Protection Authority.

The Department has reviewed your request and considers that the existing SEARs remain valid with the exception of a requirement to assess the suitability of the site. Accordingly, the SEARs will be extended for an additional year to 1 December 2018 with the addition of the below requirement.

• **Suitability of the Site** – including:

- details of all development consents and approved plans for the existing facility, including for all structures, plant and equipment;
- results of an independent audit of the operation of the existing facility against the conditions of all development consents and all Environmental Protection Licences in force in respect of the existing facility to ascertain the baseline of the site; 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.

Please also note that the relevant noise guideline is now the *Noise Policy for Industry* (2017).


If you do not lodge an application under Section 78A (8) of the *Environmental Planning and Assessment Act 1979* within four years of the original issue date of the SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.

It would be appreciated if you contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

Should you have any further enquiries, please contact Emma Barnet on the details above.

Yours sincerely



16/01/18.

Kelly McNicol
A/Director
Industry Assessments
as delegate of the Secretary