NSW GOVERNMENT | Planning & Environment

Contact: Sheelagh Laguna
Phone: (02) 9274 6574
Email: sheelagh.laguna@planning.nsw.gov.au

Mr Garry Rush
Autorecyclers Pty Ltd
57-69 Tattersall Road
Kings Park NSW 2148

Dear Mr Rush

State Significant Development – Secretary's Environmental Assessment Requirements
Pick n Payless Metal Recovery and Recycling Facility – 57-69 Tattersall Road, Kings Park (SSD 8375)

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed metal recovery and recycling facility at 57-69 Tattersall Road, Kings Park in the Blacktown local government area (LGA).

The SEARs have been prepared in consultation with the relevant government agencies (see **Attachment 2**), and are based on the information you have provided to date. Please note that the Secretary may alter the SEARs at any time. You must consult further with the Secretary if you do not lodge a development application and Environmental Impact Statement (EIS) for the development within two years of the date of issue of these SEARs.

The Department notes that the site currently operates under a separate consent. The Department prefers operations like the Pick n Payless Metal Recovery and Recycling Facility to operate under a single, modern planning approval. Consequently, the Department encourages you to develop the project with this preference in mind, and to consider surrendering all the existing planning approvals for the facility if the project is approved.

I wish to emphasise the importance of effective and genuine community consultation and the need for the proposal to proactively respond to the community's concerns. Accordingly, you must undertake a comprehensive, detailed and genuine community consultation and engagement process during the preparation of the EIS. This process must ensure that the community is informed of the development and engaged with issues of concern to them. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

Your development may require separate approval under the provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth assessment process may be integrated into the NSW assessment process, and supplementary SEARs may need to be issued.

Please contact the Department at least two weeks before you intend to lodge the EIS and any associated documentation for the development. This will enable the Department to determine the:

- applicable fee (under Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

If you have any enquiries about these SEARs, please contact Sheelagh Laguna on the above details.

Yours sincerely

C. Ritchie 21/7/17.

Chris Ritchie
Director
Industry Assessments
as delegate of the Secretary

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 8375
Development	Operation of a metal recovery and recycling facility with a processing capacity of 130,000 tonnes per annum (tpa) of scrap metal. Includes approval for the processing of scrap metal from sources including motor vehicles, structural metals and white goods. The proposed development also involves changes to operating hours and site layout, and the construction of structures to house machinery and stockpiles.
Location	57-69 Tattersall Road, Kings Park (Lot 100 DP 792731), in the Blacktown local government area.
Applicant	Autorecyclers Pty Ltd
Date of Issue	July 2017
General Requirements	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 *Environmental Planning and Assessment Regulation 2000*. In addition, the EIS must include a: • detailed description of the development, including: – existing operations carried out on the site and how the site operates lawfully under the *Environmental Planning and Assessment Act 1979* (EP&A Act) including any reliance on existing use rights and/or planning approvals and how these will be consolidated; – accurate history of the site, including development consents; – need for the proposed development; – justification for the proposed development, including the proposed hours of operation; – likely staging of the development - including demolition, construction, and operational stage/s; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – plans of any proposed building works; and – contributions required to offset the proposal. • demonstrate that the site is suitable for the proposed use in accordance with *State Environmental Planning Policy No 55 – Remediation of Land*; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • consideration of issues discussed in **Attachment 2** (public authority responses to key issues); • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: • 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 would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and

	• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (as defined in clause 3 of the *Environmental Planning and Assessment Regulation 2000*) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • 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	The EIS must address the following specific matters: • **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 site baseline; 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. • **Waste Management** – including: – a description of the waste streams that would be accepted at the site including the maximum daily, weekly and annual throughputs and the maximum size and heights for stockpiles; – details of the source of the waste streams to justify the need for the proposed processing capacity; – a description of waste processing operations, including a description of the technology to be installed, resource outputs, and the quality control measures that would be implemented; – details of how waste, including waste oil and chemicals, would be stored and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with; and – 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 2014-2021*. • **Soil and Water** – including: – an assessment of potential impacts to soil and water resources, topography, hydrology, drainage lines, watercourses and riparian lands on or nearby to the site; – a detailed site water balance, including identification of water requirements for the life of the project, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise water use at the site; – details of any groundwater extraction and any works with the potential to intercept the groundwater table; – characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters); – details of stormwater/wastewater/leachate/firewater management systems including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water; – an assessment of the integrity of any existing

stormwater/wastewater/leachate infrastructure to be utilised by the proposed development;
- the measures that would be implemented to ensure that stormwater drainage is in accordance with Blacktown City Council's *Drainage Design Manual 2005*;
- a description of erosion and sediment controls; and
- characterisation of the nature and extent of any contamination on the site and a description of proposed management measures.

- **Air Quality and Odour** – including:
  - a quantitative assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines;
  - the details of buildings, machinery and air handling systems and strong justification for any material handling, processing or stockpiling external to a building;
  - details of the emission control system and a strong justification for its adequacy based on verified performance at similar facilities;
  - a greenhouse gas assessment; and
  - details of proposed mitigation, management and monitoring measures.
- **Noise and Vibration** – including:
  - a quantitative assessment of potential demolition, construction, operational and transport noise and vibration impacts in accordance with relevant Environment Protection Authority guidelines;
  - an assessment of the predicted transport noise and vibration impacts and justification of proposed transport routes and times; and
  - details and justification of the proposed noise mitigation and monitoring measures.
- **Traffic and Transport** – including:
  - details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes and details of the peak times for traffic movement to and from the site;
  - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model;
  - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network;
  - detailed plans of the proposed layout of the internal road network and parking on site, in accordance with the relevant parking codes and Australian Standards;
  - plans of any proposed road upgrades, infrastructure works or new roads required for the development;
  - turning path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site; and
  - details of public transport, pedestrian, on-street parking and bicycle facilities.
- **Fire Management** – including:
  - technical details on the fire control and management equipment to be installed on the premises, including the location of fire hydrants, water flow rates at the hydrant, firewater containment capacity, and smoke hazard management and sprinkler systems within buildings; and
  - details of size and volume of stockpiles and their arrangement and separation to minimise fire spread and facilitate emergency vehicle access.
- **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). • **Incident Management** – including: – details of spill management equipment to be held on site; and – details of processes to effectively manage the risk of explosions or other incidents associated with the handling, storing, dismantling and draining of fuel tanks, air bags and seatbelt pre-tensioners. • **Visual** – including: – an assessment of the potential visual impacts of the project on the amenity of the surrounding area, including light spill from 24 hour operations.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*. These documents should be included as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and potentially affected landowners. In particular, you must consult with: • Blacktown City Council; • Environment Protection Authority; • Department of Primary Industries; • SafeWork NSW; • Transport for NSW; • Roads and Maritime Services; • Fire and Rescue NSW; and • nearby land owners and occupiers that may be affected by the proposal. 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 to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEAR's, you must consult with the Secretary in relation to the requirements for lodgement.
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 development.

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

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.
In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
- the location of the land, boundary measurements, area (sq. m) and north point;
- the existing levels of the land in relation to buildings and roads;
- location and height of existing structures on the site;
- location and height of adjacent buildings and private open space; and
- all levels to be to Australian Height Datum (AHD).

2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
- watercourses including nearby rivers and creeks, and dams;
- significant local features such as heritage items;
- the location and uses of nearby buildings, shopping and employment areas, hospitals and schools; and
- traffic and road patterns, pedestrian routes and public transport nodes.

3. An indication of the location of the site with respect to the relevant Land Zoning Map within the relevant Local Environment Plan.

4. Drawings at an appropriate scale illustrating:
- detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be submitted

Documents to submit include:
- 1 electronic copy of all the documents and plans for review prior to exhibition; and
- other copies as determined by the Department once the development application is lodged.

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.

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Policies, Guidelines & Plans

Aspect	Policy /Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA 2014)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolids Products (EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Soil and Water	
Soil	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)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (OEH 2011)
Surface Water	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)
	NSW State Rivers and Estuaries Policy (1993)
	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)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
Groundwater	National Water Quality Management Strategy: Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document 1997 (DLWC)
	NSW State Groundwater Quality Protection Policy 1998 (DLWC)
	NSW State Groundwater Quantity Management Policy 2002 (DLWC)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)

	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
	NSW Aquifer Interference Policy (NOW 2012)
	MDBC Guidelines on Groundwater Flow Modelling 2000
	Australian Groundwater Modelling Guidelines 2012
Wastewater	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) 2006 (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	Recycled Water Guidance Document: Recycled Water Management Systems (DPI, 2015)
Air Quality and Odour	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2016)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC 2007)
	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
	Guidelines for Energy Savings Action Plans (DEUS 2005)
Odour	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Noise and Vibration	
Noise	NSW Industrial Noise Policy (EPA 2000)
	NSW Road Noise Policy (EPA 2011)
	Environmental Criteria for Road Traffic Noise (EPA 1999)
	Interim Construction Noise Guideline (DECC 2009)
Vibration	Assessing Vibration: A Technical Guideline (DEC 2006)
Traffic and Transport	
	Guide to Traffic Generating Development (RTA)
	Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads 2016)
	NSW Long Term Transport Master Plan (TfNSW 2012)
	Road Design Guide (RTA)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	AS/NZS 4360:2004 Risk Management
	HB 203:2006 Environmental Risk Management – Principles and Process
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
	Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

ATTACHMENT 2
Public Authority Responses to Request for Key Issues

Ms Sheelagh Laguna
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Notice Number	1553626
File Number	EF17/7455
Date	05-Jul-2017

Dear Ms Laguna

RE: SSD 8375 - Kings Park Waste Metal Recovery, Processing and Recycling Facility - 57-59 Tattersall Road Kings Park

I refer to NSW Department of Planning and Environment's request for the NSW Environment Protection Authority's (**EPA**) input on the Secretary's Environmental Assessment Requirements (**SEARs**) regarding SSD 8375 - Kings Park Waste Metal Recovery, Processing and Recycling Facility - 57-59 Tattersall Road Kings Park (**the Proposal**) received by EPA on 23 June 2017.

The EPA has considered the details of the Proposal and has identified the information it requires to issue its general terms of approval, which are provided in Attachment A. In summary, the EPA's key information requirements for the Proposal include an adequate assessment of:

1. Air pollution - impact on neighbouring properties from smoke and odours
2. Noise - impact on neighbouring properties
3. Dust - impact on neighbouring properties
4. Water - treatment, disposal and storage of contaminated waste water
5. Vibration - impact on neighbouring properties
6. Fire and explosion risk management and containment

In carrying out the assessment, the proponent should refer to the relevant guidelines as listed in Attachment B and any relevant industry codes of practice and best practice management guidelines.

Please note that this response does not cover biodiversity or Aboriginal cultural heritage issues, which are the responsibility of the Office of Environment and Heritage.

The Proponent should be made aware that any commitments made in the EA may be formalised as approval conditions and may also be placed as formal licence conditions.

Financial assurance

The Proponent should be made aware that, consistent with provisions under Part 9.4 of the *Protection of the Environment Operations Act 1997* ("the Act") the EPA may require the provision of a financial assurance and/or assurances. The amount and form of the assurance(s) would be determined by the EPA and required as a condition of an Environment Protection Licence (**EPL**).

Pollution Incident Response Management Plan

In addition, as a requirement of an EPL, the EPA will require the Proponent to prepare, test and implement a Pollution Incident Response Management Plan and/or Plans in accordance with Section 153A of the Act.

Yours sincerely

.....

Lara Barrington

Acting Unit Head

Waste & Resource Recovery

(by Delegation)

ATTACHMENT A: EIS REQUIREMENTS FOR
Kings Park Waste Metal Recovery, Processing and Recycling Facility
(SSD-8375)

How to use these requirements

The EPA requirements have been structured in accordance with the DIPNR EIS Guidelines, as follows. It is suggested that the EIS follow the same structure:

A. Executive summary

B. The proposal

C. The location

D. Identification and prioritisation of issues

E. The environmental issues

F. List of approvals and licences

G. Compilation of mitigation measures

H. Justification for the proposal

A Executive summary

The executive summary should include a brief discussion of the extent to which the proposal achieves identified environmental outcomes.

B The proposal

1. Objectives of the proposal

- The objectives of the proposal should be clearly stated and refer to:
  a) the size and type of the operation, the nature of the processes and the products, by-products and wastes produced
  b) a life cycle approach to the production, use or disposal of products
  c) the anticipated level of performance in meeting required environmental standards and cleaner production principles
  d) the staging and timing of the proposal and any plans for future expansion
  e) the proposal's relationship to any other industry or facility.

2. Description of the proposal

General

- Outline the production process including:
  a) the environmental "mass balance" for the process – quantify in-flow and out-flow of materials, any points of discharge to the environment and their respective destinations (sewer, stormwater, atmosphere, recycling, landfill etc)
  b) any life-cycle strategies for the products.
- Outline cleaner production actions, including:
  a) measures to minimise waste (typically through addressing source reduction)
  b) proposals for use or recycling of by-products
  c) proposed disposal methods for solid and liquid waste
  d) air management systems including all potential sources of air emissions, proposals to re-use or treat emissions, emission levels relative to relevant standards in regulations, discharge points
  e) water management system including all potential sources of water pollution, proposals for re-use, treatment etc, emission levels of any wastewater discharged, discharge points, summary of options explored to avoid a discharge, reduce its frequency or reduce its impacts, and rationale for selection of option to discharge.
  f) soil contamination treatment and prevention systems.
- Outline construction works including:
  a) actions to address any existing soil contamination

b) any earthworks or site clearing; re-use and disposal of cleared material (including use of spoil on-site)

c) construction timetable and staging; hours of construction; proposed construction methods

d) environment protection measures, including noise mitigation measures, dust control measures and erosion and sediment control measures.

- Include a site diagram showing the site layout and location of environmental controls.

Air

- Identify all sources or potential sources of air emissions from the development.
  Note: emissions can be classed as either:
  - *point (e.g. emissions from stack or vent) or*
  - *fugitive (from wind erosion, leakages or spillages, associated with loading or unloading, conveyors, storage facilities, plant and yard operation, vehicle movements (dust from road, exhausts, loss from load), land clearing and construction works).*
- Provide details of the project that are essential for predicting and assessing air impacts including:

  a) the quantities and physio-chemical parameters (e.g. concentration, moisture content, bulk density, particle sizes etc) of materials to be used, transported, produced or stored

  b) an outline of procedures for handling, transport, production and storage

  c) the management of solid, liquid and gaseous waste streams with potential to generate emissions to air.

Noise and vibration

- Identify all noise sources or potential sources from the development (including both construction and operation phases). Detail all potentially noisy activities including ancillary activities such as transport of goods and raw materials.
- Specify the times of operation for all phases of the development and for all noise producing activities.
- For projects with a significant potential traffic noise impact provide details of road alignment (include gradients, road surface, topography, bridges, culverts etc), and land use along the proposed road and measurement locations – diagrams should be to a scale sufficient to delineate individual residential blocks.

Water

- Provide details of the project that are essential for predicting and assessing impacts to waters including:

  a) the quantity and physio-chemical properties of all potential water pollutants and the risks they pose to the environment and human health, including the risks they pose to Water Quality Objectives in the ambient waters (as defined on http://www.environment.nsw.gov.au/ieo/index.htm, using technical criteria derived from *the Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, ANZECC 2000)

  b) the management of discharges with potential for water impacts

c) drainage works and associated infrastructure; land-forming and excavations; working capacity of structures; and water resource requirements of the proposal.

- Outline site layout, demonstrating efforts to avoid proximity to water resources (especially for activities with significant potential impacts e.g. effluent ponds) and showing potential areas of modification of contours, drainage etc.
- Outline how total water cycle considerations are to be addressed showing total water balances for the development (with the objective of minimising demands and impacts on water resources). Include water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.

Waste and chemicals

Provide details of the quantity and type of both liquid waste and non-liquid waste generated, handled, stored, processed or disposed of at the premises. Waste must be classified according to the EPA's *Waste Classification Guidelines 2014 (as amended from time to time)*

- Provide details of liquid waste and non-liquid waste management at the facility, including:
  a) the transportation, assessment and handling of waste arriving at or generated at the site
  b) any stockpiling of wastes or recovered materials at the site including the size, mass and location of each stockpile
  c) the maximum amount of wastes or recovered materials to be stored at the premises at any one time
  d) any waste processing related to the facility, including reuse, recycling, reprocessing (including composting) or treatment both on- and off-site
  e) the method for disposing of all wastes or recovered materials at the facility
  f) the emissions arising from the handling, storage, processing and reprocessing of waste at the facility
  g) the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal with particular attention to:
  a) the quantity of spoil material likely to be generated
  b) proposed strategies for the handling, stockpiling, reuse/recycling and disposal of spoil
  c) the need to maximise reuse of spoil material in the construction industry
  d) identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material
  e) designation of transportation routes for transport of spoil.
- Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
- Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.
- Reference should be made to the guidelines: EPA's *Waste Classification Guidelines 2014 (as amended from time to time)*

ESD

- Demonstrate that the planning process and any subsequent development incorporates objectives and mechanisms for achieving ESD, including:
  a) an assessment of a range of options available for use of the resource, including the benefits of each option to future generations
  b) proper valuation and pricing of environmental resources
  c) identification of who will bear the environmental costs of the proposal.

3. Rehabilitation

- Outline considerations of site maintenance, and proposed plans for the final condition of the site (ensuring its suitability for future uses).

4. Consideration of alternatives and justification for the proposal

- Consider the environmental consequences of adopting alternatives, including alternative:
  a) sites and site layouts
  b) access modes and routes
  c) materials handling and production processes
  d) waste and water management
  e) impact mitigation measures
  f) energy sources
- Selection of the preferred option should be justified in terms of:
  a) ability to satisfy the objectives of the proposal
  b) relative environmental and other costs of each alternative
  c) acceptability of environmental impacts and contribution to identified environmental objectives
  d) acceptability of any environmental risks or uncertainties
  e) reliability of proposed environmental impact mitigation measures
  f) efficient use (including maximising re-use) of land, raw materials, energy and other resources.

C The location

1. General

- Provide an overview of the affected environment to place the proposal in its local and regional environmental context including:
  a) meteorological data (e.g. rainfall, temperature and evaporation, wind speed and direction)
  b) topography (landform element, slope type, gradient and length)
  c) surrounding land uses (potential synergies and conflicts)
  d) geomorphology (rates of landform change and current erosion and deposition processes)
  e) soil types and properties (including erodibility; engineering and structural properties; dispersibility; permeability; presence of acid sulfate soils and potential acid sulfate soils)
  f) ecological information (water system habitat, vegetation, fauna)
  g) availability of services and the accessibility of the site for passenger and freight transport.

2. Air

- Describe the topography and surrounding land uses. Provide details of the exact locations of dwellings, schools and hospitals. Where appropriate provide a perspective view of the study area such as the terrain file used in dispersion models.
- Describe surrounding buildings that may effect plume dispersion.
- Provide and analyse site representative data on following meteorological parameters:
  a) temperature and humidity
  b) rainfall, evaporation and cloud cover
  c) wind speed and direction
  d) atmospheric stability class
  e) mixing height (the height that emissions will be ultimately mixed in the atmosphere)
  f) katabatic air drainage
  g) air re-circulation.

3. Noise and vibration

- Identify any noise sensitive locations likely to be affected by activities at the site, such as residential properties, schools, churches, and hospitals. Typically the location of any noise sensitive locations in relation to the site should be included on a map of the locality.
- Identify the land use zoning of the site and the immediate vicinity and the potentially affected areas.
- Identify if the activities on the Premises will affect the identified locations.

4. Water

- Describe the catchment including proximity of the development to any waterways and provide an assessment of their sensitivity/significance from a public health, ecological and/or economic perspective. The Water Quality and River Flow Objectives on the website: http://www.environment.nsw.gov.au/ieo/index.htm should be used to identify the agreed environmental values and human uses for any affected waterways. This will help with the description of the local and regional area.

5. Soil Contamination Issues

- Provide details of site history – if earthworks are proposed, this needs to be considered with regard to possible soil contamination, for example if the site was previously a landfill site or if irrigation of effluent has occurred.

D Identification and prioritisation of issues / scoping of impact assessment

- Provide an overview of the methodology used to identify and prioritise issues. The methodology should take into account:
  a) relevant NSW government guidelines
  b) industry guidelines
  c) Hazardous Industry Planning Advisory Paper No. 2 - *Fire Safety Study Guidelines 2011*
  d) NSW Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*
  e) EISs for similar projects
  f) relevant research and reference material
  g) relevant preliminary studies or reports for the proposal
  h) consultation with stakeholders.
- Provide a summary of the outcomes of the process including:
  a) all issues identified including local, regional and global impacts (e.g. increased/ decreased greenhouse emissions)
  b) key issues which will require a full analysis (including comprehensive baseline assessment)
  c) issues not needing full analysis though they may be addressed in the mitigation strategy
  d) justification for the level of analysis proposed (the capacity of the proposal to give rise to high concentrations of pollution compared with the ambient environment or environmental outcomes is an important factor in setting the level of assessment).

E The environmental issues

1. General

- The potential impacts identified in the scoping study need to be assessed to determine their significance, particularly in terms of achieving environmental outcomes, and minimising environmental pollution.
- Identify gaps in information and data relevant to significant impacts of the proposal and any actions proposed to fill those information gaps so as to enable development of appropriate management and mitigation measures. This is in accordance with ESD requirements.

Note: The level of detail should match the level of importance of the issue in decision making which is dependent on the environmental risk.

Describe baseline conditions

- Provide a description of existing environmental conditions for any potential impacts.

Assess impacts

- For any potential impacts relevant for the assessment of the proposal provide a detailed analysis of the impacts of the proposal on the environment including the cumulative impact of the proposal on the receiving environment especially where there are sensitive receivers.
- Describe the methodology used and assumptions made in undertaking this analysis (including any modelling or monitoring undertaken) and indicate the level of confidence in the predicted outcomes and the resilience of the environment to cope with the predicted impacts.
- The analysis should also make linkages between different areas of assessment where necessary to enable a full assessment of environmental impacts e.g. assessment of impacts on air quality will often need to draw on the analysis of traffic, health, social, soil and/or ecological systems impacts; etc.
- The assessment needs to consider impacts at all phases of the project cycle including: exploration (if relevant or significant), construction, routine operation, start-up operations, upset operations and decommissioning if relevant.
- The level of assessment should be commensurate with the risk to the environment.

Describe management and mitigation measures

- Describe any mitigation measures and management options proposed to prevent, control, abate or mitigate identified environmental impacts associated with the proposal and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
- Proponents are expected to implement a 'reasonable level of performance' to minimise environmental impacts. The proponent must indicate how the proposal meets reasonable levels of performance. For example, reference technology based criteria if available, or identify good practice for this type of activity or development. A 'reasonable level of performance' involves adopting and implementing technology and management practices to achieve certain pollutant emissions levels in economically

viable operations. Technology-based criteria evolve gradually over time as technologies and practices change.

- Use environmental impacts as key criteria in selecting between alternative sites, designs and technologies, and to avoid options having the highest environmental impacts.
- Outline any proposed approach (such as an Environmental Management Plan) that will demonstrate how commitments made in the EIS will be implemented. Areas that should be described include:

  a) operational procedures to manage environmental impacts

  b) monitoring procedures

  c) training programs

  d) community consultation

  e) complaint mechanisms including site contacts

  f) strategies to use monitoring information to improve performance

  g) strategies to achieve acceptable environmental impacts and to respond in event of exceedences.

2. Fire and explosion safety

The applicant must conduct a Fire Safety Study covering all aspects detailed in the Department's *Hazardous Industry Planning Advisory Paper No. 2 – Fire Safety Study Guidelines 2011* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*. The Study shall focus on the existing development, as well as the proposed alterations which are the subject of the proposal.

An assessment of explosion risk must be undertaken with management and mitigation measures.

3. Air

Air Quality Impact Assessment

- The Environmental Assessment must include a detailed quantitative Air Quality Impact Assessment (AQIA) that is prepared strictly in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005 (the Approved Methods).

The AQIA must:

- Demonstrate compliance with the relevant regulatory framework, specifically the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Clean Air) Regulation 2010*;

Reference the Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (2006) and Management of Odour from Stationary Sources in NSW: Technical Notes (2006);

- Include a detailed description of the existing environment;
- Include a detailed process description outlining all the process inputs and outputs. Identify the pollutants of concern, including particulate matter, individual toxic air pollutants, and odour. The characteristics and quantity of all relevant emissions must be provided in a detailed emissions inventory for all point and fugitive emission sources;
- Include detailed emission control techniques/practices that will be employed by the proposal. All relevant emission controls must be benchmarked against best practice process design and emission control. Nominated controls must be explicitly linked to calculated emission reductions adopted in the air quality impact assessment emissions inventory, with all assumptions documented and justified;

Assess the risk associated with potential discharges of fugitive and point source emissions from the proposal. Assessment of risk relates to environmental harm, human health, and amenity; and

- Include a cumulative assessment of all existing and proposed sources.
- Reference should also be made to Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007); Load Calculation Protocol for use by holders of NSW Environment Protection Licences when calculating Assessable Pollutant Loads (DECC, 2009).

Best Practice Determination

The proposal must be benchmarked against International Best Practice. This includes demonstrating implementation of Best Available Techniques by benchmarking the emission performance against nominated metrics and other existing plants internationally.

Provide a detailed discussion of all proposed air quality emission control measures, for all proposed point and fugitive emission sources. For the emission controls identified this should include:

- Links to the Best Practice Determination;
- The pollutants treated by the nominated control measures;
- The efficiencies achieved by the pollution control equipment/management measures with supporting documentation including scientific studies or manufacturer specifications and guarantees; and
- The nominated monitoring and management measures that will be used to maintain the control efficiencies.

4. Noise and vibration

Describe baseline conditions

- Determine the existing background (LA90) and ambient (LAeq) noise levels in accordance with the *NSW Industrial Noise Policy*.
- Determine the existing road traffic noise levels in accordance with the *NSW Environmental Criteria for Road Traffic Noise*, where road traffic noise impacts may occur.
- The noise impact assessment report should provide details of all monitoring of existing ambient noise levels including:
  a) details of equipment used for the measurements
  b) a brief description of where the equipment was positioned
  c) a statement justifying the choice of monitoring site, including the procedure used to choose the site, having regards to the definition of 'noise sensitive locations(s)' and 'most affected locations(s)' described in Section 3.1.2 of the *NSW Industrial Noise Policy*
  d) details of the exact location of the monitoring site and a description of land uses in surrounding areas
  e) a description of the dominant and background noise sources at the site
  f) day, evening and night assessment background levels for each day of the monitoring period
  g) the final Rating Background Level (RBL) value
  h) graphs of the measured noise levels for each day should be provided

i) a record of periods of affected data (due to adverse weather and extraneous noise), methods used to exclude invalid data and a statement indicating the need for any re-monitoring under Step 1 in Section B1.3 of the *NSW Industrial Noise Policy.*

j) determination of LAeq noise levels from existing industry.

Assess impacts

- Determine the project specific noise levels for the site. For each identified potentially affected receiver, this should include:
  a) determination of the intrusive criterion for each identified potentially affected receiver
  b) selection and justification of the appropriate amenity category for each identified potentially affected receiver
  c) determination of the amenity criterion for each receiver
  d) determination of the appropriate sleep disturbance limit.
- Maximum noise levels during night-time period (10pm-7am) should be assessed to analyse possible affects on sleep. Where LA1(1min) noise levels from the site are less than 15 dB above the background LA90 noise level, sleep disturbance impacts are unlikely. Where this is not the case, further analysis is required. Additional guidance is provided in Appendix B of the *NSW Environmental Criteria for Road Traffic Noise.*
- Determine expected noise level and noise character (e.g. tonality, impulsiveness, vibration, etc) likely to be generated from noise sources during:
  a) site establishment
  b) construction
  c) operational phases
  d) transport including traffic noise generated by the proposal
  e) other services.

  Note: The noise impact assessment report should include noise source data for each source in 1/1 or 1/3 octave band frequencies including methods for references used to determine noise source levels. Noise source levels and characteristics can be sourced from direct measurement of similar activities or from literature (if full references are provided).
- Determine the noise levels likely to be received at the most sensitive locations (these may vary for different activities at each phase of the development). Potential impacts should be determined for any identified significant adverse meteorological conditions. Predicted noise levels under calm conditions may also aid in quantifying the extent of impact where this is not the most adverse condition.
- The noise impact assessment report should include:
  a) a plan showing the assumed location of each noise source for each prediction scenario
  b) a list of the number and type of noise sources used in each prediction scenario to simulate all potential significant operating conditions on the site
  c) any assumptions made in the predictions in terms of source heights, directivity effects, shielding from topography, buildings or barriers, etc

d) methods used to predict noise impacts including identification of any noise models used. Where modelling approaches other than the use of the ENM or SoundPlan computer models are adopted, the approach should be appropriately justified and validated

e) an assessment of appropriate weather conditions for the noise predictions including reference to any weather data used to justify the assumed conditions

f) the predicted noise impacts from each noise source as well as the combined noise level for each prediction scenario under any identified significant adverse weather conditions as well as calm conditions where appropriate

g) for developments where a significant level of noise impact is likely to occur, noise contours for the key prediction scenarios should be derived

h) an assessment of the need to include modification factors as detailed in Section 4 of the *NSW Industrial Noise Policy*.

- Discuss the findings from the predictive modelling and, where relevant noise criteria have not been met, recommend additional mitigation measures.
- The noise impact assessment report should include details of any mitigation proposed including the attenuation that will be achieved and the revised noise impact predictions following mitigation.
- Where relevant noise/vibration criteria cannot be met after application of all feasible and cost effective mitigation measures the residual level of noise impact needs to be quantified by identifying:

  a) locations where the noise level exceeds the criteria and extent of exceedence

  b) numbers of people (or areas) affected

  c) times when criteria will be exceeded

  d) likely impact on activities (speech, sleep, relaxation, listening, etc)

  e) change on ambient conditions

  f) the result of any community consultation or negotiated agreement.

- For the assessment of existing and future traffic noise, details of data for the road should be included such as assumed traffic volume; percentage heavy vehicles by time of day; and details of the calculation process. These details should be consistent with any traffic study carried out in the EIS.

Describe management and mitigation measures

- Determine the most appropriate noise mitigation measures and expected noise reduction including both noise controls and management of impacts for both construction and operational noise. This will include selecting quiet equipment and construction methods, noise barriers or acoustic screens, location of stockpiles, temporary offices, compounds and vehicle routes, scheduling of activities, etc.
- For traffic noise impacts, provide a description of the ameliorative measures considered (if required), reasons for inclusion or exclusion, and procedures for calculation of noise levels including ameliorative measures. Also include, where necessary, a discussion of any potential problems associated with the proposed ameliorative measures, such as overshadowing effects from barriers. Appropriate ameliorative measures may include:

  a) use of alternative transportation modes, alternative routes, or other methods of avoiding the new road usage

  b) control of traffic (eg: limiting times of access or speed limitations)

  c) resurfacing of the road using a quiet surface

d) use of (additional) noise barriers or bunds

e) treatment of the façade to reduce internal noise levels buildings where the night-time criteria is a major concern

f) more stringent limits for noise emission from vehicles (i.e. using specially designed 'quite' trucks and/or trucks to use air bag suspension

g) driver education

h) appropriate truck routes

i) limit usage of exhaust breaks

j) use of premium muffles on trucks

k) reducing speed limits for trucks

l) ongoing community liaison and monitoring of complaints

m) phasing in the increased road use.

4. Water

Describe baseline conditions

- Describe existing surface and groundwater quality – an assessment needs to be undertaken for any water resource likely to be affected by the proposal and for all conditions (e.g. a wet weather sampling program is needed if runoff events may cause impacts).

  Note: Methods of sampling and analysis need to conform with an accepted standard (e.g. Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC 2004) *or be approved and analyses undertaken by accredited laboratories).*

- Provide site drainage details and surface runoff yield.
- State the ambient Water Quality and River Flow Objectives for the receiving waters. These refer to the community's agreed environmental values and human uses endorsed by the Government as goals for the ambient waters. These environmental values are published on the website: http://www.environment.nsw.gov.au/ieo/index.htm. The EIS should state the environmental values listed for the catchment and waterway type relevant to your proposal. NB: A consolidated and approved list of environmental values are not available for groundwater resources. Where groundwater may be affected the EIS should identify appropriate groundwater environmental values and justify the choice.
- State the indicators and associated trigger values or criteria for the identified environmental values. This information should be sourced from the ANZECC 2000 *Guidelines for Fresh and Marine Water Quality* (http://www.environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html) (Note that, as at 2004, the NSW Water Quality Objectives booklets and website contain technical criteria derived from the 1992 version of the ANZECC Guidelines. The Water Quality Objectives remain as Government Policy, reflecting the community's environmental values and long-term goals, but the technical criteria are replaced by the more recent ANZECC 2000 Guidelines). NB: While specific guidelines for groundwater are not available, the ANCECC 2000 Guidelines endorse the application of the trigger values and decision trees as a tool to assess risk to environmental values in groundwater.

- State any locally specific objectives, criteria or targets, which have been endorsed by the government e.g. the Healthy Rivers Commission Inquiries or the NSW Salinity Strategy (DLWC, 2000) (http://www.environment.nsw.gov.au/salinity/government/nswstrategy.htm).
- Where site specific studies are proposed to revise the trigger values supporting the ambient Water Quality and River Flow Objectives, and the results are to be used for regulatory purposes (e.g. to assess whether a licensed discharge impacts on water quality objectives), then prior agreement from the EPA on the approach and study design must be obtained.
- Describe the state of the receiving waters and relate this to the relevant Water Quality and River Flow Objectives (i.e. are Water Quality and River Flow Objectives being achieved?). Proponents are generally only expected to source available data and information. However, proponents of large or high risk developments may be required to collect some ambient water quality / river flow / groundwater data to enable a suitable level of impact assessment. Issues to include in the description of the receiving waters could include:
  a) lake or estuary flushing characteristics
  b) specific human uses (e.g. exact location of drinking water offtake)
  c) sensitive ecosystems or species conservation values
  d) a description of the condition of the local catchment e.g. erosion levels, soils, vegetation cover, etc
  e) an outline of baseline groundwater information, including, but not restricted to, depth to watertable, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment
  f) historic river flow data where available for the catchment.

Assess impacts

- No proposal should breach clause 120 of the *Protection of the Environment Operations Act* 1997 (i.e. pollution of waters is prohibited unless undertaken in accordance with relevant regulations).
- Identify and estimate the quantity of all pollutants that may be introduced into the water cycle by source and discharge point including residual discharges after mitigation measures are implemented.
- Include a rationale, along with relevant calculations, supporting the prediction of the discharges.
- Describe the effects and significance of any pollutant loads on the receiving environment. This should include impacts of residual discharges through modelling, monitoring or both, depending on the scale of the proposal. Determine changes to hydrology (including drainage patterns, surface runoff yield, flow regimes, wetland hydrologic regimes and groundwater).
- Describe water quality impacts resulting from changes to hydrologic flow regimes (such as nutrient enrichment or turbidity resulting from changes in frequency and magnitude of stream flow).
- Identify any potential impacts on quality or quantity of groundwater describing their source.
- Identify potential impacts associated with geomorphological activities with potential to increase surface water and sediment runoff or to reduce surface runoff and sediment transport. Also consider possible impacts such as bed lowering, bank lowering, instream siltation, floodplain erosion and floodplain siltation.
- Identify impacts associated with the disturbance of acid sulfate soils and potential acid sulfate soils.
- Containment of spills and leaks shall be in accordance with EPA's guidelines section 'Bunding and Spill Management' at http://www.epa.nsw.gov.au/mao/bundingspill.htm and the most recent versions of the Australian Standards referred to in the Guidelines. Containment should be designed for no-discharge.

- The significance of the impacts listed above should be predicted. When doing this it is important to predict the ambient water quality and river flow outcomes associated with the proposal and to demonstrate whether these are acceptable in terms of achieving protection of the Water Quality and River Flow Objectives. In particular the following questions should be answered:
  a) will the proposal protect Water Quality and River Flow Objectives where they are currently achieved in the ambient waters; and
  b) will the proposal contribute towards the achievement of Water Quality and River Flow Objectives over time, where they are not currently achieved in the ambient waters.
- Consult with the EPA as soon as possible if a mixing zone is proposed (a mixing zone could exist where effluent is discharged into a receiving water body, where the quality of the water being discharged does not immediately meet water quality objectives. The mixing zone could result in dilution, assimilation and decay of the effluent to allow water quality objectives to be met further downstream, at the edge of the mixing zone). The EPA will advise the proponent under what conditions a mixing zone will and will not be acceptable, as well as the information and modelling requirements for assessment.

  Note: The assessment of water quality impacts needs to be undertaken in a total catchment management context to provide a wide perspective on development impacts, in particular cumulative impacts.

- Where a licensed discharge is proposed, provide the rationale as to why it cannot be avoided through application of a reasonable level of performance, using available technology, management practice and industry guidelines.
- Where a licensed discharge is proposed, provide the rationale as to why it represents the best environmental outcome and what measures can be taken to reduce its environmental impact.
- Reference should be made to <list relevant guidelines e.g. *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004), *Guidelines for Fresh and Marine Water Quality* ANZECC 2000).

Describe management and mitigation measures

- Outline stormwater management to control pollutants at the source and contain them within the site. Also describe measures for maintaining and monitoring any stormwater controls.
- Outline erosion and sediment control measures directed at minimising disturbance of land, minimising water flow through the site and filtering, trapping or detaining sediment. Also include measures to maintain and monitor controls as well as rehabilitation strategies.
- Describe waste water treatment measures that are appropriate to the type and volume of waste water and are based on a hierarchy of avoiding generation of waste water; capturing all contaminated water (including stormwater) on the site; reusing/recycling waste water; and treating any unavoidable discharge from the site to meet specified water quality requirements.
- Outline pollution control measures relating to storage of materials, possibility of accidental spills (e.g. preparation of contingency plans), appropriate disposal methods, and generation of leachate.
- Describe hydrological impact mitigation measures including:
  a) site selection (avoiding sites prone to flooding and waterlogging, actively eroding or affected by deposition)
  b) minimising runoff
  c) minimising reductions or modifications to flow regimes

d) avoiding modifications to groundwater.

- Describe groundwater impact mitigation measures including:
  a) site selection
  b) retention of native vegetation and revegetation
  c) artificial recharge
  d) providing surface storages with impervious linings
  e) monitoring program.
- Describe geomorphological impact mitigation measures including:
  a) site selection
  b) erosion and sediment controls
  c) minimising instream works
  d) treating existing accelerated erosion and deposition
  e) monitoring program.
- Any proposed monitoring should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in NSW* (DEC 2004).

5. Soils and contamination

Describe baseline conditions

- Provide any details (in addition to those provided in the location description - Section C) that are needed to describe the existing situation in terms of soil types and properties and soil contamination.

Assess impacts

- Identify any likely impacts resulting from the construction or operation of the proposal, including the likelihood of:
  a) disturbing any existing contaminated soil
  b) contamination of soil by operation of the activity
  c) subsidence or instability
  d) soil erosion
  e) disturbing acid sulfate or potential acid sulfate soils.
- Reference should be made to list relevant guidelines e.g. *Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011); *Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997* (EPA, 2015).

Describe management and mitigation measures

- Describe and assess the effectiveness or adequacy of any soil management and mitigation measures during construction and operation of the proposal including:
  a) erosion and sediment control measures
  b) proposals for site remediation – see *Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land* (Department of Urban Affairs and Planning and Environment Protection Authority, 1998)
  c) proposals for the management of these soils – see *Acid Sulfate Soil Manual* (Acid Sulfate Soil Advisory Committee 1998) and *Acid Sulfate Soils Assessment Guidelines* (Acid Sulfate Soil Advisory Committee 1998).

6. Waste and chemicals

Describe baseline conditions

- Describe any existing waste or chemicals operations related to the proposal.

Assess impacts

- Assess the adequacy of proposed measures to minimise natural resource consumption and minimise impacts from the handling, transporting, storage, processing and reprocessing of waste and/or chemicals.
- Reference should be made to: the EPA's *Waste Classification Guidelines 2014 (as in force from time to time)*

Describe management and mitigation measures

- Outline measures to minimise the consumption of natural resources.
- Outline measures to avoid the generation of waste and promote the re-use and recycling and reprocessing of any waste.
- Outline measures to support any approved regional or industry waste plans.

7. Cumulative impacts

- Identify the extent that the receiving environment is already stressed by existing development and background levels of emissions to which this proposal will contribute.
- Assess the impact of the proposal against the long term air, noise and water quality objectives for the area or region.
- Identify infrastructure requirements flowing from the proposal (e.g. water and sewerage services, transport infrastructure upgrades).

- Assess likely impacts from such additional infrastructure and measures reasonably available to the proponent to contain such requirements or mitigate their impacts (e.g. travel demand management strategies).

F. List of approvals and licences

- Identify all approvals and licences required under environment protection legislation including details of all scheduled activities, types of ancillary activities and types of discharges (to air, land, water).

G. Compilation of mitigation measures

- Outline how the proposal and its environmental protection measures would be implemented and managed in an integrated manner so as to demonstrate that the proposal is capable of complying with statutory obligations under EPA licences or approvals (e.g. outline of an environmental management plan).
- The mitigation strategy should include the environmental management and cleaner production principles which would be followed when planning, designing, establishing and operating the proposal. It should include two sections, one setting out the program for managing the proposal and the other outlining the monitoring program with a feedback loop to the management program.

H. Justification for the Proposal

- Reasons should be included which justify undertaking the proposal in the manner proposed, having regard to the potential environmental impacts.

ATTACHMENT B: GUIDANCE MATERIAL

Title	Web address
Relevant Legislation	
Contaminated Land Management Act 1997	http://www.legislation.nsw.gov.au/#/view/act/1997/140
Environmentally Hazardous Chemicals Act 1985	http://www.legislation.nsw.gov.au/#/view/act/1985/14
Environmental Planning and Assessment Act 1979	http://www.legislation.nsw.gov.au/#/view/act/1979/203
Protection of the Environment Operations Act 1997	http://www.legislation.nsw.gov.au/#/view/act/1997/156
Water Management Act 2000	http://www.legislation.nsw.gov.au/#/view/act/2000/92
Licensing	
Guide to Licensing	www.epa.nsw.gov.au/licensing/licenceguide.htm
Air Issues	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2016)	http://www.epa.nsw.gov.au/air/appmethods.htm
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/#/view/regulation/2010/428
Noise and Vibration	
Interim Construction Noise Guideline (DECC, 2009)	http://www.epa.nsw.gov.au/noise/constructnoise.htm
Assessing Vibration: a technical guideline (DEC, 2006)	http://www.epa.nsw.gov.au/noise/vibrationguide.htm
Industrial Noise Policy Application Notes	http://www.epa.nsw.gov.au/noise/applicnotesindustnoise.htm
Environmental Criteria for Road Traffic Noise (EPA, 1999)	http://www.epa.nsw.gov.au/resources/noise/roadnoise.pdf
Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (DECC, 2007)	http://www.epa.nsw.gov.au/noise/railinfranoise.htm
Environmental assessment requirements for rail traffic-generating developments	http://www.epa.nsw.gov.au/noise/railnoise.htm

Human Health Risk Assessment	
Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)	http://www.eh.org.au/documents/item/916
Waste, Chemicals and Hazardous Materials and Radiation	
Waste	
Environmental Guidelines: Solid Waste Landfills (EPA, 2016)	http://www.epa.nsw.gov.au/waste/landfill-sites.htm
Draft Environmental Guidelines - Industrial Waste Landfilling (April 1998)	http://www.epa.nsw.gov.au/resources/waste/envguidlns/industrialfill.pdf
EPA's Waste Classification Guidelines 2014	http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm
Resource recovery orders and exemptions	http://www.epa.nsw.gov.au/wasteregulation/orders-exemptions.htm
European Union's Waste Incineration Directive 2000	http://ec.europa.eu/environment/archives/air/stationary/wid/legislation.htm
EPA's Energy from Waste Policy Statement	http://www.epa.nsw.gov.au/wastestrategy/energy-from-waste.htm
NSW Waste Avoidance and Resource Recovery Strategy 2014-2021	http://www.epa.nsw.gov.au/wastestrategy/warr.htm
Chemicals subject to Chemical Control Orders	
Chemical Control Orders (regulated through the EHC Act)	http://www.epa.nsw.gov.au/pesticides/CCOs.htm
National Protocol - Approval/Licensing of Trials of Technologies for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
National Protocol for Approval/Licensing of Commercial Scale Facilities for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
Water and Soils	
Acid sulphate soils	
Coastal acid sulfate soils guidance material	http://www.environment.nsw.gov.au/acidsulfatesoil/ and http://www.epa.nsw.gov.au/mao/acidsulfatesoils.htm
Acid Sulfate Soils Planning Maps	http://www.environment.nsw.gov.au/acidsulfatesoil/riskmaps.htm
Contaminated Sites Assessment and Remediation	

Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.epa.nsw.gov.au/clm/planning.htm
Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)	http://www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf
Guidelines for the NSW Site Auditor Scheme - 2nd edition (DEC, 2006)	http://www.epa.nsw.gov.au/resources/clm/auditorglines06121.pdf
Sampling Design Guidelines (EPA, 1995)	http://www.epa.nsw.gov.au/resources/clm/95059sampgdlne.pdf
National Environment Protection (Assessment of Site Contamination) Measure 1999 (or update)	http://www.scew.gov.au/nepms/assessment-site-contamination
Soils – general	
Managing land and soil	http://www.environment.nsw.gov.au/soils/landandsoil.htm
Managing urban stormwater for the protection of soils	http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide risk management guidelines	http://australiangeomechanics.org/admin/wp-content/uploads/2010/11/LRM2000-Concepts.pdf
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf
Local Government Salinity Initiative Booklets	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	Contact the EPA on 131555
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

Blacktown City Council
Growing with Pride

Your ref: CC160136

6th July 2017

Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2000

Attention: Sheelagh Laguna

Dear Ms Laguna,

Request for Secretary's Environmental Assessment Requirements (SEARs) - SSD 8375 - Metal Recovery and Recycling Facility, 57-69 Tattersall Road, Kings Park (Pick n Payless)

I refer to your correspondence dated 23rd June 2017, requesting that Council provide input with regard to the draft revised Secretary's Environmental Assessment Requirements (SEARs) for the above proposal, which seeks to increase the operating capacity of an existing car dismantling and recycling facility to process 130,000 tonnes per annum (tpa) of scrap metal waste and to allow for 24hr, 7day a week operations . Blacktown City Council appreciates the opportunity to provide comments on the key issues and assessment requirements for the proposed modifications.

We have undertaken a preliminary review of the revised proposal, and we request that the comments identified in **Attachment A** to this letter be included in the revised SEARs.

We also trust that all owners and occupiers within a suitable catchment from the proposed development will be informed of this proposal.

If you would like to discuss this matter further, please contact me on 9839 6228.

Yours faithfully,

per Judith Portelli
Manager Development Assessment

Council Chambers • 62 Flushcombe Road • Blacktown NSW 2148
Telephone: (02) 9839 6000 • **Facsimile:** (02) 9831-1961 • DX 8117 Blacktown
Email: council@blacktown.nsw.gov.au • **Website:** www.blacktown.nsw.gov.au
All correspondence to: The General Manager • PO Box 63 • Blacktown NSW 2148

ATTACHMENT A

The following items are requested to be included in the draft SEARS:

Planning Matters
The proposal is to undertake a full and detailed assessment of potential impacts of the proposal on any surrounding residential areas, while it is noted that the site and adjoining area is zoned as General Industrial land and the nearest residential land is approx. 600m from the site, the proposal should nonetheless assess the wider potential impacts on residents . Any measures to mitigate these potential impacts in the design of the proposal and management of operational matters are to be detailed. The potential impact of traffic movements and noise on site and off site. Details of the current processing volumes and activities being undertaken together with clarification on any changes to the processes proposed on the site that would differ to those being carried out currently under DA-96-185. Confirmation of the proposed maximum volume and type of materials to be processed at this facility and how the processing will take place. Details of how the volume and processes of this facility will be tracked / recorded to ensure they do not exceed the maximum permitted. Consideration of impacts from light spill on the surrounding properties given that the facility is proposed to operate 24/7. Justification for extended hours of operation. The Proponent is to consider if their objectives can reasonably be met in line with the current approved hours of operation, or as a minor extension to the hours of operation. Assessment of potential dust and fume/air quality impacts of the 24/7 operation, including machinery emissions and increased delivery and removal movements of large vehicles to/from the site. Any measures to mitigate these potential impacts in the design and management of operational matters are to be detailed.
Environmental Health
The following requirements are provided by Council's Environmental Health section: <u>Air Quality</u> Agreed that air quality assessment will need to be carried out, however not limited to movement of vehicles and materials generating dust. The assessment must include air quality assessment and monitoring for the operation of the hammermill and shredder, particularly assessment of the blue smoke during operation.

Noise and Vibration

Agreed that acoustic and vibration assessment must be carried out, for the hammermill and shedder, and vehicle movements. Change in operating hours and periods when the shredder and hammermill are proposed to be used should have recommendations to control or minimise the emission of any noise impact.

Waste Management

The waste management strategy indicated to be submitted with the EIS is supported. The strategy should include the storage and handling of chemicals and other waste products, disposal of residual wastes (shredder floc) and stockpiling procedures.

Traffic Management

The following requirement is provided by Council's Traffic Management section:

A Traffic Impact Assessment is to be prepared which considers the increase in traffic movements and impact on safety on Tattershall Road, including its intersection with Sunnyholt Road. Any improvements to the road network shall be at no cost to Council.

Engineering (Drainage)

The following requirement is provided by Council's Engineering (Drainage) section:

On Site Detention (OSD)

i. Permanent on-site detention is required for the area of new development.
ii. The OSD is to be calculated using either Council's OSD Deemed to Comply Tool – Developer's Edition Spreadsheet. Copy attached.
iii. Design and construct the On-Site Detention Basin so as to comply with the requirements of Council's Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M
iv. The Council's WSUD Standard drawings – A(BS)175M can be accessed in the following way:
    a. www.blacktown.nsw.gov.au
    b. click on Planning and Development tab
    c. Scroll to Engineering Guidelines for Development
    d. Click on link Water Sensitive Urban Design Information
    e. Scroll to WSUD Standard Drawings
v. Engineering plans would be required demonstrating these requirements

Water Quality requirements

i. Full on-lot water treatment for the area of new development is required as the site is more than 4Ha. The treatment is to meet the targets under Part J of DCP 2015.
ii. MUSIC is to be used to assess the performance of the water quality systems and an electronic copy provided to Council for assessment. Draft MUSIC modelling guidelines for Blacktown are available through the WSUD Developer's Handbook

Part 4. Blacktown Council has the appropriate source nodes, design rainfall data set including evapotranspiration data and specific approved treatment nodes for Blacktown available electronically upon request or a directly available through MUSIC 6.

iii. Provide an electronic copy of MUSIC to Council for assessment.

Water Conservation

i. Rainwater tanks will be required to meet water conservation targets under Part J for all commercial/industrial developments. A target of 80% re-use of non-potable water must be achieved for non-potable uses such as wash-down, toilet flushing and irrigation.
ii. MUSIC is generally used to assess the performance of the rainwater tank using the node water balance and an electronic copy provided to Council for assessment.
iii. Draft MUSIC modelling guidelines including water usage rates for Blacktown are available through the WSUD Developer's Handbook Part 4. Blacktown Council has the appropriate source nodes, design rainfall data set including evapotranspiration data available electronically upon request or a directly available through MUSIC 6.
iv. Allow for a 20% loss in rainwater tank size volume in MUSIC to that shown on the design plans to allow for anaerobic zones, mains water top up levels and overflow levels. e.g. where a 50,000 L tank is specified on the drainage plan it is to be modelled as 40,000 L in MUSIC.

Checklist

i. Complete the Engineering Checklist available on Councils website.

Flooding

i. The land has been identified as flood affected.
ii. Contact Glenys.Reedy@Blacktown.nsw.gov.au for the latest flood levels for this site.
iii. There is to be no net loss of flood storage on the site as a result of the development.
iv. The proposed development is not to lead to an increase in flood levels of 20 mm or more outside the development site

Fire & Rescue NSW

File Ref. No: BFS17/1422 (8000000854)
TRIM Doc. No: D17/50452
Contact: Arthur Brown

19 July 2017

The Department of Planning & Environment
C/- Sheelagh Laguna
Industry Assessments
GPO Box 39
SYDNEY NSW 2001

E: sheelagh.laguna@planning.nsw.gov.au

Dear Ms Laguna

SEARs - SSD8375
Metal Recovery and Recycling Facility
57-69 Tattersall Road Kings Park
Lot 100 DP 792731
(SSD17_8375)

I refer to the above development proposal's Secretary's Environmental Assessment Requirements (SEAR's) which is currently on exhibition. Fire & Rescue NSW (FRNSW) have reviewed the SEAR's and the following comments and recommendations are submitted to the NSW Department of Planning & Environment (the Department) for consideration.

Overview

Due to the processes undertaken at resource recovery facilities, it is FRNSW experience that the frequency of recycling facility fires is greater in comparison to other industries. In addition, the fire hazards associated with stockpiled recyclable material directly correlate to the:

- The volume of the stockpile and potential fire magnitude,
- The life safety risk to firefighters and employees,
- The environmental risks to the local and surrounding areas, and
- The potential structural damage to buildings, other structures and plant.

The potential fire size is the primary factor that FRNSW considers when determining the level of resources required to be deployed to safely and efficiently control and extinguish fires at these facilities and to mitigate any environmental risk resulting from the fire.

Recent recycling industry fire incidents have resulted in several large fires that required the deployment of large numbers of FRNSW resources. To ensure safe resolution of these incidents FRNSW personnel and equipment have been required to remain in attendance at the fire ground for more than 12 hours. The long duration of recent fire incidents is primarily attributable to *'special problems of firefighting'* that either existed prior to the fire or have arisen during the incident.

> *Note: The term 'special problems of firefighting' is used in Clause E1.10 of the National Construction Code (NCC).*

In relation to the recycling industry, it is FRNSW experience that 'special problems of firefighting' are primarily related to the following aspects:

1. Inappropriate stockpile sizes (i.e. pile area, height and total volume).
2. Insufficient separation of stockpiles (which hinders first responder vehicle access and increases the likelihood of fire expansion).
3. The capacity of the fire hydrant system and its water supply is insufficient for the fire load kept on site.
4. Buildings are often not served by a sprinkler system.
5. Buildings not usually provided with smoke hazard management systems that facilitate safe firefighting operations.
6. On-site provisions to contain contaminated fire water runoff are not usually in place.

Application of Clause E1.10 of the NCC

It is FRNSW experience that the above matters are not usually adequately addressed by typical application of the NCC by certifying authorities. It is FRNSW expectation that due to the special problems of firefighting associated with such facilities (N.B. due to the nature, type and quantity of the materials stored on the allotment and/or the building) that Clauses E1.10 and E2.3 of the NCC should be satisfied.

The NCC Deemed-to-Satisfy Provisions (DtS) do not specify what 'suitable additional provisions' can be applied to prescriptively satisfy Clause E1.10 and E2.3. Consequently, it is FRNSW opinion that the lack of prescriptive guidance is intended to ensure that in each instance where Clauses E1.10 and E2.3 are deemed applicable, the development should be assessed on its merits. We highlight that FRNSW opinion is consistent with the guidance and clarification detailed in the 'Guide to Volume One of the NCC'.

It is also FRNSW opinion that where Clauses E1.10 and E2.3 of the NCC are applicable, that the suitable additional provisions should be developed in consultation with the relevant fire agency having statutory responsibility for extinguishing fires which, in this instance, is FRNSW (i.e. pursuant to Section 6 of the Fire Brigades Act 1989). This is because the effectiveness of any suitable additional provisions must be adequate to mitigate any special problems of firefighting that are identified.

Special problems of firefighting should, due to their specific nature, be identified by the relevant fire service. The relevant fire service will be familiar with their agencies operational capabilities and limitations and have substantial experience in relation to problems that are unique to and associated with resource recovery developments. Further, it is FRNSW experience that the imposition of Clauses E1.10 and E2.3 of the NCC upon developments by certifying authorities is infrequent. FRNSW suspects that this is because many certifiers lack familiarity or expertise in this specialist area of fire compliance.

Recommendation/s

Should development consent be granted, that the following condition form part of the instrument of consent:

a) That Clauses E1.10 and E2.3 of Volume One of the National Construction Code (NCC) be complied with to the satisfaction of FRNSW. In particular, that the following aspects of the development be assessed and appropriately addressed:

   i) That stockpile storage within any building and/or open yard storage on the allotment be limited in size and volume and arranged to minimise the likelihood of fire spread.

   ii) That the arrangement of stockpiles of combustible material, stored externally, on the allotment be sufficiently separated to permit Fire & Rescue NSW (FRNSW) vehicle access between stockpiles.

   iii) That the site is served by a fire hydrant system that has a minimum water supply capability appropriate to the site's largest stockpile's fire load.

   iv) That significant buildings used to process recyclable material are provided with a smoke hazard management system that facilitates Fire & Rescue NSW (FRNSW) firefighting operations.

   v) If deemed necessary, by virtue of applying Clauses E1.10 and E2.3 to the development, that any significant building used to process recyclable material is provided with an appropriate automatic fire suppression system.

   vi) That the site be provided with an effective means to contain an appropriate volume of contaminated fire water runoff. The capacity of containment to be commensurate with the concurrent discharge rate of the facility's hydraulic fire systems.

Should the recommended condition be imposed, please be assured that FRNSW will engage constructively with the proponent (and their consultants) to expeditiously address the matters raised above.

For further information please contact Arthur Brown of the Fire Safety Assessment Unit, referencing FRNSW file number BFS17/1422. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours Sincerely

Inspector Michael Gibson
Team Leader
Fire Safety Assessment Unit

NSW GOVERNMENT | Department of Primary Industries

OUT17/25353

Ms Sheelagh Laguna
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

sheelagh.laguna@planning.nsw.gov.au

Dear Ms Laguna

Metal Recovery and Recycling Facility, Kings Park (SSD 8375)
Request for Secretary's Environmental Assessment Requirements (SEARs)

I refer to your email of 23 June 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant divisions of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI.
Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

DPI has reviewed the request and recommends that the following considerations be included in the SEARs:

- The Environmental Impact Statement (EIS) should include an assessment of impacts to water sources including water use, any water licensing arrangements, and impacts on water users, water quality, and waterfront land. The EIS should demonstrate compliance with relevant policies.

Yours sincerely

Mitchell Isaacs
Director, Planning Policy & Assessment Advice
4 July 2017

DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:
https://goo.gl/o8TXWz

Sheelagh Laguna

From: Battye, Andrew <Andrew.Battye@safework.nsw.gov.au>
Sent: Monday, 3 July 2017 11:23 AM
To: Sheelagh Laguna
Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) - SSD 8375 - Metal Recovery and Recycling Facility, Kings Park (Pick n Payless)

Security Classification:UNCLASSIFIED

Hi Sheelagh,

I am writing on behalf of SafeWork NSW in response to request for SEARS requirements at the above facility.

We have questions in a couple of key areas:

Dismantling of fuel tanks and handling of residual product.

SafeWork NSW has some concerns about the facilities current capability to adequately manage the risks to health and safety particularly from fire or explosion which are associated with the dismantling of fuel tanks and the handling of the residual product whether it be Autogas, petrol or diesel.

Given the proposed increased in throughput of scrap metal including motor vehicles, SafeWork would like the facility to demonstrate how they intend to effectively manage the risks, particularly of fire and explosion associated with dismantling fuel tanks and how they will safely store, handle and dispose of the residual product whether it be Autogas, petrol or diesel as it is envisaged they will be required to handle larger quantities which will require effective controls and possibly greater capacity to store.

In addition how do they ensure that cars put through the Thor 2121K mobile Hammer Mill do not contain flammable materials such as Autogas or Petrol.

Airbags and seat belt pre-tensioners

There is no mention in the document about how they currently handle airbags and pre-tensioners. More and more vehicles are being fitted with a range of airbags and seat belt pre-tensioners.

Airbags and pre-tensioners may contain Class 1 explosive substance or Class 2, both of which present a risk of fire and explosion. If such devices are being stored on site then there maybe additional requirements to allow the site do so dependent on quantity. Can Auto Recyclers demonstrate how they manage the risks associated with handling, storing and dismantling such devices.

Thank you – if you have further question please let me know

Kind regards

Andrew

Andrew Battye

Manager | Dangerous Goods & Explosives |

Hazardous Chemical Facilities & Safety Management Audits

SafeWork NSW

Better Regulation Division
p 02 8867 2740 | **m** 0434 602 586
e Andrew.battye@safework.nsw.gov.au | www.safework.nsw.gov.au

Level 4 , 2 Burbank Place, Baulkham Hills NSW 2153

Sheelagh Laguna

From: NAJARI ALAMOUTI Zhaleh <Zhaleh.ALAMOUTI@rms.nsw.gov.au>
Sent: Tuesday, 4 July 2017 11:03 AM
To: Sheelagh Laguna
Subject: RE: Request for Secretary's Environmental Assessment Requirements (SEARs) - SSD 8375 - Metal Recovery and Recycling Facility, Kings Park (Pick n Payless)

Hi Sheelagh,

Reference is made to your email below requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

   The following signalised intersections are to be examined/modelled as a result of the development:

   - Sunnyholt Road/Vardys Road
   - Sunnyholt Road/Tattersall Road

   Electronic files of Sidra are to be submitted for review.

2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle width, etc).

3. Proposed number of car parking spaces and compliance with the appropriate parking codes.

4. Details of light and heavy vehicle movements (including vehicle type, likely arrival and departure times and routes).

5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).

Should you have any question on the above requirements please do not hesitate to contact me.

Regards
Zhaleh

Zhaleh Alamouti
Land Use Planner
Network Sydney | West Precinct
T 02 8849 2331 **M** 0427 825 855
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 5, 27 Argyle Street Parramatta NSW 2150

NSW GOVERNMENT | Transport for NSW

Ms Sheelagh Laguna
Senior Planning Officer
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Laguna

Request for SEARs for Metal Recovery and Recycling Facility, Kings Park (Pick n Payless) (SSD 8375)

Thank you for your email message dated 23 June 2017, requesting Transport for NSW (TfNSW) provide input to the above. **TAB A** includes the following information that should be considered during the preparation of a detailed Traffic and Transport Assessment report as part of the Environmental Impact Assessment.

- Policies and standards to be considered during the preparation of traffic and transport assessment;
- Need for ongoing consultation with TfNSW and its operating agencies; and
- Details of the traffic and transport assessment that should be covered to identify necessary State Infrastructure requirements.

Thank you again for the opportunity to respond to your request associated with the above development application. If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely

6/7/17

Mark Ozinga
Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning

Objective Reference - CD17/07397

Transport for NSW
18 Lee Street, Chippendale NSW 2008 | PO Box K659, Haymarket NSW 1240
T 02 8202 2200 | **F** 02 8202 2209 | **W** transport.nsw.gov.au | ABN 18 804 239 602

Tab A - Details of Policies and Standards, Consultation and Transport Assessment

Policies and Standards

TfNSW requests that the detailed traffic and transport assessment addresses the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW Long Term Transport Master Plan;
- A Plan for Growing Sydney;
- NSW State Priorities;
- Guide to Traffic Generating Developments (Roads and Maritime Services);
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development; and
- NSW Freight and Ports Strategy.

Consultation

TfNSW advises that the proponent consults with TfNSW and Roads and Maritime Services during the preparation of detailed traffic and transport assessment.

Detailed Traffic and Transport Assessment

TfNSW requests that the detailed traffic and transport assessment includes, but not be limited to, the following:

- Details of the existing traffic and transport information of key transport routes, site access, internal roadways, infrastructure works and parking as follows:
    - Daily and peak hour light and heavy vehicle movements, public transport services, pedestrian and cyclist connections to the surrounding area;
    - Performance of surrounding road network including intersections using appropriate traffic modelling and analysis to the satisfaction of Roads and Maritime Services; and
    - Details of on-street parking, loading zones, bicycle and pedestrian facilities including pedestrian crossings, bicycle parking.
- Details of daily and peak period traffic types and volumes generated from construction and operation of the proposed development;
- Details on heavy vehicle and service vehicle transport routes, description of vehicle access routes used to access key freight locations/routes and the impacts on nearby intersections; vehicle type, and likely arrival and departure times
- Details of traffic impact, safety assessment, capacity and mitigation measures for the impacts during operation for the following:
    - Surrounding road network including intersections using appropriate traffic modelling and analysis based on the worst case cumulative traffic impacts, to the satisfaction of Roads and Maritime Services;
    - Public transport services adjacent to the site; and
    - Parking, pedestrian and cyclists in the vicinity.

- Details of any upgrading or road improvement works required to accommodate the proposed development and/or maintaining the surrounding road network over time;
- Detailed plans of the proposed site layout, including the internal road network, truck marshalling, turning path diagrams depicting vehicles entering, exiting and maneuvering through the site, staging, driver facility areas and parking provision on-site in accordance with the relevant Australian Standards;
- Proposed access and intersection treatments and sight distance requirements at the entrance to the site are to be in accordance with the Austroads Guide to Road Design and Roads and Maritime Services Supplements. Details of intersection improvements with the increased vehicle movements to the site;
- Details of safety assessment at the site, with the increased vehicle movements to the site; and
- Assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.

Sheelagh Laguna

From: Marnie Stewart
Sent: Thursday, 29 June 2017 2:54 PM
To: Sheelagh Laguna
Subject: FW: HPE CM: FW: Request for Secretary's Environmental Assessment Requirements (SEARs) - SSD 8375 - Metal Recovery and Recycling Facility, Kings Park (Pick n Payless)

Record Number: DOC2017/0349700

Dear Sheelagh

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has concluded that the matter does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues that require a formal OEH response. We have no further need to be involved in the assessment of this project.

Please note that the Heritage Division in the Office of Environment and Heritage may wish to provide separate comments. The Heritage Division can be contacted at heritage@heritage.nsw.gov.au.

Regards,

Marnie Stewart
Senior Project Officer – Planning, Greater Sydney Branch
Regional Operations Division
Office of Environment and Heritage
T: 02 9995 6868
W: www.environment.nsw.gov.au
Please note my work days are Tues- Fri

From: Sheelagh Laguna
Sent: Friday, 23 June 2017 1:57 PM
To: Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>; EPA WARR Waste Operations Mailbox <waste.operations@epa.nsw.gov.au>; development.sydney@rms.gov.au; Adam Oehlman <landuse.enquiries@dpi.nsw.gov.au>; water.referrals@dpi.nsw.gov.au; environmental.assessments@waternsw.com.au; mhf@safework.nsw.gov.au; development@transport.nsw.gov.au; Sohan.Fernando@safework.nsw.gov.au; Fire Safety <FireSafety@fire.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; council@blacktown.nsw.gov.au
Cc: Alex Bourne <Alex.Bourne@epa.nsw.gov.au>; Kelly McNicol <Kelly.McNicol@planning.nsw.gov.au>; Nicholas Hall <Nicholas.Hall@planning.nsw.gov.au>
Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) - SSD 8375 - Metal Recovery and Recycling Facility, Kings Park (Pick n Payless)

Dear All,

The Department has received a request for Secretary's environmental assessment requirements (SEARs) from Auto-Recyclers Pty Ltd (the Applicant) for the Metal Recovery and Recycling Facility (Pick n Payless) at 57-69 Tattersall Road, Kings Park. The proposal seeks to increase the operating capacity of an existing car dismantling and recycling facility to process 130,000 tonnes per annum (tpa) of scrap metal waste.

The proposal is State significant development under *State Environmental Planning Policy (State and Regional Development) 2011* as the relevant threshold for resource recovery is 100,000 tpa. As such, the Minister for Planning is the consent authority.

I have attached a copy of the application to assist with issuing your comments. I would appreciate it if you could review the documentation and send me your Agency's requirements for the preparation of the Environmental Impact Statement by **COB 6 July 2017.**

Please contact me on the details below if you have any enquiries about the proposal.

Kind regards,

Sheelagh Laguna
Senior Planning Officer
Industry Assessments
320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 02 9274 6574 E sheelagh.laguna@planning.nsw.gov.au

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Heritage Council of New South Wales

Level 6, 10 Valentine Avenue
Parramatta NSW 2150
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Parramatta NSW 2124

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Facsimile: 61 2 9873 8599
heritagemailbox@environment.nsw.gov.au
www.heritage.nsw.gov.au

File No: SF17/30477
Ref No: DOC17/339008

Ms Sheelagh Laguna
Senior Planning Officer
Industry Assessments
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Email to: sheelagh.laguna@planning.nsw.gov.au

Dear Ms Laguna

Request for Secretary's Environmental Assessment Requirements (SEARs) for Metal Recovery and Recycling Facility, 57–69 Tattersall Road, Kings Park (Pick n Payless) (SSD 8375)

Reference is made to your correspondence received on 23 June 2017 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

The proposal seeks approval for:

- a processing capacity of 130,000 tonnes of scrap metal per year; and
- to include the processing and recycling of metal from sources including motor vehicles, structural metals and whitegoods.

The request is supported by the following report:

- a report requesting SEARs, prepared by Barker Ryan Stewart Total Project Solutions, dated 22 June 2017, which does not list 'heritage' under potential environmental impacts.

It is noted the proposed State Significant Development (SSD) site is not within the curtilage of or in the vicinity of any State Heritage Register items.

The relevant documents have been reviewed and no additional heritage requirements are recommended. There is no further need for the Heritage Council to be involved in the assessment of this project.

If you have any questions regarding the above matter, please contact James Quoyle, Heritage Officer, at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8612 or by email: james.quoyle@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
5 July 2017

PO Box 398, Parramatta NSW 2124
Level 14, 169 Macquarie Street
Parramatta NSW 2150
www.waternsw.com.au
ABN 21 147 934 787

7 July 2017

Contact: *Salim Vhora*
Telephone: *02 9865 2338*
Our ref: *D2017/79062*
Your Ref: SSD8375

Sheelagh Laguna
Senior Planning Officer
GPO Box 39
Sydney NSW 2001

Dear Stuart,

Re: Request for Secretary's environmental assessment requirements (SEARs) for the Metal Recovery and Recycling Facility (Pick n Payless) at 57-69 Tattersall Road, Kings Park

I refer to your request for a response in relation Secretary's environmental assessment requirements for the proposed development above also identified as SSD8375.

Based on an initial desktop assessment, WaterNSW considers that it would be unlikely that the prosed development will require a water supply work under the *Water Management Act 2000*. Under the circumstances, no water related authorisations (water access licence or approval) is required for the proposed development.

However, should the proposed development be varied in any way that results in need to take either surface or groundwater the proponent should be advised to contact WaterNSW of those circumstances so that the project can be reassessed and advise on water access licences and approval.

Please note that from 1 July 2016, many functions previously undertaken by DPI Water have transferred to Water NSW. This now includes any Integrated Development referral under Section 91A of the Environmental Planning and Assessment Act 1979 that has surface water or groundwater implications. Please refer all future water matters are to Environmental.Assessments@waternsw.com.au .

For further information in regard to licensing requirements, please contact the Customer Helpdesk on 1300 662 077 or customer.helpdesk@waternsw.com.au

Yours sincerely

Salim Vhora
Manager Water Regulation Coastal
Customer and Community