



**Transport
for NSW**

Mr Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Sargent

**Request for SEARs – Concrete Batching Plant, Glebe Island
(SSD 8544)**

Thank you for your letter dated 21 June 2017 requesting Transport for NSW to provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development.

The suggested additions and changes to the draft SEARs are provided in the attached revised draft SEARs and shown in RED.

If you require further clarification regarding this matter, please don't hesitate to contact Ken Ho, Transport Planner on 8202 2426 or via email at ken.ho@transport.nsw.gov.au.

Yours sincerely,

3/7/17

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

CD17/07318

Secretary's Environmental Assessment Requirements

Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 8544
Proposal Name	Concrete Batching Plant
Location	Glebe Island (Lot 10 DP 1170710)
Applicant	Hanson Construction Materials Pty Ltd
Date of Issue	TBC
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • The need for the proposed development; • Adequate baseline data; • Justification of impacts; • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • The EIS must also be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> ▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000), 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 construction and operation; and ▪ verification that the CIV was accurate on the date that it was prepared.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ▪ <i>State Environmental Planning Policy (State Significant Precincts) 2005;</i> ▪ <i>State Environmental Planning Policy (State & Regional Development) 2011;</i> ▪ <i>State Environmental Planning Policy (Infrastructure) 2007;</i> ▪ <i>State Environmental Planning Policy No.55 – Remediation of Land;</i> ▪ <i>Leichhardt Local Environmental Plan 2013;</i> ▪ <i>Sydney Regional Environmental Plan No. 26 – City West</i> ▪ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP.</i> • Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ▪ <i>NSW 2021;</i> ▪ <i>Plan for Growing Sydney;</i> ▪ <i>Towards our Greater Sydney 2056;</i> ▪ <i>Draft Central District Plan;</i>

- *NSW Long Term Transport Master Plan;*
- *Sydney's Walking Future; ~~and~~*
- *Sydney's Cycling Future;*
- *Sydney's Bus Future 2013;*
- *Sydney's Light Rail Future 2013; and*
- *NSW State Plan.*

2. Air Quality

- The application must include an Air Quality Impact Assessment, including:
- the identification of the pollutants of concern, including individual toxic air pollutants, dust and odours;
- the identification and assessment of all relevant fugitive and point source emissions, including cumulative impacts of the operation of the plant in relation to other construction activities;
- potential health impacts, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects;
- proposed air quality management and monitoring procedures during construction;
- dust management with an emphasis on PM₁₀ which can result from general construction activities as well as plant operations and maintenance; and
- proposed mitigation measures.

3. Waste Management

- Provide details of the quantity and type of liquid and non-liquid waste generated, handled, processed or disposed of on-site. Waste must be classified according to the Office of Environment and Heritage's Waste Classification Guidelines 2008.
- Provide details of the quantity, type and specifications for all output products proposed to be produced. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply.
- Provide details of intended (or potential) end uses for output products and the relevant product standards used against which those products would be assessed.
- Provide details of the layout, the treatment process and the environmental controls of the proposal.
- Provide details of liquid waste and non-liquid waste management, including:
- the transportation, assessment and handling of waste arriving at or generated at the site;
- any stockpiling of wastes or recovered materials at the site;
- any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
- the method for disposing of all wastes or recovered materials;
- the emissions arising from the handling, storage, processing and reprocessing of waste; and
- the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal (if applicable) with particular attention to:
- the quantity of spoil material likely to be generated;
- proposed strategies for the handling, stockpiling, reuse/recycling and disposal of spoil;
- the need to maximise reuse of spoil material in the construction industry;
- concrete and cement/fly ash spillage and clean-up arrangements;
- identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management

	<p>of any contaminated material; and</p> <ul style="list-style-type: none"> • 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, 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. <p>4. Noise and Vibration</p> <ul style="list-style-type: none"> • The application must include an assessment of noise and vibration impacts, including construction, operation (particularly operational noise from loading/unloading pumps, blowers, bag filter cleaning, trucks), traffic and cumulative noise (including assessment and control of noise impacts associated with elevated noise sources, including concrete pumped and installed during tower construction). The assessment must also outline proposed noise management, mitigation and monitoring procedures. <p>5. Soil and Water Management</p> <ul style="list-style-type: none"> • Undertake an assessment on surface, groundwater and Sydney Harbour, including: • a water balance for the site; • erosion and sediment control plan for the works and operations; • stormwater management plan for the plant and site, including any bunding of dangerous goods or fuel depots; • groundwater management, including measures for preventing groundwater pollution; • details on any wastewater management, disposal, re-use and disposal arrangements; and • water quality management focusing on potential impacts of contaminants from the works entering Sydney Harbour. <p>6. Transport and Accessibility</p> <p>Include a transport and accessibility assessment which details, but is not limited to, the following:</p> <ul style="list-style-type: none"> • the existing and proposed pedestrian and bicycle routes and facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; • an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips; • details of anticipated shipping movements on Sydney Harbour; • the adequacy of public transport to meet the likely future demand of the proposed development; • impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site; • measures to promote travel choices that support sustainable travel, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies; • the daily and peak (AM and PM) vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required); • the proposed walking and cycling access arrangements and connections to public transport services; • the proposed access arrangements, including car pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; • proposed car and bicycle parking provision, including consideration of the
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	<p>availability of public transport and the requirements of the relevant parking codes and Australian Standards;</p> <ul style="list-style-type: none"> • provision of end of trip facilities (i.e. showers, lockers, change rooms etc.) for the use of employees who choose to walk or cycle to/from work as well as undertake activities during work hours; and • service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and • in relation to construction traffic: <ul style="list-style-type: none"> ○ assessment of cumulative impacts associated with other construction activities; ○ an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; ○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; ○ details of anticipated peak hour and daily construction vehicle movements to and from the site; ○ details of access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle; ○ details of temporary cycling and pedestrian access during construction; ○ details of proposed construction vehicle access arrangements at all stages of construction; and ○ traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact (which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities). • <i>Relevant Policies and Guidelines:</i> • <i>Guide to Traffic Generating Developments (Roads and Maritime Services)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Cycling Aspects of Austroads Guides</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • The EIS must include a Traffic Impact Assessment (TIA) for construction and operation that provides, but is not limited to, the following: <ul style="list-style-type: none"> ▪ Accurate details of the current and proposed daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; ▪ Assessment of road safety at key intersections and locations; ▪ Details of on-street parking, loading zones, bicycle and pedestrian facilities including pedestrian crossings, bicycle parking; ▪ Details of pedestrian and cycling connections/circulation and connections to the external network. • In relation to construction traffic: <ul style="list-style-type: none"> ▪ Details of anticipated peak hour and daily truck movements to and from the site; ▪ Assessment of cumulative traffic impacts associated with all other construction activities within the vicinity of the site; ▪ Assessment of road safety at key intersections and
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locations subject to heavy vehicle movements and high pedestrian activity;

- ~~Details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;~~
- ~~Details of temporary pedestrian and cyclist access during construction;~~
- ~~Details of proposed construction vehicle access arrangements at all stages of construction; and~~
- ~~Preparation of a Construction Pedestrian and Traffic Management Plan which includes vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.~~

7. Built Form

- Outline all built form elements of the proposal and provide specific consideration of the site's character, layout, setbacks, design, materials and finishes, views and vistas, open spaces and public domain and connectivity
- Address the height, bulk and scale of the proposal development within the context of the locality and its surrounds.

8. Visual Impact and Views

- A visual impact assessment is to be provided of the proposed development and other significant structures, when viewed from key vantage points. Photomontage images are to be prepared to demonstrate the impact of the proposed works.

9. Heritage

- An assessment of the likely impacts of the proposal on any heritage and archaeological items and details of any mitigation and conservation measures.

10. Utilities

- Address the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.
- Identify any potential impacts of the proposed construction and operation on existing utility infrastructure and service provider assets, and demonstrate how these will be protected or impacts mitigated.

11. Ecologically Sustainable Development (ESD)

- Undertake a quantitative assessment of the potential greenhouse gas emissions of the plant, and a qualitative assessment of the potential impacts of these emissions on the environment.
- Outline measures that would be implemented on site to ensure that the plant is energy efficient.
- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

12. Contamination

- Identify any contaminated material on site and demonstrate compliance with the requirements of SEPP 55.
- If remediation works are required, the EIS must include a Remedial Action Plan (RAP) accompanied by a Site B audit statement prepared by an EPA accredited site auditor. The RAP must be prepared in accordance with the

	<p>contaminated land planning guidelines under section 145C of the <i>Environmental Planning and Assessment Act 1979</i> and relevant guidelines produced or approved under section 105 of the <i>Contaminated Land Management Act 1997</i>.</p> <p>13. Building Code of Australia</p> <ul style="list-style-type: none"> • Prepare a report demonstrating compliance with the Building Code of Australia including fire safety and accessibility provisions. <p>14. Environmental, Construction and Site Management Plan</p> <ul style="list-style-type: none"> • The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: • community consultation, notification and complaints handling; • impacts of construction on adjoining development and proposed measures to mitigate construction impacts; • noise and vibration impacts on and off site; • air quality impacts on the neighbourhood including dust controls; • odour impacts; • erosion and sediment controls in accordance with the relevant guidelines; • water quality management for the site; and • construction waste classification, transportation and management methods in accordance with the EPA's <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i>. <p>15. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate level of consultation with local and State government agencies. • Provide details on the Community Engagement Framework to guide the public consultation process.
	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Inner West Council; • City of Sydney Council; • Port Authority of NSW; • Office of Heritage and Environment - Environmental Protection Authority; • Office of Heritage and Environment – NSW Heritage; • Sydney Water; • Transport for NSW; • Roads and Maritime Services; • Department of Primary Industries; • Fire and Rescue NSW; • Local Aboriginal Land Council and stakeholders, if relevant; and • Local heritage groups, if relevant. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

Plans & Documents

Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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. • All levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items. • The location and uses of existing buildings, shopping and employment areas. • Traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • The location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land. • Detailed plans, sections and elevations of the development, including all temporary structures and site features. • The height (AHD) of the proposed development in relation to the land. • Any changes that will be made to the level of the land by excavation, filling or otherwise. 4. Shadows Diagrams Report and Wind Effects Report. 5. Visual Impact Assessment. 6. Public Domain Plan/s (where relevant). 7. Traffic Impact Assessment and updated Transport Management and Accessibility Plan 8. Stormwater and Drainage Assessment and Integrated Water Management Plan. 9. Noise and Vibration Impact Assessment. 10. Heritage Assessment and Archaeological Assessment (where relevant). 11. Infrastructure/Utilities Servicing Report. 12. Sustainability Report. 13. Contamination Assessment, Remedial Action Plan/s and Site Audit Statements (where relevant). 14. Building Code of Australia Report. 15. Environmental, Construction and Site Management Plan.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.

	<ul style="list-style-type: none"> • 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
Key policies and guidelines	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development (Roads and Maritime Services);</i> • <i>Guide to Road Design (AUSTROADS);</i> • <i>Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS);</i> • <i>Managing Urban Stormwater: Soils & Construction (Landcom);</i> • <i>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ);</i> • <i>The Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH);</i> • <i>The Approved Methods for the Modelling and Assessment of Air Pollutants (August 2005) (DEC);</i> • <i>The Approved Methods for Sampling and Analysis of Air Pollutants (January 2007) (DEC);</i> • <i>Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (2012) (Department of Health);</i> • <i>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006);</i> • <i>Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 2006);</i> • <i>NSW Industrial Noise Policy 2000 (EPA);</i> • <i>NSW Industrial Noise Policy – application notes 2013 (EPA);</i> • <i>Interim Construction Noise Guideline 2009 (DECC);</i> • <i>Assessing Vibration: A Technical Guideline 2006 (DECC);</i> • <i>NSW Road Noise Policy (DECCW 2001);</i> • <i>NSW Road Noise Policy – application notes 2013 (EPA);</i> • <i>Guidelines made or approved under the Contaminated Land Management Act 1997;</i> • <i>Waste Avoidance and Resource Recovery Strategy (EPA);</i> • <i>Waste Classification Guidelines 2014 (EPA); and</i> • <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline and Waste Classification Guidelines 2008 (EPA).</i>