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Mr Andrew Driver
Hanson Construction Materials Pty Ltd
Level 18, 2-12 Macquarie Street
PARRAMATTA, NSW, 2150

Our ref: SSD 8544

Dear Mr Driver

Request for SEARs for Concrete Batching Plant at Glebe Island (SSD 8544)

Please find enclosed a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for a Concrete Batching Plant at Glebe Island.

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also enclosed a copy of the relevant agencies' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

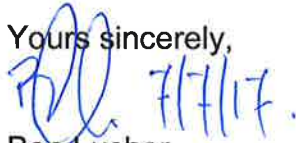
The Department emphasises the importance of effective and genuine community consultation, where a comprehensive, detailed and genuine community consultation engagement process must be undertaken as early as possible in the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and how they can actively engage in issues of concern to them. A report summarising the community consultation undertaken in relation to this proposal, issues raised and how these issues have been considered in the proposal must be included in the EIS.

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

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and USB) of the EIS that will be required for reviewing purposes.

Your contact officer for the proposal is Andrew Hartcher. Andrew can be contacted on (02) 9274 6446 or via email at andrew.hartcher@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Ben Lusher

Director

Key Sites Assessment

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	7 July 2017
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 <i>Environmental Planning and Assessment Regulation 2000</i>.</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"> • 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 • 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 <i>Environmental Planning and Assessment Regulation 2000</i>), 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 ○ 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, Plans 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 33 - Hazardous and Offensive Development</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>NSW State Plan</i>

- *Plan for Growing Sydney*
- *Towards our Greater Sydney 2056*
- *Draft Central District Plan*
- *Bays Precinct Transformation Plan*
- *Growth Centres (Development Corporations) Act 1974*
- *NSW Long Term Transport Master Plan*
- *Sydney's Walking Future*
- *Sydney's Cycling Future*
- *Sydney's Bus Future 2013*
- *Sydney's Light Rail Future 2013*
- *NSW Freight and Ports Strategy 2013.*

2. Strategic Planning and Land Use

- Demonstrate the strategic need for the proposed development having regard to the *Bays Precinct Transformation Plan* and other relevant documents.
- Outline how the proposal (and its associated impacts) demonstrates an appropriate use of the land having regard to the *Bays Precinct Transformation Plan*, other relevant documents and future potential users of the Bays Precinct.
- Consideration of the lifespan of the facility having regard to the *Bays Precinct Transformation Plan*, other relevant documents and future potential uses of the Bays Precinct.

3. Air Quality

- The application must include an Air Quality Impact Assessment prepared in accordance with the relevant Environment Protection Authority guidelines, including:
 - identification of the pollutants of concern, including individual toxic air pollutants, dust and odours
 - 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
 - consideration of potential impacts on nearby sensitive receivers and detail of proposed mitigation and monitoring measures.

4. 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 EPA's *Waste Classification Guidelines 2014*.
- 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

	<p>generated at the site</p> <ul style="list-style-type: none"> ○ 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 ○ the proposed controls for managing the environmental impacts of these activities. <ul style="list-style-type: none"> • Provide details of spoil disposal (if applicable) with particular attention to: <ul style="list-style-type: none"> ○ 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 of any contaminated material ○ 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>5. Noise and Vibration</p> <ul style="list-style-type: none"> • The application must include a Noise and Vibration Impact Assessment prepared in accordance with the relevant Environment Protection Authority guidelines. The assessment must consider the potential noise and vibration impacts from all marine and land-based activities during construction, operation (particularly operational noise from traffic (including marine traffic), plant and equipment) and cumulative noise impacts. • The assessment must consider both existing and potential future users of the Bays Precinct. • The assessment must consider potential impacts on nearby sensitive receivers and outline proposed mitigation and monitoring measures. <p>6. Water Management</p> <ul style="list-style-type: none"> • Undertake an assessment on surface water, groundwater and water quality in Sydney Harbour, including: <ul style="list-style-type: none"> ○ 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 depot; ○ groundwater management, including measures for preventing groundwater pollution ○ details on any wastewater management, disposal, re-use and disposal arrangements ○ water quality management focusing on potential impacts of the proposed development on Sydney Harbour ○ water quality monitoring and mitigation measures. <p>7. Transport and Accessibility</p> <ul style="list-style-type: none"> • Include a transport and accessibility assessment which details, but is not limited to, the following: <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
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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 (including intersection level of service modelling), 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 and heavy vehicle routes, 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 availability of public transport and the requirements of the relevant parking codes and Australian Standards
- 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
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times)
- in relation to construction traffic:
 - 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
 - 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).

8. Marine Traffic, Navigation and Safety

- Undertaken an assessment of the proposed development on water-based traffic, marine structures, marine safety and navigation.

- Provide details of vessel movements including frequency and vessel size.

9. 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.

10. 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.

11. Lighting

- Consideration of the lighting impacts of the proposed development on nearby sensitive receivers (particularly at night).

12. Heritage

- A Heritage Impact Assessment prepared in accordance with the guidelines in the *Heritage Manual*. The assessment must consider the potential impacts of the proposal on any heritage items in the vicinity of the site including a view impact assessment and details of any mitigation and conservation measures.
- A Historical Archaeological Assessment prepared in accordance with the relevant Office of Environment and Heritage (Heritage Division) Guidelines.

13. Pre-submission Consultation

- The EIS must include a report describing pre-submission consultation undertaken, including consultation with the local community and other key stakeholders, issues raised during that consultation and how the proposal responds to those issues.

14. 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.

15. 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.

16. 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

	<p>accredited site auditor. The RAP must be prepared in accordance with the 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>17. 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>18. Biodiversity</p> <ul style="list-style-type: none"> • Assessment of the potential direct and indirect biodiversity impacts of the proposed development on terrestrial and marine flora and fauna, including threatened species, populations or communities or their habitats. • Recommendation of appropriate avoidance, mitigation and management measures during construction and operation. <p>19. Hazards and Risks</p> <ul style="list-style-type: none"> • Assessment of potential hazards and risks in accordance with the Department's <i>Applying SEPP 33 Guideline</i> and a Preliminary Hazards Analysis (if required). <p>20. Sea Level Rise and Climate Change</p> <ul style="list-style-type: none"> • An assessment of the risks associated with sea level rise and climate change on the proposal in accordance with the relevant guidelines and policies. <p>21. Cumulative Impacts</p> <ul style="list-style-type: none"> • Assessment of the potential cumulative impacts (noise, traffic, air etc) of the proposed development with other developments in the vicinity of the site during construction and on-going operation. In particular, this assessment shall have regard to: <ul style="list-style-type: none"> ○ major infrastructure projects such as West Connex, the Western Harbour Tunnel, the Iron Cove Link and the West Metro ○ potential future development in the Bays Precinct ○ Hymix Concrete Batching Plant, Pyrmont. <p>22. 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: <ul style="list-style-type: none"> ○ 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 ○ 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>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

	<ul style="list-style-type: none"> • Office of Heritage and Environment – NSW Heritage • Sydney Water • Transport for NSW • Roads and Maritime Services • Department of Primary Industries • Urban Growth NSW Development Corporation • Port Authority of NSW • Infrastructure NSW • Fire and Rescue NSW • Local Aboriginal Land Council and stakeholders, if relevant • 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

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
 - All levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
 - Significant local features such as parks, community facilities and open space and heritage items
 - The location and uses of existing buildings, shopping and employment area
 - Traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - 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. Air Quality Impact Assessment.
6. Waste Assessment and Waste Management Plan.
7. Noise and Vibration Impact Assessment.
8. Soil and Water Impact Assessment and Integrated Water Management Plan.
9. Transport and Accessibility Assessment
10. Maritime Traffic, Safety and Navigation Assessment.
11. Visual Impact Assessment.
12. Public Domain Plan/s (where relevant).
13. Lighting Impact Assessment.
14. Heritage Impact Assessment and Historical Archaeological Assessment.
15. Pre-submission Consultation Report.
16. Infrastructure/Utilities Servicing Report.
17. Sustainability Report.

	<p>18. Biodiversity Assessment.</p> <p>19. Contamination Assessment, Remedial Action Plan/s and Site Audit Statements (where relevant).</p> <p>20. Preliminary Hazards Analysis (if required).</p> <p>21. Building Code of Australia and Accessibility Report.</p> <p>22. Environmental, Construction and Site Management Plan.</p>
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. • 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>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling</i> • <i>Cycling Aspects of AUSTROADS Guides</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)</i> • <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline and Waste Classification Guidelines 2008 (EPA)</i> • <i>Assessing Significance for Historical Archaeological Sites and Relics 2009 (OEH, Heritage Division)</i>