NSW GOVERNMENT | Planning & Environment

Contact: Emma Barnet
Phone: (02) 9274 6412
Email: emma.barnet@planning.nsw.gov.au

Mr Tim Baillie
Bulk Recovery Solutions Pty Ltd
PO Box 452
INGLEBURN NSW 2565

17/09652
SSD 8593

tim@awe.com.au

Dear Mr Baillie

State Significant Development – Secretary's Environmental Assessment Requirements
Bulk Recovery Solutions Resource Recovery Facility – 16 Kerr Road, Ingleburn (SSD 8593)

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed resource recovery facility for Bulk Recovery Solutions Pty Ltd at 16 Kerr Road, Ingleburn in the Campbelltown local government area (LGA).

The SEARs have been prepared in consultation with the relevant government agencies as well as Campbelltown City Council (see **Attachment 2**), and are based on the information you have provided to date. Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a development application and 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 Bulk Recovery Solutions Resource Recovery 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 of the existing planning approvals for the facility if the development 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 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 Emma Barnet on the above details.

Yours sincerely

27/9/17

Joanna Bakopanos
A/Director
Industry Assessments
as delegate of the Secretary

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

State significant development

Application Number	SSD 8593
Development	Increase the operating capacity of an existing resource recovery facility to enable up to 500,000 tonnes per annum (tpa) of waste to be processed.
Location	16 Kerr Road, Ingleburn (Lot 16 DP 717203), in the Campbelltown local government area
Applicant	Bulk Recovery Solutions Pty Ltd
Date of Issue	September 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; – 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 adequate 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; • an 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: • **Strategic context** – including: – justification for the proposal; and – demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, and justification for any inconsistencies. • **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 Environment Protection Licences in force in respect of the existing facility to ascertain the baseline of the site; and – a detailed justification that the site can accommodate the proposed increase in processing capacity, having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures. • **Waste Management** – including: – a description of each 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 flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs, and the quality control measures that would be implemented; – details of how waste 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 the water use at the site; – details of stormwater/wastewater/leachate management systems including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water; – 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 waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters); – a description of erosion and sediment controls;

- an assessment of flooding impacts associated with the development including details of the flood liability of the site and changes to flooding behaviour;
- consideration of salinity and acid sulfate soil impacts; and
- characterisation of the nature and extent of any contamination on the site and a description of proposed management 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;
  - 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;
  - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network (including on Kerr, Aero and Henderson Roads, and Lancaster Street), including consideration of cumulative traffic impacts at key intersections (including the intersection between Hume Motorway and Brooks Road) using SIDRA or similar traffic model;
  - detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian Standards;
  - turning path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site;
  - plans of any proposed road upgrades, infrastructure works or new roads required for the development;
  - an assessment of potential impacts on local road pavement lifespans; and
  - an assessment of the accessibility of the development by public transport.
- **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 and air handling systems and strong justification for any material handling, processing or stockpiling external to a building;
  - a greenhouse gas assessment; and
  - details of proposed mitigation, management and monitoring measures.
- **Noise and Vibration** – including:
  - a quantitative assessment of potential construction, operational and transport noise and vibration impacts in accordance with relevant Environment Protection Authority guidelines; and
  - details and justification of the proposed noise mitigation and monitoring measures.
- **Fire and incident management** – including
  - identification of the aggregate quantities of combustible waste products to be stockpiled at any one time;
  - technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures; and
  - an audit of the development (including the existing office) to determine the level of compliance with Volume One of the *National Construction Code*.
- **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). • **Visual** – including an assessment of the potential visual impacts of the project on the amenity of the surrounding area.
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: • Campbelltown City Council; • Environment Protection Authority; • Department of Primary Industries; • Sydney Water; • Roads and Maritime Services; 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 SEARs, 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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http://www.bookshop.nsw.gov.au
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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

ATTACHMENT 2
Public Authority Responses to Request for Key Issues

Our Reference: DOC17/467235

Mr Kelly McNicol
Team Leader, Industry Assessments
Department of Planning and Environment
Via email: information@planning.nsw.gov.au

Attention: Ms Emma Barnet

13 September 2017

Dear Mr McNicol

Bulk Recovery Solutions Pty Ltd - Ingleburn Facility - SSD 8593
EPA SEARs

I refer to the correspondence from Ms Emma Barnet to the Environment Protection Authority (EPA) dated 12 September 2017 regarding the proposed Bulk Recovery Solutions Pty Ltd (BRS) Ingleburn Expansion (the Proposal) and the request for the EPA's Secretary's Environmental Assessment Requirements (SEARs). This follows a Planning Focus Meeting and Site Visit undertaken the same day.

The EPA has considered the details of the Proposal as provided by BRS and its consultant, KDC Pty Ltd, and has identified the information it requires to be assessed in the Environmental Impact Statement as provided at Attachment A. As discussed, the EPA is open to the concept of having problem wastes being dealt with at the site of the Proposal so long as it is done lawfully and properly. In summary, the EPA's key information requirements for the Proposal include an adequate assessment of:

1. Baseline conditions that exist at the site of the Proposal, noting that the subject site is zoned General Industrial under the Campbelltown LEP and is an existing land use;

2. The actual tonnage of waste that can be received, stored, processed and then removed from the site of the Proposal given the proposed 500,000 tonnes seems excessive;

3. The specific treatment processes for each waste stream with corresponding process flow diagrams;

4. Potential environmental impacts arising from the Proposal and its ongoing operations including noise, air, water, land and waste issues; and

5. The management and mitigation measures that will be implemented to protect human and environmental health from these impacts.

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

BRS should be made aware that any commitments made in the environmental assessment may be formalised as conditions of approval and therefore potential environment protection licence conditions, noting that the site of the Proposal is already subject to environment protection licence 20797.

The Proponent should also be made aware that, consistent with provisions under Part 9.4 of the *Protection of the Environment Operations Act 1997* (the POEO Act) the EPA may require the provision of a Financial Assurance. The amount and form of the Financial Assurance would be determined by the EPA and be required as a condition of the licence.

As discussed during the site visit, BRS must also be aware of the Resource Recovery Framework and the need to comply with any relevant Resource Recovery Orders for any outgoing materials and where such materials do not meet a general Resource Recovery Order, a specific Resource Recovery Order and Exemption must be applied for.

If you have any questions about this matter, please contact Greg Frost on (02) 4224 4113.

Yours sincerely

MATTHEW CORRADIN
Unit Head Waste Compliance
Environment Protection Authority

ATTACHMENT A: EPA SEARs FOR

Bulk Recovery Solutions Pty Ltd - Ingleburn Facility - SSD 8593

How to use these requirements

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

A. Executive summary

B. The proposal

C. The location

D. List of required approvals and licences

E. Identification and prioritisation of all issues

F. The environmental issues

G. The mitigation measures

H. Justification for the proposal and conclusion

A Executive summary

The document's executive summary should include a discussion of the proposed development, the key environmental risks, the identified mitigation measures, and an overall conclusion for the proposal.

B The proposal

The proposed development must be adequately described and should clearly state and refer to:

a) the type, the nature and size of the proposed development. This must included a detailed assessment of the actual tonnage of waste that can be received, stored, processed and then removed from the site of the Proposal and include traffic limitations, site limitations, and any industry limitations etc;

b) the type, the nature and amount of the wastes, the processes and the products to be used. This must include a detailed assessment of each waste streams treatment process from receipt, to storage, to processing, to removal offsite. This must also be accompanied by process flow diagrams for each waste stream including quality assurance and control points, monitoring points, rejection points etc;

c) the by-products produced and/or wastes produced (including the fate of such products);

d) the staging and timing of the proposal, including any construction works and any plans for potential future expansion plans etc;

e) the anticipated benefits to relevant industry, community, etc; and

f) the proposal's relationship to any other facility or industry.

C The location

Provide an overview of the setting in which the proposed development is to take place in its local and regional environmental context including:

a) meteorological data (e.g. temperature, wind (prevailing wind direction and strength), rainfall, evaporation, etc)

b) topography;

c) surrounding land uses;

d) surrounding or nearby sensitive receivers;

e) ecological information (vegetation, fauna, waters); and

f) availability of services and the accessibility of the site for passenger and freight transport.

D List of approvals and licences

Identify all approvals, licences or permits required to undertake the proposed development as well as those already obtained and those to be obtained.

E Identification and prioritisation of issues / scoping of impact assessment

Identify a scoping risk assessment methodology, undertake a risk assessment, and identify and prioritise key issues.

F The environmental issues

1. Noise

- Identify the existing noise environment and identify applicable noise goals in line with relevant guidance/standards; and
- Identify potential noise and vibration impacts during both construction and operational stages and identify mitigation strategies to be incorporated for both stages to minimise noise and vibration emissions/impacts.

2. Air

- Identify the existing air quality environment and identify applicable air quality goals in line with relevant guidance/standards; and
- Identify potential air quality and odour impacts (including point source emissions from any site based plant and equipment and/or fugitive dust or other emissions) during both construction and operational stages and identify mitigation strategies to minimise point and/or fugitive and/or odour emissions/impacts.

3. Water

- Identify nearby water resources and any expected discharges; and
- Identify potential impacts to surface and groundwater during both construction and operational stages and identify appropriate pollution control systems/measures to protect surface and groundwater resources, particularly erosion and sediment controls during the construction stage and the rehabilitation stage and the inclusion of permanent erosion and sediment controls where required and applicable.

4. Land

- Identify if the soils in the area of the Proposal are contaminated or are acid forming (i.e. acid sulphate soils) and if so, identify any mitigation strategies or remedial and/or disposal actions that will be required/undertaken if applicable.

5. Waste

- Identify options and strategies for waste minimisation; reuse and recycling across all activities and processes during both construction and operational stages and appropriate avoidance, recycling, reuse and disposal options.
- Any options or strategies must be in line with current NSW Government legislation/policy/guidance on waste minimisation etc.

6. Flooding

- Proposed developments should be designed and undertaken in accordance with the State Government's Flood Policy as outlined in the Floodplain Development Manual.

7. Storage and use of fuels / chemicals etc

- Identify adequate storage, control and usage requirements for any fuels/chemicals/products to be stored/used onsite.

8. Incident Management

- Identify adequate incident management procedures to be established including notification requirements to the Appropriate Regulatory Authority and other relevant authorities for incidents that cause, or have the potential to cause material harm to the environment (Part 5.7 of the POEO Act).

9. 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.

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).
- Include any Statement of Commitments to be made by the Proponent.

H. Justification for the proposed development and conclusion

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

ATTACHMENT B: GUIDANCE MATERIAL

Assessing Noise and Vibration Impacts

Construction:

- Interim (Final) Construction Noise Guideline (DECC, 2009), accessed via: http://www.epa.nsw.gov.au/noise/constructnoise.htm
- Assessing Vibration: a technical guidelines (DEC, 2006), accessed via: http://www.epa.nsw.gov.au/noise/vibrationguide.htm

Operational:

- NSW Industrial Noise Policy (EPA, 2000/2001), accessed via: http://www.epa.nsw.gov.au/noise/industrial.htm
- NSW Road Noise Policy (DECCW, 2011), accessed via: http://www.epa.nsw.gov.au/noise/traffic.htm

Assessing Air Quality and Odour Impacts

Air Quality:

- Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016), accessed via: http://www.epa.nsw.gov.au/air/appmethods.htm
- No EPA specific guidance material exists for the control of dust from construction sites. Consideration should be given to the POEO Act and the Local Government Air Quality Toolkit (DECC, 2007), accessed via: http://www.epa.nsw.gov.au/air/lgaqt.htm

Odour:

- Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006), accessed via: http://www.epa.nsw.gov.au/air/odour.htm
- Technical Notes - Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006), accessed via: http://www.epa.nsw.gov.au/air/odour.htm

Assessing Land Contamination Impacts

- Multiple Guidelines, accessed via: http://www.epa.nsw.gov.au/clm/guidelines.htm

Assessing Water Contamination Impacts

- Approved Methods for the Sampling and Analysis of Water Pollutants in New South Wales (DEC, 2004), accessed via: http://www.epa.nsw.gov.au/Water_pollution/policy.htm

- Managing Urban Stormwater – Soils and Construction, 4th Edition (Landcom, 2004, revised 2006), accessed via: http://www.environment.nsw.gov.au/stormwater/publications.htm

- Managing Urban Stormwater Addendum Publications, accessed via: http://www.environment.nsw.gov.au/stormwater/publications.htm

Assessing Flooding Impacts

- Floodplain Development Manual (DIPNR, 2005), accessed via: http://www.environment.nsw.gov.au/floodplains/manual.htm

Assessing Waste Types

- Waste Classification Guidelines – 4 Parts (EPA, 2014), accessed via: http://www.epa.nsw.gov.au/wasteregulation/classify-waste.htm

Assessing Chemical and Fuel Storage

- Storage and Handling of Dangerous Goods – Code of Practice (WorkCover, 2005) http://www.safework.nsw.gov.au/__data/assets/pdf_file/0005/50729/storage-handling-dangerous-goods-1354.pdf

22 September 2017

Our Reference: SYD17/01173 (A10178021)
DP&E Ref: SSD 8593

Director/Team Leader
Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: **Emma Barnet**

Dear Sir/Madam

BULK RECOVERY SOLUTIONS RESOURCE RECOVERY FACILITY
16 KERR ROAD, INGLEBURN

Reference is made to your correspondence dated 12 September 2017 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 key intersections to be examined/modelled include:

    - Hume MWY / Brooks Road

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 widths, etc) and relevant parking codes. Swept path plans need to be provided.

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

4. Roads and Maritime requires the environmental assessment report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or development.sydney@rms.nsw.gov.au.

Yours sincerely

Rachel Cumming
Senior Land Use Assessment Coordinator
Network Sydney West Precinct

Emma Barnet

From: Andrew MacGee <Andrew.Macgee@campbelltown.nsw.gov.au>
Sent: Wednesday, 27 September 2017 1:22 PM
To: Emma Barnet
Subject: RE: Planning Focus Meeting for Bulk Recovery Solutions Resource Recovery Facility Ingleburn SSD 8593

Categories: Objective

Hi Emma,

Council's requirements follow:

- Compliance with EPA licensing
- Traffic impacts on Kerr Road, Aero Road, Lancaster Street and Henderson Road – details about queuing while waiting for loading/unloading – having particular regard to narrow entry/exit, number of vehicles, size of vehicles and position of existing weighbridge should it be proposed for continued use. IT was noted in the briefing that a lot of trucks would not be arriving at their maximum legal mass limit (in particular, vacuum trucks), so the number of trucks should be considered in that light, with evidence provided of similar uses that show the average loadings of these vehicles
- Consideration of the impacts the proposed tonnages would have on local road pavement lifespans (ESA measurements attributable to this development shall be considered along with deleterious impacts on pavement that the development at the proposed tonnage might cause) – attention should be focussed to where traffic on local roads is most likely to be concentrated – Aero and Kerr Roads
- Noise management shall be thoroughly addressed – noting proximity to residential development nearby
- Ensure that development is constrained to property – it was noted on site inspection it appeared that land not in the applicant's ownership was being utilised as part of the development along the rail corridor
- Full details of BCA assessment of unauthorised works internal to building in relation to office shall be supplied if that area is associated with this development – issue of a certificate pursuant to Section 149A of EP&A Act 1979 may be required
- Details regarding proposed community consultation during preparation of the EIS
- Assurance/details that existing easements to drain water would not be impacted upon by the proposal
- Particulate capture and treatment – Council has received complaints in the past at current operating capacity of particulates being released from the site
- Comprehensive clarification and data around the proposed quantities and types of materials that would be processed at the site
- Submission of detailed and correctly scaled architectural plans with the application – previous plans submitted over time at this site have been of less than desirable quality
- Control of any odours
- Details of any required Sydney Water approvals and assurance from Sydney Water that this development would not unreasonably impact on downstream sewer capacities (that might impact upstream existing residential development)
- Full detail and assessment by an appropriately qualified person of existing and proposed pollution control measures that are installed or proposed to be installed in stormwater collection system
- Refuelling station and similar do not have current development consent and are not considered likely to be appropriate within a water drainage easement
- Turning areas, vehicle storage areas and unloading/reversing truck movements shall be prepared by an appropriately qualified person for assessment. Should b-doubles be considered likely to service the site, consideration of exiting approved b-double routes shall be provided, as well as turning areas on site and the impact that these vehicles have on queuing
- Would request that a compliance/status audit of existing active consents that the applicant seeks to keep relying on is undertaken and presented for information

I am sorry it is late.

If there's any clarification required, please let me know.

Department of Primary Industries

OUT16/35897

Ms Bianca Thornton
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Bianca.thornton@planning.nsw.gov.au

Dear Ms Thornton

Ingleburn Resource Recovery Facility (SSD 7950)
Request for Secretary's Environmental Assessment Requirements

I refer to your email of 13 September 2016 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, as no draft SEARs were provided, provides the following recommendations:

- The EIS should be required to include:
  - Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
  - The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
  - Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, aquatic and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
  - Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
  - Assessment of potential impacts of contaminated water or waste on nearby watercourses and proposed measures to mitigate impacts.
  - Consideration of relevant policies and guidelines.

- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

Yours sincerely

Mitchell Isaacs
Director, Planning Policy & Assessment Advice
27 September 2016

Fire & Rescue NSW

File Ref. No: BFS17/2052 (SRID 8000001363)
TRIM Doc. No: D17/63363
Contact: Station Officer Mark Castelli

25 September 2017

Department of Planning & Environment
Emma Barnet – Senior Planning Officer
GPO Box 39
SYDNEY NSW 2001

E: emma.barnet@planning.nsw.gov.au

Dear Ms Barnet

Bulk Recovery Solutions Resource Recovery Facility
16 Kerr Road, Ingleburn (SSD 8593)

I refer to the Department of Planning & Environment's (the Department) correspondence dated 12 September 2017 and request for agency submissions for the Department's consideration when preparing the Secretary's Environmental Assessment Requirements (SEARs) for the subject development.

Station Officer Mark Castelli of Fire & Rescue NSW (FRNSW) attended a planning focus meeting held at Campbelltown City Council's offices on the 12 September 2017. The post-meeting inspection of the existing facility was also attended by the same officer.

Comment

FRNSW notes that the planned development proposes an increase in waste processing from 30,000 to 500,000 tonnes per annum (tpa) and an increase of on-site waste stockpiling from 5,000 tonnes to 90,000 tonnes. In addition, a wider range of waste product processed is proposed – including industrial waste and material resulting from product destruction.

We acknowledge that a majority of the waste material proposed to be processed is non-combustible (e.g. concrete, contaminated earth) however, as there is a proposed substantial increase in product throughput and stockpiling there is potential for a significant increase in combustible waste material (viz. industrial waste and product destruction). The hazards posed by increased stockpiling of combustible waste material and increased waste processing may warrant the enhancement of fire safety systems and site fire safety management.

In addition, as contaminated material will be processed there is also potential for an increased likelihood of hazardous material (hazmat) incidents.

To ensure that FRNSW can identify and accurately assess the potential fire and hazmat risks associated with the proposed development, it is critical that the environmental impact study (EIS) includes accurate information with respect to the nature of material processed on-site and the expected aggregate quantities of combustible material stockpiled.

The provision of accurate information will assist FRNSW make informed and appropriate recommendations with respect to fire safety systems and fire safety management of hazards (such as maximum stockpile sizes and pile configurations).

During the on-site inspection, it was noted that the existing premises has had recent building upgrades of the office areas of the existing development. These works include the installation of three levels of Class 5 offices which is separated from the warehouse/processing areas of the building by glazed wall construction. In addition, a glazed lift shaft is currently being constructed as an attachment to the glazed office part of the warehouse. It was not readily apparent as to how the minimum fire separation requirements of Part C2 of Volume One of the National Construction Code (NCC) is achieved.

Regarding our requirements for the EIS, FRNSW submits the following recommendations to the Department for consideration:

Recommendations

1. To facilitate accurate assessment of potential fire hazards, the fire hazard characteristics and the aggregate quantities of combustible waste product resulting from the proposed increase in product processing and stockpiling is requested to be addressed and detailed in the EIS.

2. The details of proposed fire hazard and hazardous material mitigation measures are requested to be addressed in the EIS.

3. It is also recommended that the existing building and proposed building works are audited to determine the level of compliance with Volume One of the National Construction Code. The level of NCC compliance of the existing building is recommended to be detailed in the EIS.

For further information please contact Mark Castelli of the Fire Safety Assessment Unit, referencing FRNSW file number BFS17/2052 (SRID 8000001363). Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours Sincerely

Jamie Vistnes
Manager, Fire Safety Policy Unit
Fire Safety Branch
Fire & Rescue NSW