



Planning & Environment

Planning Services Industry Assessments

Contact: John Booth
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Our Ref: SSD 9681

Mr Darren Sturgiss
Bathurst Regional Council
158 Russell Street
BATHURST NSW 2795

Dear Mr Sturgiss

State Significant Development – Planning Secretary's Environmental Assessment Requirements Bathurst Second Circuit (SSD 9681)

Please find attached the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above-mentioned development. **Attachment 1** provides guidelines which may assist in the preparation of the EIS.

The attached SEARs have been prepared in consultation with the relevant government agencies and the Departments Western Region Office (see **Attachment 2**). The SEARs are based on the scoping report prepared by SMEC, dated 16 October 2018.

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

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. A comprehensive, detailed and genuine community consultation and engagement process must be undertaken during the preparation of the EIS. This process must ensure the community is informed of the development and engaged with issues of concern to it. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

If the proposal is likely to have a significant impact on matters of National Environmental Significance, it may require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEARs may need to be issued.

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

- the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*)
- consultation and public exhibition arrangements.

If you have any enquiries, please contact John Booth on the details above.

Yours sincerely

Chris Ritchie
Director

Industry Assessments
as the delegate of the Planning Secretary

21/12/18.

Planning Secretary's Environmental Assessment Requirements

**Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000***

Application Number	SSD 9681
Project Name	Bathurst Second Circuit
Development	Development of a second circuit for motor vehicle racing at Mount Panorama, Bathurst, and associated facilities and infrastructure.
Location	Mid Western Highway, Robin Hill (Lot 1 DP986862, Lot 40 DP1056379, Lot 1 DP634401, Lot 2 DP634401, Lot 9 DP1047248, Lot 31 DP871410, Lot 4 DP811653, Lot 1511 DP135112, Lot 1 DP154855, Lot 5 DP864272, Lot 30 DP871410, Lot 148 DP750357, Lot 1 DP1188058, Lot 44 DP1018476, Lot 1 DP1216175, Lot 10 DP1047248, Lot 1 DP700629, Lot 3 DP700629)
Applicant	Bathurst Regional Council
Date of Issue	21/12/2018
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> – the need for the proposed development – justification for the proposed development – likely staging of the development – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site – plans of any proposed building works • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/ or contingency plans to manage significant risks to the environment • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all

	<p>assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV</p> <ul style="list-style-type: none"> • an estimate of jobs that will be created during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and strategic context – Including: <ul style="list-style-type: none"> - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification of any inconsistencies. The following must be addressed: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Rural Lands) 2008 ○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development ○ State Environmental Planning Policy No. 44 – Koala Habitat Protection ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ Bathurst Regional Local Environmental Plan 2014. - detail the nature and extent of any prohibitions that apply to the development; - identify compliance with the development standards applying to the site and provide justification for any contravene of the development standards; - address the relevant planning provisions, goals and strategic planning objectives in the following: <ul style="list-style-type: none"> ○ NSW State Priorities ○ Future Transport Strategy 2056 and supporting plans ○ Central West and Orana Regional Plan 2036 • Community and stakeholder engagement – including: <ul style="list-style-type: none"> - a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including justification for this approach; - a report on the results of the implementation strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal; - details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal; - details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Ecologically sustainable development (ESD) – including: <ul style="list-style-type: none"> - detail how ESD principals (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design of the development; - demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy. • Traffic and access – including:

	<ul style="list-style-type: none"> - forecast total daily and peak hour trips (freight, employee, customer and any other relevant users) likely to be generated by the proposed development during the full range of events, including vehicle, public transport (including special event bus network), pedestrian and bicycle trips, together with cumulative impacts of existing, proposed and approved developments in the area and any transport / traffic upgrades with special consideration for the operation of the Mid-Western Highway - undertake analysis of event transport demand including time/ model distribution of trips to and from the site including development of a site travel plan which includes strategies to manage access by private vehicles and alternative access arrangements in consultation with Council; - address the impacts of the proposed development on the operation of existing and future transport networks, including road network performance, potential road safety impacts, public transport capacity and its ability to accommodate the forecast number of trips to and from the development including surrounding footpaths and cycleways; - provide an assessment of the existing and future performance of key intersections providing access to the site, supported by appropriate modelling and analysis to the satisfaction of RMS and TfNSW. Traffic modelling is to be undertaken using, but not limited to, SIDRA network modelling for current and future years; - prepare a traffic impact assessment in accordance with the relevant RMS guidelines; - specifically address clause 101 of <i>State Environmental Planning Policy (Infrastructure) 2007</i> (SEPP), providing a detailed explanation and justification as to why vehicular access to the site is not practicable from roads other than the classified road (Mid-Western Highway). - details of access arrangements for emergency vehicles, including protocol procedures for emergency vehicle access to protected areas during emergencies; and - include a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate consideration of the management of the impact in relation to construction traffic of all stages of the development. <ul style="list-style-type: none"> • Noise and vibration – including: <ul style="list-style-type: none"> - a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environmental Protection Authority guidelines and including an assessment of nearby sensitive receivers; - identify the main noise generating sources and activities at all stages of construction; - identify any noise sources during operation, and potential impacts on the surrounding environment; and - outline measures to minimise and mitigate the potential noise impacts on the surrounding environment. • Fire and incident management – including: <ul style="list-style-type: none"> - an assessment of bushfire risks and asset protection zones (APZ) in accordance with NSW Rural Fire Service guidelines; - 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 contaminant measures; and - include an assessment against the requirements of <i>Planning for Bushfire Protection 2006</i>, particularly access and provision of water
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	<p>supply for firefighting purposes.</p> <ul style="list-style-type: none"> • Heritage – including: <ul style="list-style-type: none"> – identify if there are any listed or potential heritage items and conservation areas within or in the vicinity of the site. If any listed or potential heritage items and areas are likely to be affected, a Heritage Impact Statement (HIS) must be prepared in accordance with the Heritage Council of NSW guidelines. The HIS must identify the level of significance of any listed or potential heritage items and conservation areas, the likely impact due to the proposal and measures to avoid adverse impacts to heritage resources; – identify if there are any areas with historical archaeological potential within the proposed site that could be impacted by the proposal; and – identify and describe any Aboriginal cultural heritage values that exist across the site. • Air quality and odour – including: <ul style="list-style-type: none"> – a description of all potential sources of air and odour emissions; – a quantitative air quality impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and including an assessment of nearby sensitive receivers; – cumulative impacts of other developments; and – details of proposed mitigation, management and monitoring measures. • Waste – including: <ul style="list-style-type: none"> – details of the quantities and classification of all waste streams to be generated on site during the development; – details of waste storage, handling and disposal during the development; – details of the measure 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. • Biodiversity - including an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report where required under the Act. • Soil and water – including: <ul style="list-style-type: none"> – any potential impact of the development on groundwater levels, flow paths and quality; – any water licensing requirements or other approvals required under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i>; – describe water usage for the proposal including the position of any intakes and discharges, volumes, water quality and frequency of all water discharge; – assessment of potential impacts of the proposed development on flood behaviour at the site and impacts on adjacent land, and measures to mitigate any potential flooding; – any geotechnical issues (including contamination and acid sulfate soils) associated with the construction of the development; and – an assessment of whether the proposal will significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. • Design and visual – including: <ul style="list-style-type: none"> – an impact assessment at private receptors and public vantage points; – details of emergency vehicle access; and – details regarding the safety and security arrangements for the proposal.
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	<ul style="list-style-type: none"> • Utilities – including: <ul style="list-style-type: none"> – address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water; and – identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. 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. • Accommodation – provide detail regarding patron accommodation arrangements during events held at the site (camping, cabins, etc). • Socio-economic impacts – provide a social impact assessment for the development. Address the social and economic context of the development in terms of infrastructure requirements, public transport, community services and facilities (such as medical services).
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulations. You should provide these as part of the EIS rather than as separate documents.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Office of Environment and Heritage • Environment Protection Agency • Department of Primary Industries • Roads and Maritime Services • Transport for NSW • NSW Trains • Rural Fire Service • Relevant local Aboriginal Groups • NSW Police Force • Fire and Rescue NSW • Emergency service providers • The surrounding landowners and occupiers that are likely to be impacts by the proposal. <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> <p>The EIS must describe the consultation process and the issues raised (including by the CCC) and identify where the design of the infrastructure 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	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.
References	The assessment of key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>
<http://www.shop.nsw.gov.au/index.jsp>
<http://www.australia.gov.au/publications>
<http://www.epa.nsw.gov.au/>
<http://www.environment.nsw.gov.au/>
<http://www.dpi.nsw.gov.au/>

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Regional NSW Services and Infrastructure Plan (TfNSW, 2018)
	Tourism and Transport Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Contamination	
	State Environmental Planning Policy No. 55 – Remediation of Land
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC, amended April 2013)
Soils and Water	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
<i>Stormwater</i>	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
<i>Flooding</i>	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	Floodplain Development Manual (NSW Government, 2005)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
Hazards and Risk	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011) Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) Multi-level Risk Assessment (DoP, 2011)
Biodiversity	<i>Biodiversity Conservation Act 2016</i> Biodiversity Assessment Method (OEH, 2017) Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018) Policy and Guidelines for Fish Habitat Conservation and Management (DPI, updated 2013)
Heritage	<i>Heritage Act 1977</i> NSW Heritage Manual (HO and DUAP, 1996) The Burra Charter (ICOMOS Australia, 2013) Statements of Heritage Impact (HO and DUAP, 2002) Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Noise and Vibration	Assessing Vibration: A Technical Guide (DEC, 2006) Noise Policy for Industry (EPA, 2017) Environmental Criteria for Road Traffic Noise (EPA, 1999) Noise Guide for Local Government (EPA, updated 2018) Interim Construction Noise Guideline (DECC, 2009)
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007) Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
<i>Air Quality</i>	
Bushfire	Planning for Bushfire Protection (RFS, 2006)
Waste	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)
Visual	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Social	Social Impact Assessment Guideline (DPE, 2017)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues



Mr John Booth
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Notice Number 1573686
Date 17-Dec-2018

Dear Mr Booth

**Secretary's Environment Assessment Requirements -
Proposed Bathurst Second Circuit - Mid-Western Highway, Robins Hill - SSD 9681**

I refer to your e-mail dated 6 December 2018 requesting the Environment Protection Authority's (EPA) environmental assessment requirements for the Environmental Impact Assessment (EIS) to be prepared for the proposed Bathurst Second Circuit development.

The EPA has considered the details of the proposal and has identified the information that it requires to be included in the EIS to enable an adequate assessment of the proposal. This information is included in Attachment A. In summary, the EPA's key information requirements for the proposal include an adequate assessment of:

1. Noise impacts (construction and operation);
2. Sediment and surface water controls (construction);
3. Air quality impacts (construction and operation);
4. Waste (construction).

The Proponent should ensure that the EIS is sufficiently comprehensive to enable the EPA to determine the extent of the impacts of the proposal. In carrying out the assessment, the proponent should refer to the relevant guidelines as listed in Attachment B and any relevant industry codes of practice and best practice management guidelines.

The Proponent should be made aware that any commitments made in the EIS may be formalised as approval conditions and subsequently included as environment protection licence conditions for the construction stage of the project.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SL' or 'Sheridan Ledger'.

SHERIDAN LEDGER
A/Head Central West Region
Environment Protection Authority

Encl. Attachment A - EPA information requirements
Attachment B - Guidance material

Attachment A: - EIS requirements for Second Bathurst Circuit

Environmental impacts of the proposal

Impacts relating to the following environmental issues need to be assessed, quantified and reported on:

1. Noise impacts;
2. Surface water and sediment controls;
3. Air quality impacts;
4. Waste.

The Environmental Impact Assessment (EIS) should address the specific requirements outlined under each heading below and assess any impacts in accordance with the relevant guidelines mentioned. A full list of guidelines is provided at **Attachment B**.

1. Noise and vibration

In relation to noise, the following matters must be addressed for both the construction stage and operational stages of the proposal (where relevant) as part of the EIS.

1. Construction noise associated with the proposed development must be assessed using the *Interim Construction Noise Guideline* (DECC, 2009).
<http://www.epa.nsw.gov.au/resources/noise/09265cng.pdf>.
2. Operational noise from the motor circuit should be assessed using the relevant guidance contained within *Noise Guidance for Local Government* (EPA, 2013) including Case Study 2 in part 3 of this document.
<http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government>.
3. Noise on public roads from increased road traffic generated by land use developments should be assessed using the guidelines contained in the *NSW Road Noise Policy* (DECCW, 2011).
<http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf>
4. Noise from new or upgraded public roads should be assessed using the *NSW Road Noise Policy* (DECCW, 2011). <http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf>.
5. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006). <http://www.epa.nsw.gov.au/resources/noise/vibrationguide0643> .

2. Surface water and sediment controls

The EIS must:

1. Describe water usage for the proposal including the position of any intakes and discharges, volumes, water quality and frequency of all water discharges.
2. Demonstrate that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.

3. Where relevant include a water balance for the development including water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.
4. Describe the nature and degree of impact that any proposed discharges will have on the receiving environment.
5. Assess impacts against the relevant ambient water quality outcomes. Demonstrate how the proposal will be designed and operated to:
 - protect the Water Quality Objectives for receiving waters where they are currently being achieved; and
 - contribute towards achievement of the Water Quality Objectives over time where they are not currently being achieved.
6. Where a discharge is proposed that includes a mixing zone, the proposal should demonstrate how wastewater discharged to waterways will ensure the ANZECC (2000) water quality criteria for relevant chemical and non-chemical parameters are met at the edge of the initial mixing zone of the discharge, and that any impacts in the initial mixing zone are demonstrated to be reversible.
7. Describe how stormwater will be managed both during and after construction.
8. Describe how predicted impacts will be monitored and assessed over time.

3. Air quality impacts

The EIS must include a detailed air quality impact assessment (AQIA) for both the construction and operation phases of the proposal. The AQIA must:

1. Identify all potential discharges of fugitive and point source emissions of pollutants and odour for all stages of the proposal and assess the risk associated with those emissions. All processes that could result in air emissions, including dust, must be identified and described. Sufficient detail to accurately communicate the characteristics and quantity of all emissions must be provided and an assessment of risk, relating to environmental harm, risk to human health and amenity, must be undertaken.
2. Justify the level of assessment undertaken on the basis of risk factors, including but not limited to:
 - a. proposal location;
 - b. characteristics of the receiving environment; and
 - c. type and quantity of pollutants emitted.
3. Describe the receiving environment in detail. The proposal must be contextualised within the receiving environment (local, regional and inter-regional as appropriate). The description must include but need not be limited to:
 - a. meteorology and climate;
 - b. topography;
 - c. surrounding land-use; receptors; and
 - d. ambient air quality.
4. Include a consideration of 'worst case' emission scenarios and potential impacts at neighbouring industry and residential receivers.
5. Account for cumulative impacts associated with existing emission sources as well as any currently approved developments linked to the receiving environment.
6. Include air dispersion modelling where there is a risk of adverse air quality impacts, or where there is sufficient uncertainty to warrant a rigorous numerical impact assessment. Air dispersion modelling must be conducted in accordance with the *Approved Methods for the Modelling and Assessment of*

Air Pollutants in NSW (2017)

<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-nsw-160666.pdf>.

7. Demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations (POEO) Act (1997)* and the *POEO (Clean Air) Regulation (2010)*. Detail emission control techniques/practices that will be employed by the proposal and benchmark these techniques/practices against best practice emission control and management.

4. Waste

The EIS must, in relation to construction activities:

1. Identify, characterise and classify all waste that will be accepted on to the site to be processed including proposed sources, quantities, composition and classification of waste.

Note: All waste must be classified in accordance with EPA's *Waste Classification Guidelines*.

2. Provide a description of or procedures that would be implemented to control the receipt of waste to the premises, including contingency measures that would be implemented if inappropriate materials are identified;
3. Identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.

Note: All waste must be classified in accordance with the EPA's *Waste Classification Guidelines*.

4. Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with the EPA's *Waste Classification Guidelines* and/or relevant *Resource Recovery Orders* as appropriate.
5. Provide details of how waste accepted on to the site will be handled and managed to minimise pollution, including:
 - a. Stockpile location and management:
 - Labelling of stockpiles for identification, ensuring that all waste is clearly identified and stockpiled separately from other types of material (especially the separation of any contaminated and non-contaminated waste).
 - Proposed height limits for all waste to reduce the potential for dust and odour.
 - Procedures for minimising the movement of waste around the site and double handling.
 - Measures to minimise leaching/movement from stockpiles into the surrounding environment, such as sediment fencing, geofabric liner etc.
6. Provide details of how any waste will be handled and managed during transport to a lawful facility. If the waste possesses hazardous characteristics, the Proponent must provide details of how the waste will be treated or immobilised to render it suitable for transport and disposal.
7. Include details of all procedures and protocols to be implemented to ensure that any waste accepted to and leaving from the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.
8. Include a statement demonstrating that the Proponent is aware of the EPA's requirements with respect to notification and tracking of waste as appropriate.

9. Outline contingency plans for any event that affects operations at the site that may result in environmental harm, including (but not limited to) excessive stockpiling of waste, volume of leachate generated exceeds the storage capacity available on-site, etc.
10. Identify 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 2007* and the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021*.

Attachment B - Guidance Material

Title	Web address
Relevant Legislation	
<i>Contaminated Land Management Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Licensing	
Guide to Licensing	http://www.epa.nsw.gov.au/licensing/licenceguide.htm
Air Issues	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	http://www.epa.nsw.gov.au/resources/air/ammodelling05361.pdf
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/#/view/regulation/2010/428
Dust	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)	http://www.epa.nsw.gov.au/air/odour.htm
Noise and Vibration	
Interim Construction Noise Guideline (DECC, 2009)	http://www.epa.nsw.gov.au/resources/noise/09265cng.pdf
Noise Policy for Industry	https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)
Assessing Vibration: A technical Guideline (DECC, 2006)	http://www.epa.nsw.gov.au/resources/noise/vibrationguide0643.pdf
Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration	http://www.epa.nsw.gov.au/resources/noise/ANZECBlasting.pdf

NSW Road Noise Policy	http://www.epa.nsw.gov.au/noise/traffic.htm
Local Government Noise Guide (EPA, 2013)	https://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government
Local Government Noise Guide - 2018 Update (EPA, 2018)	https://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government
Waste, Chemicals and Hazardous Materials and Radiation	
Chemical and Fuel Storage	
Bunding and Spill Management	http://www.epa.nsw.gov.au/mao/bundingspill.htm
Storage and Handling of Dangerous Goods – Code of Practice (WorkCover, 2005)	https://www.safework.nsw.gov.au/_data/assets/pdf_file/0005/50729/storage-handling-dangerous-goods-1354.pdf
Waste	
Environmental Guidelines: Solid Waste Landfills (EPA 2016)	http://www.epa.nsw.gov.au/resources/waste/solid-waste-landfill-guidelines-160259.pdf
Waste Classification Guidelines	http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm
Resource Recovery Orders and Exemptions	http://www.epa.nsw.gov.au/wasteregulation/orders-exemptions.htm
Soils	
Contaminated Sites Assessment and Remediation	
Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.legislation.nsw.gov.au/#/view/EPI/1998/520
Contaminated Sites Guidelines	http://www.epa.nsw.gov.au/clm/guidelines.htm
Soils – general	
Soil Publications	http://www.environment.nsw.gov.au/soils/publications.htm
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008)	Vol 1 - http://www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf Vol 2 - http://www.environment.nsw.gov.au/stormwater/publications.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm http://www.environment.gov.au/water/publications/quality/pubs/nwqms-guidelines-4-vol1.pdf
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.waterquality.gov.au/anz-guidelines/resources/previous-guidelines/anzecc-armcanz-2000
Approved Methods for the Sampling and	http://www.environment.nsw.gov.au/resources/legislation/approved

Mr. John Booth
Para-Planner
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr. Booth

**Request for Input: Motor Vehicle Racing Circuit – Mid Western Highway, Robin Hill,
Bathurst Regional Council LGA – SSD 9681**

Thank you for your correspondence dated 6 December 2018 requesting Transport for NSW (TfNSW) provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the subject development. Please note Roads and Maritime Services should be providing a separate response.

Bathurst Regional Council (the Applicant) has requested Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above state significant development (SSD) located in the Bathurst Regional Council government area. The proposal is for a second circuit for motor vehicle racing at Mount Panorama, Bathurst.

The proposal is considered SSD in accordance with Schedule 1, Part 13(1)(e) of the *State Environmental Planning Policy (State and Regional Development) 2011* as it is a cultural, recreation and tourist facility development that has a capital investment value of more than \$30 million for a recreation facility (major).

Suggested revisions to the draft SEARS in track change mode are attached.

Please note for future reference; Transport for NSW requests any further correspondence concerning this subject be sent to development@transport.nsw.gov.au referencing **CD18/11346** in the subject line.

If you require further clarification regarding this matter, please don't hesitate to contact Robert Rutledge, Principal Transport Planner, via email at Robert.rutledge@transport.nsw.gov.au.

Yours sincerely



18/12/2018

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

Objective Reference: CD18/11346

DOC18/948829
SSD 9681

Mr John Booth
Para-Planner
Industry Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Booth

**Motor Vehicle Racing Circuit – Mid Western Highway, Robin Hill, Bathurst Regional Council
LGA – SSD 9681**

I refer to your email dated 6 December 2018 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for the motor vehicle racing circuit at Bathurst (SSD 9681).

OEH has considered your request and provides SEARs for the proposed development in **Attachments A and B**.

OEH recommends the EIS needs to appropriately address the following:

1. Biodiversity and offsetting
2. Aboriginal cultural heritage
3. Historic heritage
4. Water and soils
5. Flooding

Please note that for projects **not** defined as pending or interim planning applications under Part 7 or the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* the Biodiversity Assessment Methodology (BAM) **must** be used to assess impacts to biodiversity in accordance with the *Biodiversity Conservation Act 2016* (BC Act). For this project the BAM must be used.

OEH notes that the site contains White Box – Yellow Box – Blakely's Red Gum endangered ecological community. Please note that this community is listed in the OEH *Guidance to assist a decision-maker to determine a serious and irreversible impact*. The biodiversity assessment report must include sufficient information (as detailed in section 10.2.2 of the BAM) to enable the consent authority to determine whether a serious and irreversible impact will occur on this, and any other threatened entity listed in the guidance document.

Please note also that the impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community is a prescribed biodiversity impact under section 6.1 of the *Biodiversity Conservation Regulation 2017*. The prescribed impact will need to be specifically addressed in accordance with section 8.2 of the BAR.

If you have any questions regarding this matter, please contact Liz Mazzer on 6883 5325 or email liz.mazzer@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'P. Christie', with a stylized, cursive script.

PETER CHRISTIE
Director North West
Conservation and Regional Delivery

18 December 2018

Contact officer: LIZ MAZZER
6883 5325

Attachment A - Environmental Assessment Requirements

Attachment B - Guidance Material

ATTACHMENT A

Standard Environmental Assessment Requirements

Biodiversity
<ol style="list-style-type: none"> 1. Biodiversity impacts related to the proposed [development/project] are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and Biodiversity Assessment Method, unless OEH and DPE determine that the proposed development is not likely to have any significant impacts on biodiversity values. 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows; <ul style="list-style-type: none"> • The total number and classes of biodiversity credits required to be retired for the development/project; • The number and classes of like-for-like biodiversity credits proposed to be retired; • The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; • Any proposal to fund a biodiversity conservation action; • Any proposal to conduct ecological rehabilitation (if a mining project); • Any proposal to make a payment to the Biodiversity Conservation Fund. <p>If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</p> 4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM. 5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.
Aboriginal cultural heritage
<ol style="list-style-type: none"> 6. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the project and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the <i>Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW</i> (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) and consultation with OEH regional branch officers. 7. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.

<p>8. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.</p>
<p>Historic heritage</p>
<p>9. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to <i>State and local heritage</i> including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:</p> <ul style="list-style-type: none"> a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996), b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria), c. include a statement of heritage impact for all heritage items (including significance assessment), d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.
<p>Water and soils</p>
<p>10. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater. e. Groundwater dependent ecosystems. f. Proposed intake and discharge locations.
<p>11. The EIS must describe background conditions for any water resource likely to be affected by the project, including:</p> <ul style="list-style-type: none"> a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. c. Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters.

- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

12. The EIS must assess the impacts of the project on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the project protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
- b. Identification of proposed monitoring of water quality.
- c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan)

13. The EIS must assess the impact of the project on hydrology, including:

- a. Water balance including quantity, quality and source.
- b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
- e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
- f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
- g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

14. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:

- a. Flood prone land.
- b. Flood planning area, the area below the flood planning level.
- c. Hydraulic categorisation (floodways and flood storage areas).
- d. Flood hazard

15. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.

- | |
|--|
| <p>16. The EIS must model the effect of the proposed project (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change. |
| <p>17. Modelling in the EIS must consider and document:</p> <p>18. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.</p> <p>19. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.</p> <p>20. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories.</p> <p>21. Relevant provisions of the NSW Floodplain Development Manual 2005.</p> |
| <p>22. The EIS must assess the impacts on the proposed project on flood behaviour, including:</p> <ul style="list-style-type: none"> a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure. b. Consistency with Council floodplain risk management plans. c. Consistency with any Rural Floodplain Management Plans. d. Compatibility with the flood hazard of the land. e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council. i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council. j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES. k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding. |

ATTACHMENT B

Guidance Material

Title	Web address
Relevant Legislation	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/63/full
<i>Coastal Management Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/20/full
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
<i>Environmental Planning and Assessment Act 1979</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
<i>Fisheries Management Act 1994</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
<i>Marine Parks Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
<i>National Parks and Wildlife Act 1974</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
<i>Protection of the Environment Operations Act 1997</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
<i>Water Management Act 2000</i>	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
<i>Wilderness Act 1987</i>	http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
Biodiversity Assessment Method (OEH, 2017)	https://s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf
Biodiversity Development Assessment Report	https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	https://s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF
Accreditation Scheme for Application of the Biodiversity Assessment Method Order 2017	https://www.legislation.nsw.gov.au/regulations/2017-471.pdf
Biodiversity conservation actions	www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf
Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf
OEH Threatened Species Website	www.environment.nsw.gov.au/threatenedspecies/
NSW BioNet (Atlas of NSW Wildlife)	www.bionet.nsw.gov.au/
NSW guide to surveying threatened plants (OEH 2016)	www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf
OEH threatened species survey and assessment guideline information	www.environment.nsw.gov.au/threatenedspecies/surveyassessmentguidelines.htm

Title	Web address
BioNet Vegetation Classification - NSW Plant Community Type (PCT) database	www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm
OEH Data Portal (access to online spatial data)	http://data.environment.nsw.gov.au/
Fisheries NSW policies and guidelines	http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, recategorisation and road adjustment policy (OEH, 2012)	http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm
<u>Heritage</u>	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
Statements of Heritage Impact 2002 (HO & DUAP)	http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	http://www.environment.nsw.gov.au/Heritage/publications/
<u>Aboriginal Cultural Heritage</u>	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
<u>Water and Soils</u>	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via Data.NSW	http://data.nsw.gov.au/data/
Acid Sulfate Soils Manual (Stone et al. 1998)	http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf

Title	Web address
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding and Coastal Erosion	
Reforms to coastal erosion management	http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm
Floodplain development manual	http://www.environment.nsw.gov.au/floodplains/manual.htm
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

John Booth

From: Fire Safety <FireSafety@fire.nsw.gov.au>
Sent: Wednesday, 19 December 2018 10:25 AM
To: John Booth
Subject: FRNSW response to Request for Input into SEARs - Bathurst Second Circuit (SSD 9681)

Dear John,

Fire & Rescue NSW (FRNSW) acknowledge the receipt of your email on the 6th December 2018 requesting input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the Bathurst Second Circuit project (SSD 9681).

FRNSW have reviewed the Preliminary Environmental Assessment report that was prepared in support of the development and will not be providing comment at this time as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.

We request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.

If you have any queries regarding this please do not hesitate to contact me.

Kind Regards,

Fire Safety Branch will be closed from 12:00pm 21st December 2018 and will re-open on the 2nd January 2019.

As operational staff will be available during our shut down period, inspections may still be conducted.

Fire Safety Branch would like to thank all our stakeholders for their continued support throughout 2018 and to wish you all a very Merry Christmas and a safe and prosperous 2019.



Administration Officer
Fire Safety Administration Unit
Community Safety Directorate | Fire and Rescue NSW

T: (02) 9742 7434

1 Amarina Ave, Greenacre, NSW 2190 | Locked Bag 12, Greenacre, NSW 2190



20 December 2018

SF2018/371026; WST18/00175

The Manager
Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr John Booth

Dear Mr Booth

**SSD 9681: Lot 1 DP986862, Lot 40 DP1056379, Lots 1 & 2 DP634401, Lots 9 & 10 DP1047248, Lots 30 & 31 DP871410, Lot 4 DP811653, Lot 1511 DP135112, Lot 1 DP154855, Lot 5 DP864272, Lot 148 DP750357, Lot 1 DP1188058, Lot 44 DP1018476, Lot 1 DP1216175 and Lots 1 & 3 DP700629
Mid Western Highway (HW7), Robin Hill
Development of a second circuit for motor vehicle racing at Mount Panorama, Bathurst and associated facilities and infrastructure
Request for Secretary's Environmental Assessment Requirements (SEARs)**

Thank you for your email on 6 December 2018 referring the *Preliminary Environmental Assessment* for SSD 9681 and seeking SEARs from Roads and Maritime Services.

The *Preliminary Environmental Assessment* has been reviewed. Roads and Maritime notes the proposal is for construction and operation of a second circuit for motor vehicle racing at Mount Panorama, Bathurst. The second circuit will be used primarily for motorcycle racing, that, for safety reasons, are not able to race at the existing Mount Panorama circuit. The proposed second circuit is located approximately five kilometres south west of the Bathurst central business district with primary vehicular access obtained from the Mid-Western Highway (HW6). Secondary access is proposed from Barry Gurdon Drive.

The proposed development will be a major tourist attraction at Bathurst which Roads and Maritime is, in principle, supportive of. However it is concerning that the proponent has not previously consulted with Roads and Maritime in relation to the proposed vehicular access from the Mid Western Highway.

The proposed primary access from the Mid Western Highway to the development is located at the 80/100km/h speed zone change, has a 5.7% grade and is on the outside of a curve with a significant inside cut restricting sight distance. These factors make providing safe and efficient vehicular access at this location, without compromising the safety and efficiency of the highway, difficult. Roads and Maritime is willing to meet with the proponent to discuss vehicular access to the proposed development.

Roads and Maritime Services

Roads and Maritime has reviewed the draft SEARs developed by the Department. In addition to the traffic related requirements provided in the draft SEARs, Roads and Maritime requests the following additional requirements:

- The proponent specifically address clause 101 of *State Environmental Planning Policy (Infrastructure) 2007* (SEPP). That is, a detailed explanation and justification as to why vehicular access to the site is not practicable from roads other than the classified road (Mid Western Highway).
- Should the Department, pursuant to clause 101(2)(a) of the SEPP determine vehicular access from roads, other than the classified road, is not practicable, a concept design of the proposed intersection treatment, in accordance with *Austroads Guide to Road Design*, and relevant Roads and Maritime supplements, is to be provided for Roads and Maritime, pursuant to clause 101(2)(b) of the SEPP, to consider the road safety and traffic efficiency implications of the access.
- An assessment of the impact of generated traffic and measures employed to ensure efficiency and safety on the public road network during construction and operation of the project.
- An assessment of local climate conditions that may affect road safety for vehicles used during construction and operation of the project (eg fog, wet weather, etc)
- Details of the management and coordination of traffic to and from the site for and during events and measures to limit disruption to other motorists.

Roads and Maritime appreciates the opportunity to contribute to the SEARs and requests that a copy of the SEARs be forwarded to Roads and Maritime at the same time they are sent to the applicant. Should you require further information please contact Andrew McIntyre, Manager Land Use Assessment, on 02 6861 1453.

Yours faithfully



Dane Hendry
Network & Safety Manager
Western Region



NSW RURAL FIRE SERVICE



The Secretary
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD9681
Our reference: D18/8474

19 December 2018

Attention: John Booth

Dear Sir/Madam,

Part 3A /State Significant Development – Motor vehicle racing circuit – Mid Western Highway Robin Hill

Reference is made to correspondence dated 6 December 2018 seeking input regarding the preparation of Secretary's environmental assessment requirements for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that parts of the site are mapped as containing bushfire prone vegetation. Based on Figure 3.2 of the Preliminary Environmental Assessment, the track and pit are clear of the bushfire prone vegetation, although located close to it at some points. The bushfire prone vegetation should be identified in the environmental impact statement in relation to the track or tracks, ancillary facilities, and particularly spectator areas.

The location of spectator areas in relation to the bush fire prone vegetation is a potential issue. Large numbers of people will result in a significant potential for ignition from, for example, a discarded cigarette. Therefore, the NSW RFS considers it preferable for spectator areas not to be within bushfire prone vegetation. If it is deemed necessary for spectator areas to be included in areas of bushfire prone vegetation, then the vegetation should be maintained to the standard of an Asset Protection Zone, which will require removal of vegetation. This should be addressed in the environmental impact statement.

It is noted that the Preliminary Environmental Assessment states that a hotel may be proposed in future, but is not part of the current project. A hotel is a 'Special Fire Protection Purpose'. If and when it is proposed any hotel or other tourist accommodation would need to comply with the requirements for Special Fire Protection Purposes under *Planning for Bush Fire Protection 2006* (or its successor document).

It is also noted that the NSW RFS currently provides fire cover during race events at the existing Mount Panorama circuit. A second motor racing circuit will have an impact on the Service's operational responsibilities. However, this is an operational matter and can be dealt with outside the development application process through the NSW RFS' Chifley zone and the operator.

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If you have any queries regarding this advice, please contact Peter Eccleston, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Nika Fomin

Manager

Planning and Environment Services (East)