

# Secretary's Environmental Assessment Requirements

Section 115Y of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSI 14_6681
Infrastructure Project	<ul style="list-style-type: none"> <li><b>Horsley Park Meter Station Upgrade</b></li> <li>The proposal includes the upgrade of an existing natural gas facility at Horsley Park, including the construction and installation of additional flow conveyance and control apparatus, associated connecting pipework and masonry enclosures within the boundaries of the existing facility.</li> </ul>
Location	Lot 3 DP 1002746 (194-202 Chandos Road, Horsley Park)
Proponent	SGSP (Australia) Assets Pty Ltd
Date of Issue	2 December 2014
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, Part 3 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the EP&amp;A Regulation) and include the following:</p> <ol style="list-style-type: none"> <li>the information required under clause 6 of Schedule 2 of the EP&amp;A Regulation; and</li> <li>the content listed in clause 7 of Schedule 2 of the EP&amp;A Regulation, including, but not limited to: <ul style="list-style-type: none"> <li>a summary of the environmental impact statement,</li> <li>a statement of the objectives of the project, including a description of the strategic need, justification, objectives and outcomes,</li> <li>an analysis of feasible alternatives to the carrying out of the project, including an analysis of options considered having regard to the project objectives (including an assessment of the environmental costs and benefits of the project relative to alternatives and the consequences of not carrying out the project), the suitability of the chosen option and whether or not the project is in the public interest,</li> <li>an analysis of the project, including an assessment, with a particular focus on the requirements of the listed key issues, in accordance with clause 7(1)(d) of Schedule 2 of the EP&amp;A Regulation (where relevant),</li> <li>an identification of how relevant planning, land use and development matters (including relevant strategic and statutory matters) have been considered in the impact assessment (direct, indirect and cumulative impacts) and/or in developing management/ mitigation measures,</li> <li>a compilation of the measures proposed to mitigate any adverse effects of the project on the environment,</li> <li>a justification for the preferred project taking into consideration the objects of the <i>Environmental Planning and Assessment Act 1979</i>, and</li> <li>detailing how the principles of ecologically sustainable development will be incorporated in the design, construction and ongoing operation phases of the project.</li> </ul> </li> </ol>
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li><b>Air Quality</b> – the EIS must include an assessment of construction and operational air quality impacts on sensitive receptor locations (dust, odour and other pollutants and greenhouse gases such as carbon</li> </ul>

	<p>dioxide, CO, NO<sub>x</sub>, particulates and volatile organic compounds). The assessment must consider measures to mitigate, minimise or manage the identified impacts.</p> <ul style="list-style-type: none"> <li>• <b>Hazards and Risk</b> – the EIS must include an assessment of the hazards and risks associated with the proposal, including details of all dangerous goods and hazardous materials used or kept onsite during the construction and operation phases of the project. The hazards analysis and risk assessment shall be in accordance with the principles and methods contained in the Department's publications <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP, 2011), and <i>Multi-Level Risk Assessment</i> (DoP, 2011). The assessment shall demonstrate that the upgraded facility will comply with the relevant risk criteria as described in <i>Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning</i> (DoP, 2011).</li> <li>• <b>Waste</b> - the EIS must include an assessment of the waste streams generated during the construction and operation of the proposal, including methods for disposal of waste.</li> <li>• <b>Noise and Vibration</b> – the EIS must include an assessment of construction and operational noise and vibration impacts on sensitive receiver locations (including residential) and include a framework for the mitigation, management and monitoring of noise and vibration impacts during construction and operation of the project. The Assessment must be undertaken consistent with the <i>Interim Construction Noise Guidelines</i> (DECC, 2009); <i>NSW Industrial Noise Policy</i> (EPA, 2000) and <i>Assessing Vibration: A Technical Guideline</i> (DECC, 2006).</li> <li>• <b>Visual</b> – the EIS must include a visual impact assessment, considering impacts on sensitive receiver locations (including residential), and include a framework for mitigating visual impacts.</li> <li>• <b>Traffic and Transport</b> – the EIS must include a construction traffic assessment, considering impacts on the local and regional road network and identifying any site access or road upgrade requirements. This is to be inclusive of detailing construction traffic vehicle routes, number of trucks, access arrangements and traffic control measures to mitigate/manage potential impacts.</li> <li>• <b>Flora and Fauna</b> – the EIS must include a flora and fauna impact assessment, fully describing the existing environment to be impacted, and taking into account the <i>Draft Guidelines for Threatened Species Assessment</i> (DEC and DPI, 2005) and the <i>Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities</i> (DEC, 2004).</li> <li>• <b>Indigenous Heritage</b> – the EIS must assess the indigenous heritage values of the site (archaeological and cultural), fully describing the existing environment to be impacted, and taking into account the <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> (DEC, 2005); and identify measures to avoid, minimise and/or offset impacts.</li> <li>• <b>Non-indigenous Heritage</b> – the EIS must include an assessment of non-indigenous heritage values, including where required, the preparation of a Statement of Heritage Impact for areas that may be impacted by the proposal, including details of any archaeological investigations undertaken.</li> <li>• <b>Soil and Water</b> – the EIS must include an assessment of water quality impacts (particularly any impacts to Prospect Reservoir), surface and groundwater, including from erosion, sedimentation and drainage, and the use and disposal of hydrostatic test water.</li> <li>• <b>Socio-Economic Impacts</b> – the EIS must include an assessment of the socio-economic impacts of the proposal, including any impacts on adjoining or nearby commercial activities.</li> <li>• <b>Infrastructure Impacts</b> – the EIS must include an assessment of</li> </ul>
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	<p>impacts on infrastructure, including roads and other utility servicing infrastructure (such as electricity, gas and water supply). The EIS must identify measures to respond to these impacts.</p> <ul style="list-style-type: none"> <li>• <b>Long Term Management</b> – the EIS must include an assessment of impacts associated with the operation and maintenance of the upgraded meter station, including inspection arrangements. The measures available to ensure the integrity of the upgraded meter station management must be detailed.</li> </ul>
<b>Environmental Risk Analysis</b>	<p>Notwithstanding the above key assessment requirements, the EIS must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of this additional key environmental impact must be included in the EIS.</p>
<b>Consultation</b>	<p>You should undertake an appropriate and justified level of consultation with relevant parties during the preparation of the EIS, including but not limited to:</p> <ul style="list-style-type: none"> <li>• local, State and Commonwealth government authorities, including the: <ul style="list-style-type: none"> <li>○ Department of Trade and Investment;</li> <li>○ Department of Primary Industries</li> <li>○ NSW Office of Water;</li> <li>○ Office of Environment and Heritage;</li> <li>○ NSW Environment Protection Authority;</li> <li>○ Roads and Maritime Services;</li> <li>○ Sydney Catchment Authority;</li> <li>○ Western Sydney Parklands Trust;</li> <li>○ Rural Fire Service;</li> <li>○ Fire and Rescue NSW; and</li> <li>○ Fairfield City Council.</li> </ul> </li> <li>• specialist interest groups, including Local Aboriginal Councils and Aboriginal stakeholders;</li> <li>• utilities and service providers; and</li> <li>• the public, including community groups and adjoining and affected landowners.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, 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>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an EIS for the infrastructure within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.</p>