PGH
ENVIRONMENTAL
PLANNING

Environmental Impact Statement

Expansion of existing Rural Industry
(composting and blending facility)
'Grange Growing Solutions'

No.355 Stannix Park Road Ebenezer, NSW
(Lot 292 DP 751665)

Report: Expansion of existing rural industry
(composting and blending facility)
'Grange Growing Solutions'
Lot 292 DP 751665
No.355 Stannix Park Road
Ebenezer NSW 2756

Prepared for: Cassinn Pty Ltd (trading as Grange Growing Solutions)
No.355 Stannix Park Road
Ebenezer NSW 2756

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July 2024

DECLARATION

This Environmental Impact Statement (EIS) has been prepared in accordance with section 4.10(1) and 4.12(8) of the *Environmental Planning and Assessment Act 1979* and Division 5, Sections 189 – 196 (as applicable) of the *Environmental Planning and Assessment Regulation 2021.*

EIS PREPARED BY:

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Qualifications: Bachelor Business (Land Studies)
Bachelor Applied Science (Environmental Planning)
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DEVELOPMENT APPLICATION

Applicant's Name: PGH Environmental Planning
Address: PO Box 714
Springwood NSW 2777
On behalf of Cassinn Pty Ltd

PROPERTY ADDRESS

Lot 292 DP 751665
No.355 Stannix Park Road
Ebenezer NSW 2756

DESCRIPTION OF THE DEVELOPMENT

Refer to EIS – Expansion of existing rural industry (composting and blending facility). The processing of composted material will increase from 4,000t/pa to 48,000t/pa with the overall processing capacity of site operations (composting and product blending) increasing from 4,000t/pa to 99,000t/pa.

ASSESSMENT OF ENVIRONMENTAL IMPACT

The assessment of the environmental impact of the development as described in this statement deals with the matters referred to in Division 5, Sections 190 – 193 of the *Environmental Planning and Assessment Regulation 2021*.

DECLARATION

I Patrick Gerard Hurley hereby certify that I have both supervised and prepared the contents of this Statement and to the best of my knowledge:

(i) It is in accordance with Division 5, Sections 190 – 193 of the *Environmental Planning and Assessment Regulation 2021*.

(ii) Contains all available information that is relevant to the environmental assessment of the development to which the statement relates.

(iii) That the information contained in the statement is neither false nor misleading.

Name/Signature: Patrick Gerard Hurley
Date: 29 July 2024

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Glossary and Abbreviations

ABARES	Australian Bureau of Agricultural and Resource Economics and Sciences
ADG	Australian Dangerous Goods
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
BCA	Building Code of Australia
BC ACT	Biodiversity Conservation Act 2016
BEEP	Bush Fire Emergency and Evacuation Plan
BHAR	Bush Fire Hazard Assessment Report
BOS	Biodiversity offsets scheme
DCP 2002	Hawkesbury Development Control Plan 2002
DCP 2023	Hawkesbury Development Control Plan 2023
EIS	Environmental Impact Statement
ENM	Excavated Natural Material
EP&A Act	Environmental Planning and Assessment Act 1979
EPL	Environment Protection Licence
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
LEP 2012	Hawkesbury Local Environmental Plan 2012
LUCRA	Land Use Conflict Risk Assessment
MSDS	Material Safety Data Sheet
NCC	National Construction Code
NPW Act	National Parks and Wildlife Act 1974
PBP	Planning for Bushfire Protection 2019
pH	Potential of Hydrogen
POEO Act	Protection of the Environment Operations Act 1997
QEMP	Quarry Environmental Management Plan
RMP	Rehabilitation Management Plan
RL	Reduced Level
SEAR's	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
TSC Act	Threatened Species Conservation Act 1995
t/pa	Tonnes per Annum
TfNSW	Transport for NSW
VENM	Virgin Excavated Natural Material
VMP	Vegetation Management Plan
WM Act	Water Management Act 2000

1 Executive Summary

This revised Environmental Impact Statement (**EIS**) has been prepared by PGH Environmental Planning, on behalf of Cassinn Pty Ltd (the "**proponent**").

The EIS assesses the potential environmental impacts of the proposal which involves the expansion of the existing rural industry, a composting and blending facility 'Grange Growing Solutions', comprising the wholesale production of bulk and bagged growing mediums (potting mixes).

The process involves incorporating composted material and blending for production of materials for use in the horticulture, landscaping and gardening industries. Composting materials are processed, packaged and distributed off-site as finished products providing composting material for fruit and vegetables, cut flowers, fertilizers, woodchips and sand and lawn boosters.

The site is described as Lot 292 DP 751665, No.355 Stannix Park Road, Ebenezer, NSW. The existing facility was approved in 1997 and has an operating capacity of 4,000 tonnes per annum (t/pa) of composted material.

Changes to operational circumstances and market requirements has meant that there is a need for a greater volume of blended composted materials. The stockpiling of a variety of materials provides the company with greater flexibility to provide a variety of growing media products. Current onsite operations consist of composting approximately 12,400t/pa of bark and sawdust material, which is then used in the production of up to 36,000t/pa of bulk and bagged blended growing mediums/materials.

The proposal seeks to address the following key aspects:

- Formalisation of the existing site operations which includes an expansion of the approved development footprint;
- An increase in the processing of composted material from 4,000t/pa to 48,000t/pa; and
- An increase in the overall processing capacity of site operations (incorporating both composting and product blending) from 4,000t/pa to 99,000t/pa.

It is classified as 'integrated development' pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as it involves licensing of a scheduled activity (premises-based) under sections 43(b), 48 and 55 of the *Protection of the Environment Operations Act 1997* (POEO Act) and requires a water activity approval under Section 91 of the *Water Management Act 2000* (WM Act).

Further it is deemed to be designated development pursuant to clause 16 Composting facilities or works, of Schedule 3, Part 2 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) as it includes a composting facility processing more than 5,000 t/pa of organic materials, that is located within 100 metres of a natural waterbody.

The following specialist reports have been prepared which demonstrate that both current and proposed on-site operations will not result in any adverse environmental or amenity impacts provided that all recommended mitigation measures and strategies are implemented where required. In addition to the development plans, the specialist reports include:

- Air Quality (Dust and Odour).
- Acoustic (Noise and Vibration).
- Biodiversity (Flora and Fauna).
- Bushfire.
- Flood Risk.
- Heritage (Aboriginal and Cultural).
- Heritage (European).
- Land Use Conflict Risk Assessment (LUCRA).
- On-site Wastewater.
- Operations Management Plan (OMP).
- Preliminary Site Investigation (Contamination).
- Traffic and Parking.
- Water Cycle Management and Water Quality.

Following on from an assessment of the proposal and identified impacts (identified or potential) the Operations Management Plan has been formulated which will form part of the Company's ongoing management strategy.

The EIS has been prepared in accordance with the requirements of the Secretary's Environmental Assessment Requirements (SEAR's) and statutory matters outlined in the *Environmental Planning and Assessment Regulation 2021.*

1.1 The Site

The site is known as Lot 292 DP 751665, No.355 Stannix Park Road, Ebenezer and is located on the corner of Stannix Park Road and Sargents Road, Ebenezer. The total site area is 12.37 hectares. It is within a rural area of the Hawkesbury Local Government Area, to the north of the Hawkesbury River.

1.2 The Land (History)

The site has been used as a rural industry (composting activities) since at least 1997.

1.3 Planning Context

The site is affected by the following state and local statutory planning policies and controls.

- *Biodiversity Conservation Act 2016 (BC Act).*
- *Environmental Planning & Assessment Act, 1979* (EP&A Act).
- *Environmental Planning & Assessment Regulation 2021* (EP&A Reg).
- *National Parks and Wildlife Act 1974* (NPW Act);
- *Rural Fires Act 1997* (RF Act).
- *The Protection of the Environment Operations Act 1997* (POEO Act).
- *Water Management Act 2000* (WM Act).
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Planning Systems) 2021.
- State Environmental Planning Policy (Primary Production) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- Hawkesbury Local Environmental Plan (LEP) 2012 (LEP 2012).
- Hawkesbury Development Control Plan (DCP) 2002 (DCP 2002).
- Hawkesbury Development Control Plan (DCP) 2023 (DCP 2023).
- Hawkesbury Section 7.11 and/or 7.12 Contributions Plan (CP).
- Access to Premises Standard AS1428 and Building Code of Australia.

The above controls are addressed in detail in **Section 4**.

The land is presently zoned RU1 Primary Production under Hawkesbury Local Environmental Plan (LEP) 2012. The on-site activities are best defined as a '*rural industry*' under the provisions of Hawkesbury LEP 2012.

> ***rural industry*** *means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:*
> *(a) agricultural produce industries,*
> *(b) livestock processing industries,*
> *(c) composting facilities and works (including the production of mushroom substrate),*
> *(d) sawmill or log processing works,*
> *(e) stock and sale yards,*
> *(f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.*
>
> ***Note.*** *Rural industries are not a type of* ***industry****—see the definition of that term in this Dictionary.*

A '*rural industry*' is a use permitted with consent in the RU1 Primary Production zone under Hawkesbury LEP 2012.

1.4 Air Quality (Dust & Odour)

An Air Quality Impact Assessment has been prepared by RWDI[1]. The report has assessed air quality impacts using a risk-based approach for construction dust and a quantitative approach for operational dust and odour. The report complies with AS/NZS ISO 9001:2015 and addresses the SEARs requirements for air quality and odour.

The main findings from the assessment are indicators of a low risk of dust impacts from construction and compliance with established criteria for operational dust and odour concentrations at all sensitive receptors, except for $PM_{2.5}$ due to elevated background levels. The assessment concludes that with recommended mitigation measures, no significant air quality impacts are expected during construction or operation of the expanded facility. It is noted that a number of these strategies are already being implemented by the company.

Further discussion on this matter is undertaken in **Section 6.1.2** and the recommended actions are included as part of the Operations Management Plan (refer **Section 7** and **Separate Report**).

1.5 Acoustic (Noise & Vibration)

A Noise Impact Assessment has been prepared by Hutchison Weller[2]. It has evaluated the potential noise impact of the facility's both during normal and the proposed extended operating hours on the surrounding environment, following the requirements of the NSW Noise Policy for Industry (NPfI). It includes noise level predictions, and an analysis of traffic noise and vibration

[1] Ref 2400364, Version B, dated 29/04/2024.
[2] Doc no. 23026-NV-RP-1-0_Revision 1, 21/03/2024.

impact.

The assessment concludes that the proposed activities and operational hours are unlikely to significantly impact nearby sensitive receivers, with noise levels below the night time project noise trigger level (PNTL).

The assessment concludes that with the implementation of reasonable and feasible noise mitigation measures, such as limiting the use of noisy equipment and enhancing noise barriers, to minimise potential noise impact during daytime operations, that the proposed night-time operations are unlikely to impact sleep or exceed noise trigger levels.

Further discussion on this matter is undertaken in **Section 6.1.3** and the recommended actions are included as part of the Operations Management Plan (refer **Section 7** and **Separate Report**).

1.6 Biodiversity (Flora & Fauna)

A Biodiversity Assessment Report (BDAR) has been prepared by South East Environmental[3]. The report has been deemed necessary due to the development impact area being within an area which is mapped on the NSW Biodiversity Value Map as containing significant biodiversity. This report assesses whether Serious and Irreversible Impacts (SAII) will occur as a result of this development. This report is in line with the requirements as stated within the 2020 Biodiversity Assessment Method Appendix K.

It considers local, state, and commonwealth legislative requirements, including the *Biodiversity Conservation Act 2016* and the *Environmental Planning and Assessment Act 1979*.

The report includes the results of field Investigations and botanical surveys and assessments of native vegetation and habitat suitability for threatened species. It provides an evaluation of the potential impacts on biodiversity, including direct and indirect effects, and identifies areas requiring offsets.

The field investigations identified the presence of Cumberland Shale-Sandstone Ironbark Forest on the site which is associated with a Critically Endangered Ecological Community (CEEC), the Shale Sandstone Transition Forest. The Vegetation Integrity Assessment (VIA) concluded that the site has poor quality native vegetation due to previous disturbances. However, the remaining vegetation still provides some habitat value and contributes to local biodiversity.

The report recommends minimising disturbance to the existing vegetation and installing

[3] March 2024 V.1.

sediment and erosion control measures prior to any works, removal of high threat weed species, use of native species endemic to the Shale Sandstone Transition Forest for landscaping, and development of a stormwater management plan during all stages of the construction to reduce the impacts of changed water quality and quantity. These recommendations aim to mitigate potential impacts on the native vegetation and overall biodiversity of the site.

Further discussion on this matter is undertaken in **Section 6.1.4** and the recommended actions are included as part of the Operations Management Plan (refer **Section 7** and **Separate Report**).

1.7 Bush Fire

A Bush Fire Hazard Assessment Report has been prepared by PGH Environmental Planning[4]. It demonstrates that the proposed development conforms to the specifications and requirements of Planning for Bush Fire Protection (PBP) 2019 as relevant to the proposal (Chapter 8) and makes recommendations that adequate asset protection zones are established around all built structures; that the buildings are maintained (where possible) to comply with the relevant construction standards as per sections 3 and 5 of AS3959 – 2009 (as amended by PBP 2006 - appendix 3); and Bushfire Emergency Evacuation Plan be prepared.

Further discussion on this matter is undertaken in **Section 6.1.5** and the recommended actions are included as part of the Operations Management Plan (refer **Section 7** and **Separate Report**).

1.8 Flood Risk

A review of the site's Flood Risk has been undertaken by Broadcrest Consulting[5]. The assessment included flood information provided by Council which indicated the site would not be inundated by the 1%AEP. Simulated riverine modelling confirmed that no flood impact would occur to the site. In respect of access, Stannix Park Road and Sackville Road are available and it was only during peak PMF conditions that the locality would become a high flood Island due to regional access being lost due to flooding at Woodlands Road cutting Sackville Road.

The development was evaluated against Hawkesbury LEP 2012 and deemed to satisfy the nominated objectives of clause 5.21. The development was found to meet the risk assessment criteria raised in the SEARSs. Further discussion on this matter is undertaken in **Section 6.1.6** (refer **Separate Report**).

[4] BFAR 22-0985_Version B, 25/06/2024.
[5] Ref 0230-FR-A-01, dated 27/06/2024.

1.9 Heritage (Aboriginal & Cultural)

A search of the Office of the Environment and Heritage (AHIMS) Web Services (Aboriginal Heritage Information Management System)[6] revealed that no aboriginal place or site has been recorded within 200metres of the site. A copy of the AHIMS Search is provided in **Appendix 5**. During construction works if any relics are located an Aboriginal Heritage Impact Permit (AHIP) will need to be made to salvage and excavate or destroy under Section 87 of the *National Parks and Wildlife Act 1974*.

1.10 Heritage (European)

A Heritage Impact statement (HIS) has been prepared by Edwards Heritage Consultants[7]. The report has been prepared in accordance with the general methodology, structure and guidelines as set out in '*Guidelines for preparing statement of Heritage Impact (Department of Planning and Environment, 2023)*'.

The report considers an assessment of the property in order to establish its cultural heritage significance with the formulation of a statement of significance. It also investigates the impacts the proposed works will have on the identified heritage significance, what measures are proposed to mitigate negative impacts, and why more sympathetic solutions are not viable. It concludes by making recommendations to mitigate Heritage impacts.

The report notes that the site is not identified as an item of heritage significance under Schedule 5, Hawkesbury LEP 2012. Further the property does not meet the prerequisites to satisfy New South Wales Heritage Assessment Criteria as it does not have any historical associations with Stannix Park. The proposal is considered to have a negligible Heritage Impact and satisfies the objectives and relevant provisions of clause 5.10 of Hawkesbury LEP 2012 and the applicable development controls (Part 10) of Hawkesbury DCP 2023 and is therefore favourably recommended to Council. Further discussion on this matter is undertaken in **Section 6.1.9** (refer Separate Report).

1.11 Land Use Conflict Risk Assessment

The Land Use Conflict Risk Assessment (LUCRA) has been prepared by PGH Environmental Planning[8]. According to the NSW Department of Primary Industries (DPI) the purpose of a

[6] ID 899856, Issued 11/06/2024.
[7] Ref EHC2023/0240, Revision C, 23/04/2024.
[8] LUCRA 22-0985, version B, 20/06/2024.

LUCRA is to identify and assess the potential for land use conflict to occur between neighbouring land uses. In the case of this application, it is noted that the current activity has been continuously operating on site since 1997 with the current operator commencing in 2000, consequently the use is embedded in the locality and whilst the scale of the operations have increased over the years the anecdotal evidence suggests that it has not resulted in any significant land use conflict between surrounding residents or the locality generally.

The issues identified during pre-consultation are ones which would typically be expected to be raised for this type of rural industry however it is noted that no submissions were received during the pre consultation period, supporting the view that current site operations were considered satisfactory.

This anecdotal evidence is supported by the findings of the LUCRA which concluded that the potential for conflict was insignificant due to mitigating factors including physical distance to sensitive receptors, duration of activity, frequency intensity of potentially conflicting activities; and existing and proposed relevant controls. It however identified areas of potential conflict (considered low risk) which will require mitigation, namely: traffic, water quality, operational activities (noise, odour and dust), visual impacts, general impacts on the environment.

It is considered that these matters can be addressed through the proposed Operations Management Plan which has been recommended in this EIS Report. Further discussion on this matter is undertaken in **Section 6.1.10** and the recommended actions are included as part of the Operations Management Plan (refer **Section 7** and **Separate Report**).

1.12 On Site Wastewater

The site presently has an on-site wastewater comprises an existing licensed commercial sized aerated water treatment system (AWTS). A report has been prepared by Broadcrest Consulting[9]. The anticipated wastewater loading is calculated to be 690 L/day (23 staff x 30 L per person) and it proposed to secondary treat all wastewater within the existing BioCycle Aerated Wastewater Treatment System (AWTS).

The report confirms that the existing system is sufficient to accommodate the existing and proposed staff numbers and no upgrade is deemed necessary.

[9] Ref 0230-WW-01-C, dated 02/07/2024.

1.13 Operations Management Plan

The specialist reports and investigations have identified the need for an integrated management plan for the site. This plan referred to as an Operations Management Plan (OMP) has been prepared by PGH Environmental Planning[10]. It incorporates the recommendations of the above-mentioned reports to address the day-to-day management operations of the site. It will also implement the requirements of the development consent including any licensing requirements.

Further discussion on this matter is undertaken in **Section 6.1.12** and the recommended actions are included as part of the revised Operations Management Plan (refer **Section 7** and **Separate Report**).

1.14 Preliminary Site Investigation (Contamination).

A preliminary investigation of the site has been undertaken by Broadcrest Consulting[11]. The report details the current conditions and historical usage of the site and aims to identify potential contaminating activities, their extent, and migration routes, and determine the need for further investigation.

The site's water bodies are at risk of being impacted with contaminants and the historical and current usage could have led to the presence of contaminants in the soil . The report concludes that the site is suitable for ongoing and expanded operations subject to the implementation of detailed stormwater and water quality control measures to manage likely concerns. Additionally, the adoption of protocols in the event that unexpected materials are found during the expansion activities will help to ensure the ongoing environmental compliance and safety of the site.

Further discussion on this matter is undertaken in **Section 6.1.13** and the recommended actions are included as part of the revised Operations Management Plan (refer **Section 7** and **Separate Report**).

1.15 Traffic and Parking

The Traffic Assessment was prepared by Positive Traffic. The report considered the road transport routes and access to the site and provision of on-site parking having regard to the

[10] OMP 22-0985, Version B, dated 11/07/2024.
[11] Ref 0230-ESA-02-B, dated 27/06/2024.

proposed increase production. There has been an analysis of existing traffic, parking demands, and access arrangements, including B Double routes and public transport operations. Additionally, the report estimates future traffic generation and assesses the impact on local road network capacity.

The report concludes that that the proposed development will provide sufficient parking spaces (30) and satisfactory access arrangements that comply with the relevant standards and it will result in minimal impact on the current traffic capacity. Overall, the increase in traffic is deemed to be manageable. Further discussion on this matter is undertaken in **Section 6.1.14** (refer **Separate Report**).

1.16 Water Cycle Management & Water Quality

A Water Cycle Management Report[12], Water Quality Assessment Report[13], and Stormwater/Drainage Plan[14] have been prepared by Broadcrest Consulting. The reports include a catchment analysis, stormwater treatment recommendations and water balance calculation/modelling.

Water Cycle Management

The Water Cycle Management Plan has reviewed the water cycle and system performance of existing operations and provides an evaluation of the hydrologic viability and water containment requirements for the proposed expansion of the existing composting operations.

Specifically, the objective of the Water Cycle Management Plan is to provide an evaluative estimate and balance of the total water supply and demand to:

- *Simulate the proposed site operations and water availability under typical conditions,*
- *Determine water storage performance and any requirement for ancillary water supply,*
- *Establish minimum storage levels and control levels (as required),*
- *Maximise detention and re-use of operational waters on-site to meet downstream water quality targets,*
- *Demonstrate hydraulic performance of drainage components subject to peak storm events.*[15]

Estimated water balance performance, site modifications, and hydraulic performance have been provided based upon modelling and projected demand. Continuous long-term analysis

[12] Ref 0230-WCM-C-01, dated 09/07/2024.
[13] Ref 0230-WQ-01E, dated 02/07/2024.
[14] Ref 0230-SW, dated 09/05/2024.
[15] Water Cycle Management Plan, page 5.

and seasonal analysis have been conducted.

Based upon the study data and recommendations made in the report, it has been determined that the proposed catchment will prove sufficient to maintain design water levels and operational demand volumes whilst maintaining environmental outcomes within the site and avoid downstream discharge from the site water cycle.

Continuous study data indicates that on-site measures undertaken to collect and isolate operational catchments will, in conjunction with water monitoring measures, address design criteria raised by the governing authority. Hydraulic capacity of the proposed system has been assessed from the 1EY to the 1% AEP storm events, with the 10% AEP 24-Hour storm explicitly considered and design for within the recommendations of the report.

Water Quality

The site presently operates as a composting and blending facility involving the processing and composting of biodegradable organic materials. If not managed in a proper manner these materials have constituents that have the potential to cause environmental harm to sensitive down-stream receiving environments. Therefore, the objectives of the Preliminary Water Assessment are to:

- *Establish the background characteristics of the groundwater and surface water bodies that may be at risk from the composting and related organics processing facility.*
- *Establish target water quality or trigger values for each waterbody.*
- *Provide recommendations for water and leachate management across the site to minimise potential impacts on down-gradient receiving environments.*
- *Establish and provide a recommended groundwater and surface waters monitoring regime for the site.*[16]

Based on the available information, a targeted sampling plan was considered most appropriate to provide sufficient characterisation data. Eight (8) sampling locations were nominated across and down gradient of the site including surface water bodies, groundwater aquifer and on-site water storage tanks.

The results identified non-compliances with the adopted site criteria. The report includes discussion of the results and the corresponding interpretations. It makes a number of recommendations for site management as per NSW DEC[17] guidelines, including: Working

[16] Preliminary Water Assessment Report, page 1.
[17] Former NSW Department of Environment and Conservation (now EPA)

surfaces; Leachate barriers; Leachate collection; Leachate storage, and Surface water controls.

The report concluded[18] that provided the nominated recommendations are implemented, it is considered that the proposed development will have a net positive impact on receiving water quality in comparison with current conditions. It is considered that the site is capable of managing water and leachate with minimal potential impacts on down gradient sensitive receiving environments.

Further discussion on these matters is undertaken in **Section 6.1.16** and the recommended actions are included as part of the Operations Management Plan (refer **Section 7** and **Separate Report**).

1.17 Community Consultation

A total of fifteen (15) adjoining and surrounding land owners and residents were notified of the proposal in correspondence dated 24 March 2023 for a period of 3 weeks (until 17 April 2023). No submissions or phone calls were received. In addition to the residents, consultation was undertaken with relevant government agencies.

Details regarding consultation and engagement prior to the submission of the application is addressed in **Section 5**.

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, and *Environmental Planning and Assessment Regulation 2021* and associated legislation.

Dust and odour emissions, water and soil, noise and traffic are the key potential impacts associated with the proposal.

The assessment provides a review of the specialist reports and recommendations which identify the site is suitable for the proposed use, with mitigation and management measures proposed to minimise potential amenity and environmental impacts. The assessment demonstrates that the proposal is capable of satisfying the relevant legislation and controls and consequently can be supported by the consent authority.

[18] Preliminary Water Assessment, page 44.

2 Introduction

This Section provides background information regarding the operator and investigations/work undertaken in the preparation of this EIS.

2.1 Project Overview

The site presently operates as a rural industry, including a 'growing media' facility involving the processing and composting of biodegradable organic materials (pine bark and hardwood sawdust) derived from selected green waste and virgin forestry residues.

Products derived from these activities are re-combined with other materials to produce a range of potting mix products. The process involves the blending of composted material with raw and processed materials for production of various growing mediums for use in the horticulture, landscaping, and gardening industries.

Prior to the lodgement of the application there has been consultation with the NSW Planning and Environment, Transport for New South Wales (TfNSW), the Environmental Protection Authority (EPA), the Department of Primary Industries (Water), New South Wales Rural Fire Service, Natural Resources Access Regulator (NRAR), Department of Primary Industries (Agriculture), Hawkesbury City Council and surrounding landowners/residents.

2.1.1 Proposal Summary

The following **Table 1** provides a summary overview of the Proposal.

Table 1 - Proposal Summary

Project Element	Summary Description
Project description	Expansion of the existing Potting Mix Manufacturing facility (composting and blending).
Zoning	RU1 Primary Production, Hawkesbury LEP 2012.
Definition (as per LEP/Schedule 3)	**LEP 2012** – Rural Industry. **EP&A (Schedule 3)** - Composting facilities or works.
Project site area	12.37 hectares (123,700m^2).
Resource	Use of imported materials.
Disturbed area	Approximately 6 Hectares (operational area including buildings and parking areas).
Developed area (buildings)	3,559m^2.
Annual production	**Current:**

Project Element	Summary Description
	• Composting - 12,400t/pa. • Blended Material - 34,775 – 36,000t/pa (Total 36,000t/pa produced includes use of compost). **Proposed:** • Composting – 48,000t/pa. • Blended Material - 36,000t/pa to 99,000t/pa (the composted material volume will be approximately 49% of total processed/blended material.
Life of project	Economic dependant.
General Infrastructure	Road access, single operational entrance off Stannix Park Road.
Product transport	Truck transport - Products are transported to site via a range of bulk truck configurations (packaged, bulk (loose) or containerised). Approximately 50% of volume produced is transported from the site as palletised stock /50% as bulk product.
Waste management	Waste management through compaction and redistribution (removal from site of paper and general waste).
Water management	Water management treatment systems and recirculation.
Operational workforce	Twenty-three (23) staff (current). • 8 Administration and 15 Operational.
On-site Parking	Thirty (30) formal spaces for both staff and visitors.
Hours of Operation	**Operations** The operational hours are as follows: • **Monday to Saturday**: 6.00am to 6.00pm – typical daytime operation. • **Monday to Saturday**: 6.00pm to 12.00am (midnight) – automated package line operation only. (***Note*** *- Site opens at 6.00am and closes at 6.00pm – no truck movements after 6.00pm. 6.00pm to 12.00midnight – bagging machine only in operation).* • **Sunday/Public Holidays** – Closed. **Administration** • 7.00am – 5.00pm Monday – Friday.

Project Element	Summary Description
Heavy Vehicle Movements	• Current (at 36,000t/pa) – 34 daily (17 in/17 out). • Anticipated (at 99,000tpa) – 102 daily (51 in/51 out).
Light Vehicle Movements	• Current (at 36,000t/pa) - 64 daily (32 in/32 out). • Anticipated (at 99,000tpa) – -Similar number..
Capital Investment (Excl GST)	$60,000 (cost of acoustic barrier (fence), water quality works).

2.2 Project Objectives

The objectives of the business operator 'Grange Growing Solutions' are:

- to manage a natural resource;
- to provide continued opportunities for employment within the Hawkesbury Region;
- to ensure that potential impacts on the environment or the amenity of the locality from noise, dust or polluting emissions are minimised and properly managed;
- Implement the principles of ecologically sustainable development in the management and operation of the facility; and
- Provide for the management of a well-designed and modern facility.

2.3 Project History

This Section provides an address of the relevant history of the site.

2.3.1 Existing consents for the site

A review of available documentation for the site identifies a number of consents on the site as outlined in **Table 2.**

Table 2 - History of Consents for Site

Date	Description
7 November 1997	DA0292/97 - Issued by Hawkesbury City Council for a 'Potting Mix Operation'.
26 January 1999	MA0328/98 - Water Supply Plan - Issued by Lockbar Holdings Pty Ltd.
18 January 1999	MA0328/98 - Notice of Determination - Issued by Hawkesbury City Council for a 'storage shed'. Refers to DA 292/97 conditions to be complied with.

9 May 2001	MA0530/01 - Site Plan - Issued by NU Steel Homes Castle Hill. (Consent No. MA 530/01 dated 23.7.01).
20 December 2004	DA1314/04 - Development Assessment report - Issued by Hawkesbury City Council
13 September 2007	DA1314/04/ A – Stamped plan for S96 modification and CC027/07 dated 8/11/07.
8 November 2007	CC0297/07 - Construction Certificate Refers to DA1314/04A.

2.3.2 1997 Consent (Potting Mix Operation)

The following background information was provided in DA292/97 in relation to the production of potting mix use of the site:

Proposal:	To mix and bag potting mix comprised of pine chip fines, coconut fibre, sand ash and peat.
Description:	The essential ingredient of the production process is the curing of the pine bark. The pine bark is laid in rows, turned and watered for a period of 10-12 weeks. A relatively small quantity of urea, 1 kilogram per cubic metre is added to the pine bark to counteract any nitrogen draw down as a result of ageing. Once the potting mix has been made by blending with a front-end loader, the substrate is then stored until it is bagged in a packing shed.
Vehicles:	An average of six (6) truck movements per day.
Water:	Estimates a water consumption of approximately 1,500 to a maximum of 2,600 litres per day. It is proposed that all runoff from the fines area be recirculated and bunding of the pine fines area. A series of 3 large dams will be constructed downstream of the potting mix area and it is proposed that all water utilised in the operation be recycled (20 megalitres combined water storage volume). Dam 1 – existing stock dam – 7 megalitres. Dam 2 – existing yabbie dams to be combined to a 3 megalitre dam. Dam 3 – existing dam to be reconstructed – 10 megalitres[19].
Quantities:	3,750-4,000 tonnes of potting mix per annum.

[19] Actual capacity is 20megalitres.

2.3.3 Hours of Operation (existing)

The consent (DA292/97) imposed the following hours of operation:

- Monday – Saturday: 7.00am – 6.00pm (six days).
- Sundays: 9.00am – 5.00pm.

A subsequent assessment report under DA1314/04 (dated 20/12/2004) (as modified DA/1314/04A dated 13/9/2007) issued by Hawkesbury City Council provided the following background information in relation to the site and it noted that the proposal was not considered to be 'designated development':

> *Approval was issued on 15 December 1997, under Development Consent DA292/97, for* ***the use of the site for commercial production and distribution of wholesale potting mix****. Further approval was then issued on 18 January 1999, under Development Consent DA328/98, for the construction of a storage shed on the site, having dimensions similar to that of the shed currently proposed.*
>
> *The "designated development" provisions of the Environmental Planning and Assessment Regulations (regulations) were considered in the assessment of DA292/97 for the purposes of "composting facilities and works"* (emphasis added).

2.3.4 Suitability of Site for Intended use

The site is located within a rural locality of the Hawkesbury, with close connection to transport links to Greater Sydney. The site is located 8 kilometres north-east of the Windsor town centre, 1 kilometre north of the Wilberforce industrial area and approximately 2.2 kilometres north-west of the Wilberforce residential area.

It is located within the vicinity of a number of rural land uses within the Ebenezer, Kurrajong and Windsor local areas (industries such as landscape supplies, cheese production, poultry farms, equestrian supplies, equestrian centre, alpaca stud, horse stud, turf farms, mushroom farms, wineries, market gardens). This is supported by information from the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES)[20] which identifies with a mix of uses including irrigated horticulture, farm infrastructure, intensive animal and plant production and grazing.

The 'Potting Mix' facility produces materials for use in the horticulture, landscaping and gardening industries. These businesses are located throughout the Greater Sydney area, in addition to the Ebenezer, Windsor, Richmond and Castlereagh areas (a number located within 15 -20 kilometres of the site).

[20] https://www.agriculture.gov.au/abares

2.3.5 Relevant approvals in the vicinity of the project

A number of approvals for rural land uses have been undertaken within the vicinity of the project (the Ebenezer local area) as nominated in **Table 3**.[21]

Table 3 - Summary of Rural Land use Approvals in Locality

Description	Address
Farm gate sales – cellar door wines	519 Tizzana Road, Ebenezer
Agricultural igloos	183 Tizzana Road, Ebenezer
Horse stable/arena	64 Coromandel Road, Ebenezer
Tourist facility	58 Portland Head Road, Ebenezer
Stable and riding	114 Ebenezer Wharf Road, Ebenezer
Quarry rehabilitation	263 Tizzana Road, Ebenezer
Intensive agriculture – turf farming	497 Sackville Road, Ebenezer
Turf farm	439 Stannix Park Road, Ebenezer
Intensive agriculture – market garden	411 Stannix Park Road, Ebenezer
Intensive agriculture – plants	68 Prentis Lane, Ebenezer
Rural supplies	5 Post Office Road, Ebenezer
Intensive agriculture – market garden	672 Sackville Road, Ebenezer
Farm building	412 Stannix Park Road, Ebenezer

2.4 Assessment of Feasible Alternative Sites

The EP&A Regulation requires[22] that an analysis of any feasible alternatives to the carrying out of the development or activity, having regard to its objectives, including the consequences of not carrying out the development or activity be considered in preparation of an EIS.

The 'Potting Mix' facility produces materials for use in the horticulture, landscaping and gardening industries. The selection of the site for the proposed development is directly related to its current operational use, the rural location and the proximity to rural land uses and the proximity to road networks (Windsor Road which connects to the M2 and M7 motorways) with a direct link between the proposed development and the rural industry uses within the greater Hawkesbury Region, which will utilise the processed material.

[21] http://council.hawkesbury.nsw.gov.au/MasterviewUI/Modules/applicationmaster/default.aspx?page=search
[22] EP&A Regulation 2021, Part 8, Division 5, Section 192(1).

Whilst this is an expansion of a current operation, the background and justification for the selection of site include:

- Its current operational status which results in substantial savings in establishment and operating costs and a reduction in community concern (already operating);
- Its location in relation to the rural industries located within the Region;
- The site location and topography of the land which allows for materials to be stored within an area that is not affected by flooding, with a relatively level topography allowing for storage of materials without requiring extensive volumes of fill material;
- Connection to infrastructure including the availability of water (dam and bore water);
- Excellent road links, both existing and future road networks;
- Access to skilled labour and a local workforce situated within close proximity to rural industries;
- Separation from sensitive receivers/land uses such as schools, nursing homes and hospitals, and environmentally sensitive areas such as National Parks, World heritage areas, and historical heritage items/areas;
- Separation from sensitive residential receivers which are likely to impact on the amenity of the general community via health, safety, noise, water, or air quality impacts;
- Not within areas mapped State or Local Planning Instruments for protection or areas identified as critical habitat under the environmental legislation (State or Federal);
- There is no evidence the land uses (predominantly rural) within the vicinity of the site will be changing in the future. For example, no residential zoned uses, density changes or industrial uses are proposed within proximity of the site.

2.5 Contribution to Resource Recovery

The processing and composting of biodegradable organic materials (pine bark and woodchip) are re-combined with other materials to produce a range of potting mix products suitable for the Horticultural market including fruit and vegetables, flowers, lawn care, general gardening and landscaping. This reduces the need for green waste to be sent to landfill.

Pine bark (*Pinus radiata* and *P.pinaster*), an organic material, is used extensively in the nursery industry in Australia[23]. There are advantages of composting pinebark when compared to use of fresh bark, related to reduction of toxins which can impact on sensitive plants.

In Australia, the 2016-17 statistical data[24] illustrates strong growth in log harvesting in the forestry sector, that includes plantation timbers 'exceeding 33 million cubic metres, a 10 per cent increase from the 2015-16 log harvest and 45 per cent higher since 2012-13', generating a forestry sector industry value from plantation and native forestry of $2.3billion[25]. The forestry sector that results in wood product manufacturing is an economic driver for NSW with overall consumption of forestry products having risen over the past 40 years, due to increased consumption, resulting in demand for industries that propose to re-use and re-purpose virgin forestry residues providing sustainable products.

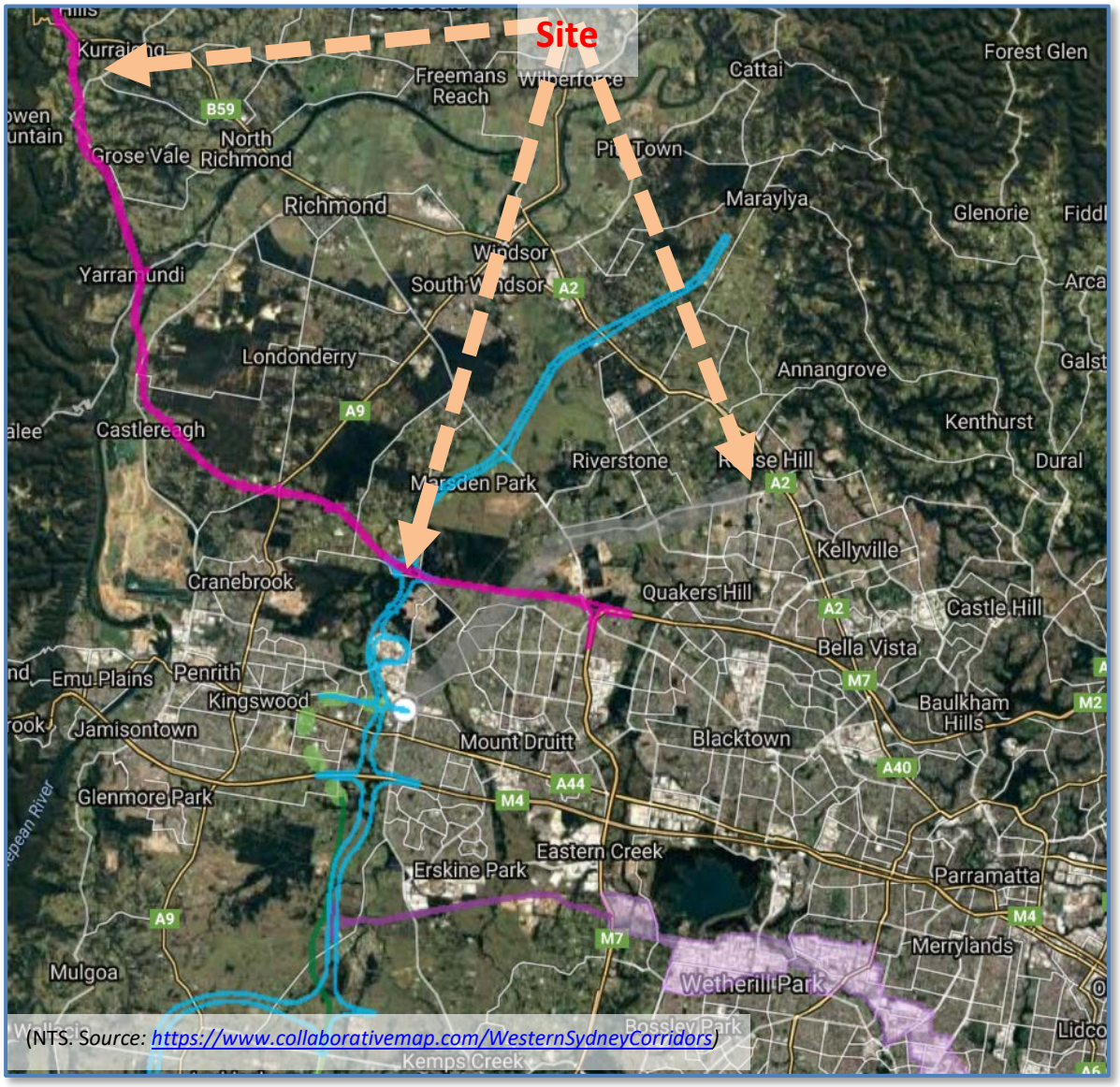
2.6 Suitability of the Location

The site is situated within an established rural area. The Western Sydney District Plan, which incorporates the Hawkesbury Region, identifies the site location in the context of the growth for Sydney, being within the Western Parkland City, within an area of Western Sydney in the Hawkesbury that will retain the rural land uses associated with primary production, natural area protection in close vicinity to the strategic centres of Richmond-Windsor and Katoomba.

It is located within an area of Western Sydney that connects to existing infrastructure that is proposed for greater infrastructure links (the Outer Sydney Orbital and Bells Line of Road-Castlereagh Connection). The ability of the site to produce potting mix products (packaged and bulk) for use in horticulture promotes agricultural and horticultural land uses, recycling and re-use of materials and is ideally located in relation to transfer of produced materials to Greater Sydney (refer **Figure 1**).

The site is considered suitable for the proposal given that the RU1 Primary Production zoning allows for a range of rural land uses and is a permitted land use under Hawkesbury LEP 2012.

[23] https://www.agric.wa.gov.au/nursery-cutflowers/potting-mixes
[24] http://www.agriculture.gov.au/abares/publications/display?url=http://143.188.17.20/anrdl/DAFFService/display.php?fid=pb_afwpsd9abfe20180524.xml
[25] https://www.dpi.nsw.gov.au/__data/assets/pdf_file/0005/711851/nsw-forestry-industry-roadmap.pdf



(NTS. *Source: https://www.collaborativemap.com/WesternSydneyCorridors*)

Figure 1 - Site location in relation to the Western Sydney Transport Corridors (existing and proposed)

2.7 Secretary's Environmental Assessment Requirements (SEARs)

The New South Wales Planning and Environment Department Secretary's Environmental Assessment Requirements (SEAR's) for the preparation of an Environmental Impact Statement (EIS) for the expansion of the existing Composting Facility were issued on 19 December 2022 (refer **Appendix 1**). The items identified in the SEARs are listed in **Table 4**, along with our responses.

Table 4 - Summary of Secretary's Environmental Assessment Requirements

Requirements	Comment
Form of Environmental Impact Statement Part 8 Division 5 Section190 EP&A Regulation 2021	
Name, address and professional qualifications of person who prepared EIS.	Refer to attached Declaration Form.
Name and address of the responsible person.	Refer to attached Declaration Form.
the address of the land: (i) in respect of which the development application is to be made, or (ii) on which the activity or infrastructure to which the statement relates is to be carried out,	Refer to attached Declaration Form.
A description of the development, activity or infrastructure to which the statement relates.	Refer to attached Declaration Form.
An assessment by the person by whom the statement is prepared of the environmental impact of the development, activity or infrastructure to which the statement relates, dealing with the matters referred to in this Schedule,	Refer to attached Declaration Form.
Declaration by the person by whom the EIS is prepared.	Refer to attached Declaration Form.
Content of Environmental Impact Statement Part 8 Division 5 Section192 EP&A Regulation 2021	
1. (a) **Summary** - A summary of the EIS.	Refer Section 1.
(b) **Statement of Objectives** - a statement of the objectives of the development, activity or infrastructure.	Refer Section 2.2.
(c) **Analysis of Alternatives** - an analysis of feasible alternatives to the carrying out of the development, activity or infrastructure, considering its objectives, including the consequences of not carrying out the development, activity or infrastructure.	Refer Section 2.4.
(d) **Analysis** of the development, activity or infrastructure including:	
i. full description of the development, activity or infrastructure, and	Refer Section 3.
ii. General description of the environment likely to be affected by the development, activity or infrastructure and detailed description of aspects of the environment that are likely to be significantly affected, and	Refer Section 4 and Section 6.

Requirements	Comment
iii. The likely impact on the environment of the development, activity or infrastructure, and	Refer Section 4 and Section 6.
iv. a full description of the measures to mitigate adverse effects of the development, activity or infrastructure on the environment, and	Refer Section 6 and Section 7.
v. a list of the approvals that must be obtained under another Act or law before the development, activity or infrastructure may lawfully be carried out.	Refer Section 4.
(e) **Compilation of measures to mitigate adverse effects** - a compilation, in a single section of the environmental impact statement, of the measures referred to in paragraph (d)(iv),	Section 7.
(f) **Justification of Development** - the reasons justifying the carrying out of the development, activity or infrastructure, considering biophysical, economic and social factors, including the principles of ecologically sustainable development set out in section 193.	Refer Section 4 and Section 6.
Section 193 EP&A Regulation 2021	
(1) The principles of ecologically sustainable development are the following— (a) the precautionary principle, (b) inter-generational equity, (c) conservation of biological diversity and ecological integrity, (d) improved valuation, pricing and incentive mechanisms.	Refer Section 6.1.1.
Key Issues - SEAR's Requirements	
• **strategic context** - including: • a detailed justification for the proposal and suitability of the site for the development. • a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines. • a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies. • a list of any approvals that must be obtained under any other Act or law before the	Refer Section 4.1, Section 4.2, and Section 6.1.10.

Requirements	Comment
development may lawfully be carried out. • a description of how the proposed expansion integrates with existing on-site operations. • a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development.	
• **suitability of the site** – including: • a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures • floor plans depicting the proposed internal layout, including the location of machinery and equipment	Refer Section 3 and Appendix 6.
• **waste management** - including: • details of the type, quantity and classification of waste to be received at the site; • details of the resource outputs and any additional processes for residual waste; • details of waste handling including, transport, identification, receipt, stockpiling and quality control • the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Resource Recovery Strategy 2041.*	Refer Section 3.12.10, Section 4.2.3 and Section 6.1.12.
• **Air quality** – including: • a description of all potential sources of air and odour emissions during construction and operation • identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors	Refer Section 6.1.2.
• **Noise and vibration** -including: • a description of all potential noise and vibration	Refer Section 6.1.3.

Requirements	Comment
sources during construction and operation, including road traffic noise; • a noise and vibration assessment in accordance with the relevant Environment Protection Authority Guidelines; and • a description and appraisal of noise and vibration mitigation and monitoring measures.	
• **Hazards and risks** – including: • the Environmental Impact Statement must include 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).	Refer Section 4.2.11.2.
• an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event.	Refer Section 6.1.16.
• **Fire and incident management** – including: • 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, spillclean-up equipment, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures • details of the size and volume of stockpiles and	Refer Section 3.12.9 and Section 6.1.5.

Requirements	Comment
their arrangements to minimise fire spread and facilitate emergency vehicle access • the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline *Fire Safety in Waste Facilities dated 27 February 2020.*	
• **Soil and Water** - including: • a description of local soils, topography, drainage and landscapes; • details of water usage for the proposal including existing and proposed water licencing requirements in accordance with the Water Act 1912 and/or the Water Management Act 2000; • an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment; • details of sediment and erosion controls; • a detailed site water balance; • an assessment of potential impacts on the quality and quantity of surface and groundwater resources; • details of the proposed leachate and stormwater collection, storage and disposal systems including demonstration that surface and ground waters will be protected through design, construction and management. • a description and appraisal of impact mitigation and monitoring measures.	Refer Section 6.1.13, and Section 6.1.16.
• **Traffic and Transport** – including: • details of road transport routes and access to the site. • details of types and volumes of traffic predicted for the development during construction and operation, including a daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle type • detailed site plan to demonstrate the loading and unloading capacities and parking arrangements for all vehicles expected at the site	Refer Section 6.1.14.

Requirements	Comment
• details of driver facilities provided on site • swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site • an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development.	
• **Biodiversity** - including: • accurate predictions of any vegetation clearing on site or for any road upgrades; • a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements; • details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies; and • a detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts	Refer Section 6.1.4.
• **Heritage** – including: • a Statement of Heritage Impact prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual to address the impacts of the proposal on the heritage significance of Stannix Park House, cattle tanks and site. • if the Statement of Heritage Impact identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009).	Refer Section 6.1.9.
• **Visual –** including an impact assessment at private receptors and public vantage points.	Refer Section 6.1.15.
Environmental Planning Instruments – Including: SEAR's Requirements	
• State Environmental Planning Policy (Transport and Infrastructure) 2021;	Refer Section 4.2.12.

Requirements	Comment
• State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapters 2 and 4);	Refer Section 4.2.8..
• State Environmental Planning Policy (Primary Production) 2021	Refer Section 4.2.10.
• State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapters 3 and 4)	Refer Section 4.2.11
• Hawkesbury Local Environmental Plan 2012; and	Refer Section 4.2.13.
• Relevant Development Control Plans and section 7.11 plans.	Refer Section 4.2.14 and Section 4.2.15.

3 Project Description

This section provides a detailed description of the proposal for the purposes of the application which includes the formalisation of the existing site operations as well as an increase in the annual production capacity. A copy of the site layout and operations plans (existing and proposed) are provided in **Appendix 6**.

3.1 Project Summary

The proposal involves an expansion of the facility as outlined in this Report. The site presently operates as a rural industry, including a 'Growing Media' facility involving the processing and composting of biodegradable organic materials (pine bark and hardwood sawdust) derived from selected green waste and virgin forestry residues.

Products derived from these activities are re-combined with other materials to produce a range of potting mix products and growing mediums at the facility. This value adding process is used to create products suitable for the Horticultural market.

This target market includes two main categories.

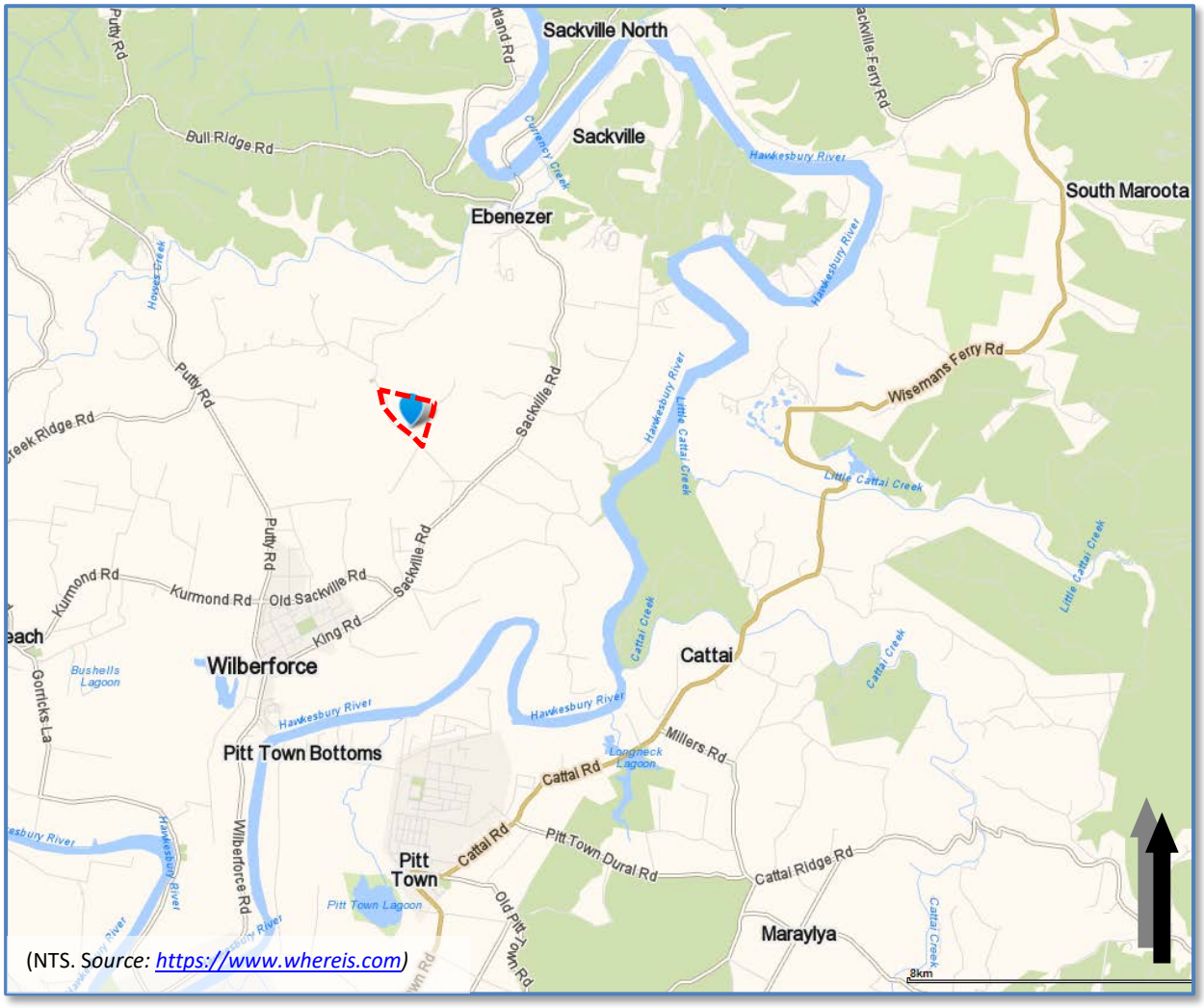
1. Resellers of horticultural products including landscape mulches, potting mixes, composts and soil conditioners. These products are predominantly sold and distributed from the business in bags and pallet quantities. This comprises approximately 54% of the business sales on a volume (m^3) basis.
2. End Users of horticultural growing media including growers of ornamental plants (in pots), greenhouse hydroponic growers and landscape planter box growing mixes. This comprises approximately 46% of product turnover (volume basis of cubic m^3, not Tonnes).

The main components are outlined in usage tables further in the document (refer **Section 3.7**). The value adding (production) component of the business is summarised as consisting of:

1. Milling and Grading: predominantly the raw pine bark residue into specific particle ranges (or graded fines);
2. Composting: Change of chemical and physical properties of various materials to produce stable predictable end use material for recombination with other components into purpose made product.
3. Blending: Taking a range of components and by recombination in specific ratios produces multiple formulations suitable for a specific purpose.

3.2 Site Description

Ebenezer is located approximately 10 kilometres north of Windsor. The site is located on the northern side of Stannix Park Road at its intersection with Sargents Road (refer **Figure 2**).



(NTS. Source: https://www.whereis.com)

Figure 2 - Locality Map

The site is known as Lot 292 DP 751665, No.355 Stannix Park Road, Ebenezer. It is an irregular shaped allotment (roughly triangular) with two (2) street frontages: Stannix Park Road (southern boundary) 632.67metres; and Sargents Road (eastern boundary) 252.46 metres.

The total site area is 12.37 hectares and the land has a sloping topography falling generally from south to the north (refer **Figure 3**).

Figure 3 - Aerial Photo (Site)

The site is located within close proximity to the village of Ebenezer and about 3 kilometres to the north-east of the township of Wilberforce. Although generally rural in nature it is interspersed with a mix of residential, commercial and light industrial activities (refer **Figure 4 and Plates 1-15**).

Figure 4 - Aerial Photo (Locality)

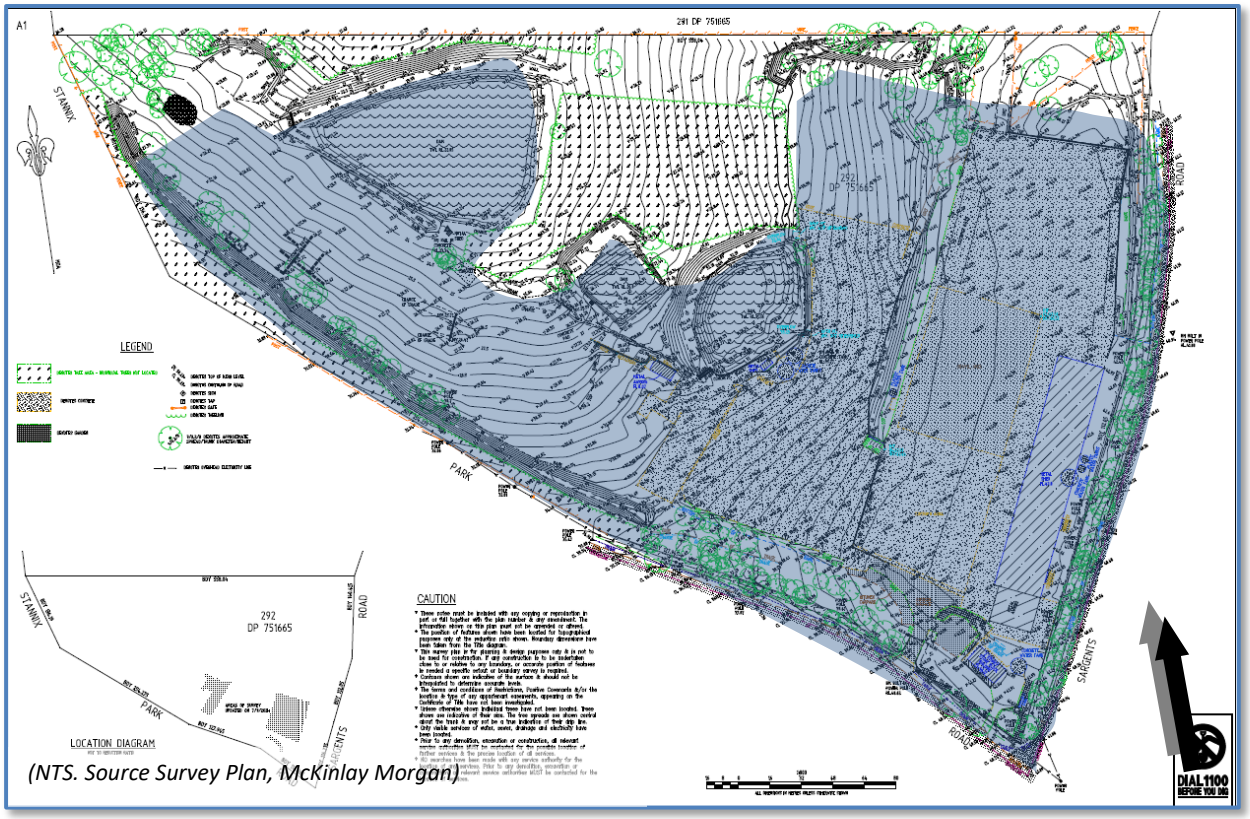


Figure 5 -– Existing Operations (Approximate Site Footprint)

3.3 Existing Operations

The site is occupied by Grange Growing Solutions. The company has been operating at the site since 2000 as a 'potting mix operation', subject to various approvals from Hawkesbury City Council.

The existing buildings and structures include two large Colorbond buildings/sheds/awning used for bagging, material storage and dispatch, product storage bays, a two-storey brick veneer administration building, and formal car parking areas comprising thirty (30) spaces for both staff and visitors.

The remaining areas on site are designated for the following activities/uses: woodchip/bark receiving area and shredding; woodchip composting and grading; product mixing (bulk orders); product mixing (bagged products). The three (3) dams on the site have a capacity of approximately 30 megalitres (Dam 1 – 7megalitres; Dam 2 – 3 megalitres; Dam 3 – 20 megalitres). The footprint of site operations (excluding the dams) is illustrated in **Figure 5**.

Photos of the site and immediate surrounds are provided in **Plates 1 - 13**.

PLATE 1

View of site looking north-west from the intersection of Stannix Park Road and Sargents Road.

Stannix Park Road is to the left of the photo.

PLATE 2

View of site (and administration building) looking north-east from Stannix Park Road.

PLATE 3

View of main entrance to site looking from Stannix Park Road.

PLATE 4

View of Stannix Park Road from the western end of the site looking east towards the site entrance (Plate 3) and Sargents Road.

The site is to the left of the photo.

PLATE 5

View along Stannix Park Road of the eastern approach to the site. Sargents Road is in the right background.

PLATE 6

Reverse view to Plate 5. View looking east along Stannix Park Road from the intersection of Sargents Road.

PLATE 7

View looking east along Stannix Park Road. The dwelling to the left is No.411.

PLATE 8

View of Sargents Road looking north from the intersection of Stannix Park Road.

PLATE 9

Reverse View to Plate 8. View of Sargents Road looking south towards Stannix Park Road.

The main production shed is visible to the right of the photo.

PLATE 10

View from Sargents Road looking south east across the adjoining properties towards Stannix Park Road.

PLATE 11

View of the north-western corner of the property looking north.

Dam No. 3 is visible to the right of the photo.

PLATE 12

View of nearby Lockart Road looking east from its intersection with Stannix Park Road.

PLATE 13

Reverse view to Plate 12. View from Lockart Road looking west along Stannix Park Road.

3.4 Overview of Proposal

As discussed previously, the site presently operates as a 'Potting Mix' facility involving the processing and composting of biodegradable organic materials (pine bark and woodchip) derived from forestry residues and green waste, and production of bulk and bagged growing media for use in a variety of horticultural areas including fruit and vegetables, flowers, lawn care, general gardening and landscaping.

Once received, the pine bark and woodchip material is processed, screened and graded. The graded material is windrowed and composted for a period of 12-14 weeks. The composted material is then mixed and blended with various growing media products such as coconut fibre (coir), sand, ash, controlled release fertilizer and peat to create the various bagged and bulk products for wholesale distribution. The company operates as a wholesaler with no retailing occurring from the site.

3.5 The Production Process

The production process to create the various blends of growing media involves three (3) separate stages as outlined in this Section.

3.5.1 Stage 1 - Milling and Grading

Milling and Grading of the Hardwood and Pine bark material.

- **Milling -** Hammer Mill - The company processes its pine bark through a horizontal Van Gelder hammer mill. The hammer mill reduces the size of the Pine Bark and identifies material that does not meet Company specifications in relation to blending.
- **Screening/Grading -** Bark Fines are screened with the Trommel to separate them into various grades (0-3mm, 0-8mm, 10mmm 14mm and oversize). Some of these grades are then composted and some are stored for either bagging or re-processing. Other products are also screened to remove foreign materials and the products that are graded will be put into windrows for composting as appropriate.

3.5.2 Stage 2 - Composting

This involves the composting of the various grades of pine bark and hardwood sawdust. The compost process has 2 clear objectives:

- Firstly, reduce the soluble carbohydrates in the media to create a structurally stable product; and

- Secondly, burn off any phytotoxic phenolic compounds inherent in the virgin material and also any plant pathogens.

This is achieved by blending in a source of feed (urea nitrogen) for the micro-organisms and controlling the pH throughout the 10-12 week cycle.

Composting uses an aerobic process that depends on the work of micro-organisms decomposing organic materials. During composting the heat generated from microbial behaviour produces a perfect growing environment for beneficial bacteria and fungi which releases large amounts of energy and heat to temperatures between 60°C and 70°C; this process eliminates weed seeds and pathogens in the organic material. Windrows are watered to maintain temperature and regularly turned to reduce odour emissions. The composting process is monitored under highly controlled conditions and is only complete once the cooling and maturation stages are fulfilled.

Windrows are designed to ensure that the whole mass of the windrow is subject to a minimum of three turns and the core temperature is maintained in excess of 55°C for three consecutive days following each turn to eliminate pathogens, weeds and seeds. It is anticipated the processed organics will be in the composting area for between 10-12 weeks where temperature monitoring and windrow turning is conducted in accordance with *AS4454 – Composts, soil conditioners and mulches*.

Windrows are turned on a weekly basis and water added to maintain optimum conditions for microbes and the weekly assessment of chemical balance is also monitored.

3.5.3 Stage 3 – Mixing/Blending

The third stage involves the mixing/blending of the composted products with various other bulk materials (volumetrically m^3) with additions of fertilisers (kg) to create the various growing media.

A. Material Mixing/Blending Operation

All raw materials are imported on to the site with the exception of the nominated composted bark fines, no raw materials are sourced from the site. The composted material is mixed and blended with products such as coconut fibre (coir), sand, ash, controlled release fertilizer and peat to create the various bagged and bulk products for wholesale distribution.

B. Bulk Growing Medium

Once an order is received then a works order is created and a front-end loader operator manufactures the product through volumetrically measuring out each required raw ingredient according to the recipe as specified in the customer requirements.

This process can take one hour for a five-cubic metre mix (minimum order) or up to two and a half hours for a fifty- cubic metre order.

All orders are custom formulas and every customer has their own specific recipe stored in a software program designed for the company's specific function. Once the product is finalised, a sample of each mix is taken and kept for a period of up to six (6) months to ensure the quality is as the customer requirements and specification.

C. Bagged Growing Medium

Each batch of material that is mixed for eventual bagging is first tested at the in-house laboratory for pH and Electrical conductivity before being approved for release. Once approved the works order is given to the packaging line operator who sets up the 'form fill and seal automated bagging machine' for the brand that is going to be bagged.

Products are bagged in various sizes from 15 litre bags up to 70 litre bags with various pallet configurations and sizes depending on the customer's specifications or weight limitations. Bagged products are limited to potting/ garden mixes and mulch.

The bagging machine can bag a 25-litre product at a rate of 25 bags per minute and will create a pallet of 90 bags in less than four minutes.

The pallet is then hooded with plastic and placed in the storeroom to be picked up later for an order where it will be labelled with a sticker on both the front and back that is barcoded for traceability with the customer's name, address and any other relevant details.

3.6 Classifying the Production Process

The previous section provides an explanation of the production process however for the purposes of characterising these activities in relation to defined land uses, the following Figure translates this into two (2) distinct processing stages (refer **Figure 6**).

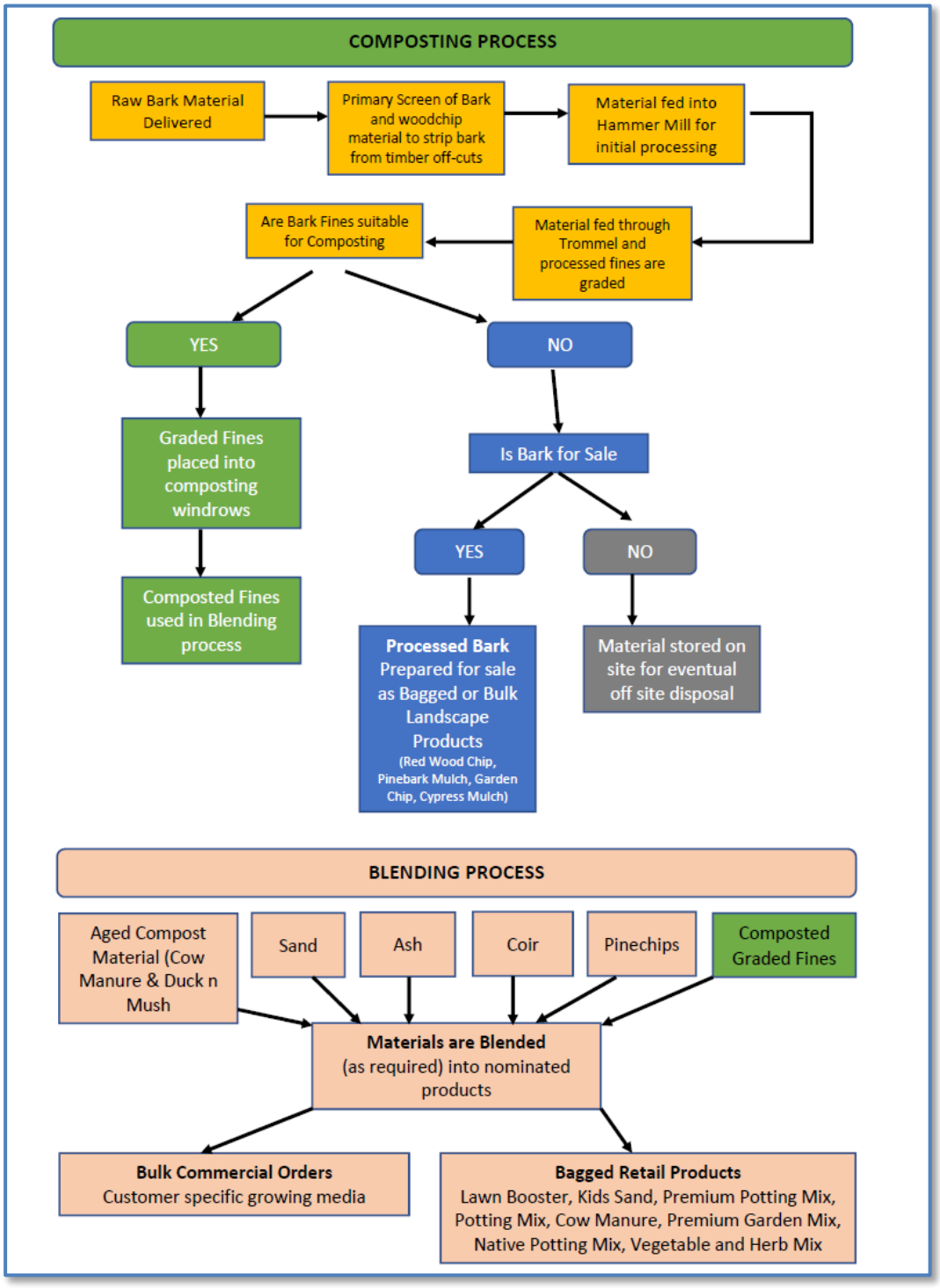


Figure 6 - The Process Cycle of Composting and Preparation of Growing Mediums

Production Stages:

- First stage: the composting of the wood and bark material;
- Second stage: the mixing and blending of the composted fines with various materials to create the various growing media products.

Further detail regarding the permissibility of these land-use activities is provided in **Section 4** of this report.

3.7 Type and Annual Volume of Materials Used in Production

The types and annual volumes of materials used in the production process are outlined below.

3.7.1 Types of Materials Received

The business receives deliveries of component materials and dispatches finished products on a daily, weekly and/or monthly basis depending upon the nature of the products. Some components are available seasonally, others on a more continual basis. This is offset by the three (3) month composting cycle.

The materials received can be grouped into the following categories:

- Compostable Materials (Bark and Sawdust);
- Growing Media products (coconut fibre (coir), sand, ash, peat, pebble, spent manures); and
- Fertilisers (controlled release).

As discussed previously, based upon current operations the site receives a total of 36,000t/pa[26], consisting of:

- Compostable materials – 14,905t/pa[27];
- Growing Media products – 19,198t/pa; and
- Fertilisers - 734t/pa.

3.7.2 Materials Produced

The above materials are mixed and blended to create various bagged and bulk products for wholesale distribution.

3.7.2.1 Compost Products Produced

The raw bark and sawdust is composted to produce the following products for blending:

- Composted Hardwood Sawdust;
- Composted Orchid Bark;
- Composted Superfine Pine Bark (3mm);
- Composted Pine bark 0-8mm;

[26] based on 2017 figures.
[27] Comprised 12,400t/pa of composted material + 2,500t/pa of non-composted bark fines.

- Composted Pine Bark (2-5mm);
- Composted Pine Bark (10mm).

3.7.2.2 Non -Composted Products produced

A percentage[28] of the raw bark and sawdust received is not composted but graded and then used in the blending process or sold as a finished product as follows:

- Bagging Pine Bark (0-3mm);
- Bagging Pine Bark (14mm); and
- Landscape Pine Bark (14mm).

3.8 Projected Estimates of Materials used in Product Production

The following **Table 5** provides a projected estimate of the increased production capacity of the business over the next 30 years.

Table 5 - Projected Estimates Of Production Materials

Year	Composted Material (t/pa)	Blended Materials (t/pa)	Total (t/pa)
2029	25,000	30,000	55,000
2039	35,000	40,000	75,000
2049	45,000	50,000	95,000 – 99,000

3.9 Expected life of the Facility

The facility does not have a definitive life expectancy however it is expected to be in the high category as the site processes and the proposed processing capacity have been assessed by the operator as being appropriate for the site. Over time buildings and machinery will be upgraded and or replaced as necessary to improve efficiency.

3.10 Proposed Works

As the site is presently operating there are no proposed works, apart from those matters arising from the specialist reports (i.e.. water quality infrastructure-drains etc). Apart from monitoring programs the only works involves the installation of an acoustic barrier on the existing earth berm adjoining Stannix Park Road.

[28] Presently - approximately 2,500t/pa of the total 14,905t/pa.

3.11 Site Layout – Existing and Proposed

Existing buildings and structures on site include:

- Two (2) large colourbond buildings/sheds/awning (used for bagging, material storage and dispatch);
- Product storage bays;
- A two-storey brick veneer administration building;
- Three (3) formal car parking areas for thirty (30) vehicles; and
- Three (3) dams (with a capacity of approximately 30megalitres).

The remaining areas on site are designated for the following activities/uses:

- Woodchip/bark receiving area and shredding; woodchip composting and grading;
- Product mixing (bulk orders);
- Product mixing (bagged products).

Refer the following **Figure 7**, and **Plates 14 - 35**.

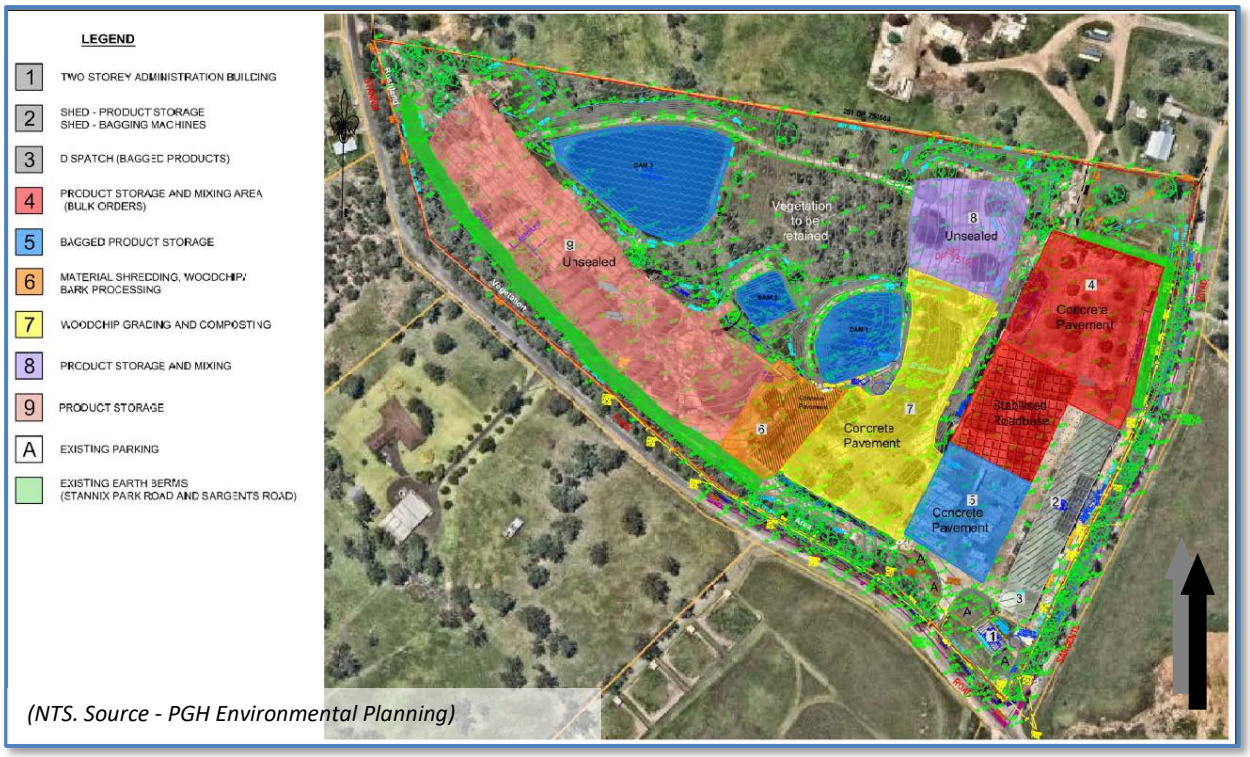


Figure 7 - Site Layout (Existing/Proposed Operational Areas)

PLATE 14

View of the main entry area and existing carpark adjoining the Administration building adjoining Stannix Park Road (Area A).

PLATE 15

View looking east, of the production shed , storage area and dispatch area (Area 3 and Area 5).

PLATE 16

View looking west, from within the dispatch area (Area 3).

PLATE 17

View of bagging and production area (Area 2).

PLATE 18

View of production storage area (Area 2).

PLATE 19

View looking south towards Stannix Park Road, of the production storage shed (Area 2).

The Bagged product storage area (Area 5) is to the right the photo.

PLATE 20

View looking south, of the setback area between the production shared and Sargents Road.

PLATE 21

View of the Bagged product storage area (Area 5).

PLATE 22

Reverse view to Plate 21. View of the production storage shed (Area 2).

PLATE 23

View from northern edge of outdoor mixing area (Area 4) looking south towards the production storage shed (Area 2).

PLATE 24

View from The product storage area (Area 9) looking east at the material processing area (Area 6).

PLATE 25

View from adjacent to Area 3, looking west towards the product storage area (Area 5) and Parking (Area A).

The earth berm and remnant vegetation adjoining Stannix Park Road is visible in the background.

PLATE 26

View looking south towards Stannix Park Road over the woodchip grading and composting area (Area 7).

Areas 4 and 5 are located on the upper level to the left of the photo.

PLATE 27

View looking south towards Stannix Park Road of the woodchip grading and composting area (Area 7) showing the concrete kerb which controls and directs the runoff from this area prior to entering the adjoining dams.

PLATE 28

Section of the water control measures from Area 7 prior to entering Dam 1.

PLATE 29

View from the northern edge of Area 7 looking south-west across Dam 1 and Area 6. Stannix Park Road is defined by the tree line in the background.

PLATE 30

View from the edge of Area 4 looking west across the Product storage area (Area 8).

The remnant vegetation area is defined by the tree line in the background.

PLATE 31

View from the western section of the product storage area (Area 9) looking east back across the site. Dam 3 is visible in the foreground.

PLATE 32

View of Dam 3 looking north-east towards the remnant vegetation with filtered views of Areas 7 and 8 beyond.

PLATE 33

View of Dam 1 from Area 7 looking north-west.

PLATE 34

View of Dam 2 from the edge of Area 9 looking north-east.

PLATE 35

View of Dam 3 from the western edge of Area 9.

The northern property boundary is located generally to the left of the dam wall.

3.12 Operational Management

This section addresses the operational aspects of the site.

3.12.1 Hours of Operation

The operational hours are as follows:

- **Monday to Saturday**: 6 am to 6 pm – typical daytime operation.
- **Monday to Saturday**: 6 pm to 12 am (midnight) – automated package line operation only.

(***Note*** *- Site opens at 6.00am and closes at 6.00pm – no truck movements after 6.00pm.*
- 6.00pm to 12.00midnight – bagging machine only in operation.

- **Sunday/Public Holidays** – Closed.
- **Administration** – 7.00am – 5.00pm (Monday – Friday).

The day-time operation consists of all normal activities for production i.e. grinding of materials, truck deliveries in and out, screening, loading trucks, bagging and front-end loader blending.

Machinery, such as the hammer mills, loaders, trucks and screens will only be operated during daytime hours. This machinery will be similar day to day depending on supply and demand.

The evening section of the shift will consist of two full-time employees working the automated packaging line within the closed-in warehouse. Machines involved will be the front-end loader, forklift and packaging machine.

3.12.2 Staff Numbers

Overall, the business employs twenty-three (23) staff comprising processing, operations; management, administration; and drivers clarify roles/full time/part time administration, sales, truck/forklift/loader drivers, packing operators, production and general hands.

The number of staff is determined by the supply and demand for products and therefore the number is expected to fluctuate in response to the business, weather and economic climate. Employees will be capable, qualified and where possible trained in a number of areas to improve their skill set.

3.12.3 Vehicles and Equipment

On site machinery includes front end loaders, excavators, grinders, shredders, screens, forklifts, trucks, utes and cars, pumps, sweepers and other associated tools and machinery that are used in running and maintaining the business. **Table 6** provides a list of the vehicles and equipment associated with site operations.

Table 6 - Vehicles and Equipment

Description	Purpose
Vehicles	
Trucks (x 4) 1 x Truck & Dog 3 x Tippers.	Deliver finished goods to the customer.
Forklifts (x 6)	Transport pallets around the site and to load and unload trucks.
Vehicles	
Front end Loader (x 7)	Maintain stock piles, loads trucks collecting products, loads Trommel Machine and Blending products.
Bobcat (*Skid Steer*)	Loading/General works.
Track Excavator	Loading/General works.
Water Truck	To supress dust.
On-site Plant and Equipment	
Shredder (*Coir Bark Shredder - Electric)*	Material blending.
Screeners	Raw material screening.
Horizontal Grinder	Process stockpiled material.

Description	Purpose
Trommel Machine (x 3) *2 x electric, 1 x diesel*	Screen/process composted product.
Hammer Mill	Process stockpiled materials.
Bagging/wrapping Machines	Bagged finished products.
Karcher Sweeper	Site maintenance/operations.
Generator	Power supply/maintenance.
Air Compressor	Machinery maintenance.
Golf Cart Electric	Site operations.

3.12.4 Vehicle Movements

Trucks will be delivering to the site from 6.00am till 5.00pm Monday to Friday. These vary from truck and dogs (19m) to B-double tippers (26m) and taught liner B-doubles (26m) for palletised general freight. No vehicles will be permitted to enter the site prior to 6.00am.

Dispatching of products occurs between 6:00am to 5:00pm Monday to Friday. Staff vehicles will predominantly be in by 6:00am and leave the site by 5.00pm except for two cars during night shift.

3.12.5 Delivery Quantities/Truck Movements

Current operations consist of receipt of a total of 36,000t/pa[29]. At present there are approximately 64 light vehicles (32 in/32 out) and 34 daily truck movements (17 in/17 out) associated with both receiving goods and delivery of final products. It is anticipated that at 99,000t/pa, it will result in approximately the same level of private vehicles (64) and 102 daily truck movements (51 in/51 out).

3.12.6 Vehicle Parking & Manoeuvring

There is sufficient area within the site to accommodate the required on-site parking for daily operations (staff, customers and plant and machinery). Formal parking for thirty (30) cars is available for both staff and visitors adjoining the main administration building. As illustrated on the site plan it is considered that there is adequate on-site parking for daily operations.

[29] Based upon 2017 figures.

3.12.7 Storage of Materials

None of the materials used in potting mix production that are stored on site are considered either hazardous or dangerous goods according to the Hazard classification criteria of NOHSC or under the Australian Dangerous Goods area. Refer **Section 4.2.11.2** for discussion.

3.12.8 Storage of Diesel Fuel

Diesel fuel is presently contained in two self-bunded transportable fuel tanks (Class C1), 3,000litre and 5,000litre capacity located on the western edge of Area 4.

3.12.9 Fire and Incident Management

External threats from bushfire have been assessed and sufficient Asset Protections Zones (APZ's) are provided as discussed in **Section 6.1.5**. Within the site there are emergency spill kits strategically located and hydrants/ water outlets connected to a ring type watering system. A plan identifying the location of hydrants is provided within the Bushfire Hazard Assessment Report.

As discussed in this Section, apart from the 3 dams, a bore also feeds either into the holding dams or can pump straight into the holding tanks (2 x 105,000litres capacity and 2 x 27,000litre capacity). As illustrated in the development plans (refer **Appendix 6**) the composting of material stockpiles are located in such a manner that there is direct and clear vehicle access vehicular access to all areas. There are also sufficient buffer areas between the stockpiles and surrounding vegetation and buildings on site.

In respect of the *NSW Fire and Rescue guideline Fire Safety in Waste Facilities*[30] it is noted that the guideline does not apply to sites that are being used for composting[31]. The site will operate under an approved Operations Management Plan as discussed in **section 6.1.12** did and it is considered that there are appropriate measures in respect of Fire and Incident management.

3.12.10 Waste Management

The current site operations do not contribute or generate significant waste. The main waste related matters are the administrative and general waste from staff and in this instance the general and recyclable waste is collected by Council's contractor. Details are provided in the Operations Management Plan (refer **Separate Report**).

[30] Dated 27 February 2020.
[31] Section 3(b).

3.13 Signage

No signage is proposed as part of the application.

3.14 Drainage & Wastewater

The three (3) dams on the site have a capacity of approximately 30megalitres.

Dam 1 (the upper level dam) is utilised as a leachate pond to trap and contain stormwater runoff from the composting areas (Category 2 and 3 materials). It is topped-up and diluted with water from Dam 3 and when necessary, from the groundwater bore water when dam levels run low.

Dam 2 (the middle dam) serves as a sediment basin, and Dam 3 is utilised as a stormwater detention unit and an auxiliary water supply dam. It is the last water storage body on the site.

There is also a bore that feeds either into the holding dams or can pump straight into holding tanks. Two (2) x storage tanks, each of 105,000litres capacity and two (2) x 27,000litre tanks provide rainwater for finished potting mediums so that fresh water only is used when applying it to a finished mix.

The installation of gross pollutant traps with dry out bays should greatly reduce sediment and nutrient intake, thereby significantly improving dam water quality across all measured parameters.

The Water Assessment Report[32] has estimated that, adopting a linear relationship between composting volumes and water consumption, the maximum facility scenario is anticipated to result in a 71.22 ML/year re-use rate. To provide for variability in production rates below the maximum, a mid-way 30,000t/pa (50% material throughput) has been estimated. This value has been selected as a conservative estimate for subsequent modelling and simulation, thereby representing the interim period of operation expansion and/or where water re-use is not directly proportional to composting throughput. Adopting this scenario, water balance modelling for a median rainfall year indicates that Dam 2 will only overflow into Dam 3 during one (1) rainfall event.

Subject to adoption of the nominated recommendations, there is no evidence of operational issues surrounding waste water or runoff due to total site recirculation and buffers as discussed in **Section 6.1.16**.

[32] Pages 35-37.

3.15 Air Quality & Noise Management

Air quality (Dust), and noise emissions are considered the key potential impacts associated with a composting facility. Specialist studies as discussed in **Section 6.1.2** and **Section 6.1.3**, addressing these matters have been undertaken and they have not identified any long-term impacts on surrounding residents or businesses.

The minimisation of impacts is also dependent upon the implementation of best management practices such as ensuring that all laden loads will be covered. These matters are addressed in the Operations Management Plan (refer **Separate Report**).

3.16 Services Electricity, Water and Wastewater

The proposal involves the continued occupation of an existing site, with all services provided to the site. There are no additional services proposed.

3.17 Establishment/Construction Phase

The site is presently operational and the only proposed works are those identified in **Section 3.10**. Given the minor nature of these works, it is considered unnecessary for a specific construction or establishment program to be formulated for the site.

3.17.1 Demolition Works

There are no demolition works proposed with only minor works as nominated in this section.

3.18 Rehabilitation Phase

There is no anticipated end date and no plans to cease operational use of the site. Consequently, it is our view that there is no requirement to formulate a rehabilitation plan for site restoration.

4 Strategic and Statutory context

This section provides an assessment of the proposal against the relevant matters for consideration having regard to all relevant planning strategies, legislation, environmental planning instruments, development control plans.

4.1 Strategic Context

4.1.1 Background

The Hawkesbury LGA contains a population of 68,1546 persons with the area of Ebenezer employed in a range of land uses including agriculture, forestry and fishing.[33]

An important consideration in developing rural zoned land is consideration of potential land use conflicts. The Department of Primary Industries describes[34] the importance of managing land use conflict as these issues can extend beyond issues that affect individuals to encompass broader community concerns about the local environment.

4.1.2 Agricultural resources and land

4.1.2.1 Land Use Conflict Risk Assessment (LUCRA)

A *Land Use Conflict Risk Assessment* (LUCRA) is described by the NSW Department of Primary Industries (DPI) as 'a system to identify and assess the potential for land use conflict to occur between neighbouring land uses'[35]. A LUCRA aims to:

- *accurately identify and address potential land use conflict issues and risk of occurrence before a new land use proceeds or a dispute arises*
- *objectively assess the effect of a proposed land use on neighbouring land uses*
- *increase the understanding of potential land use conflict to inform and complement development control and buffer requirements, and*
- *highlight or recommend strategies to help minimise the potential for land use conflicts to occur and contribute to the negotiation, proposal, implementation and evaluation of separation strategies.*

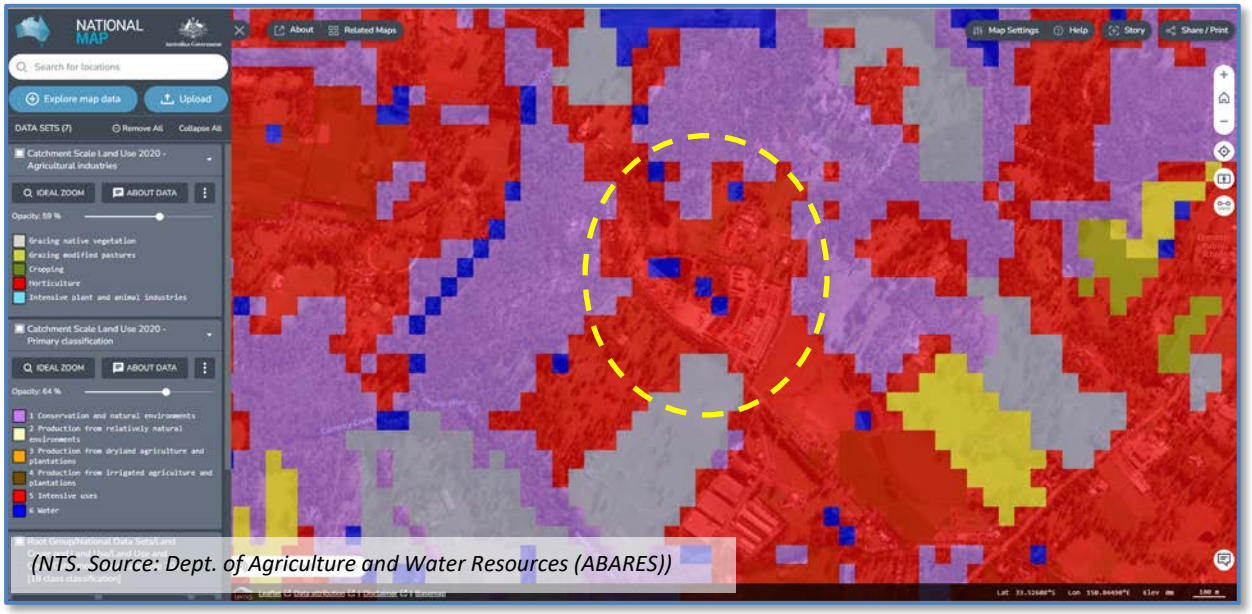
A Land Use Conflict Risk Assessment (LUCRA) has been prepared. The report considers the impacts of the development on the current and potential important agricultural land (IAL) (refer **Section 6.1.10**).

[33] https://economy.id.com.au/hawkesbury
[34] Living and Working in Rural Areas Handbook: source: https://www.dpi.nsw.gov.au/agriculture/lup/living-and-working-in-rural-areas/living-and-working-in-rural-areas-handbook
[35] NSW DPI. Source: https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/lucra

4.1.2.2 Important Agricultural Land (IAL)

Important agricultural land is described by NSW DPI as '*land that contains a combination of resources that is highly suitable for agricultural industries*'. The Australian Bureau of Agricultural and Resource Economics and Sciences[36] (ABARES) -Profile identifies the site is located within an area of the Hawkesbury that contains a wide range of land uses (refer **Figure 8**) including:

- *Grazing and native vegetation.*
- *Conservation and natural environments.*
- *Intensive animal production.*
- *Irrigated seasonal horticulture.*



(NTS. Source: Dept. of Agriculture and Water Resources (ABARES))

Figure 8 - Catchment Scale Land Use on National Map

Further discussion is undertaken in **Section 6.1.10** under Land Use Conflict.

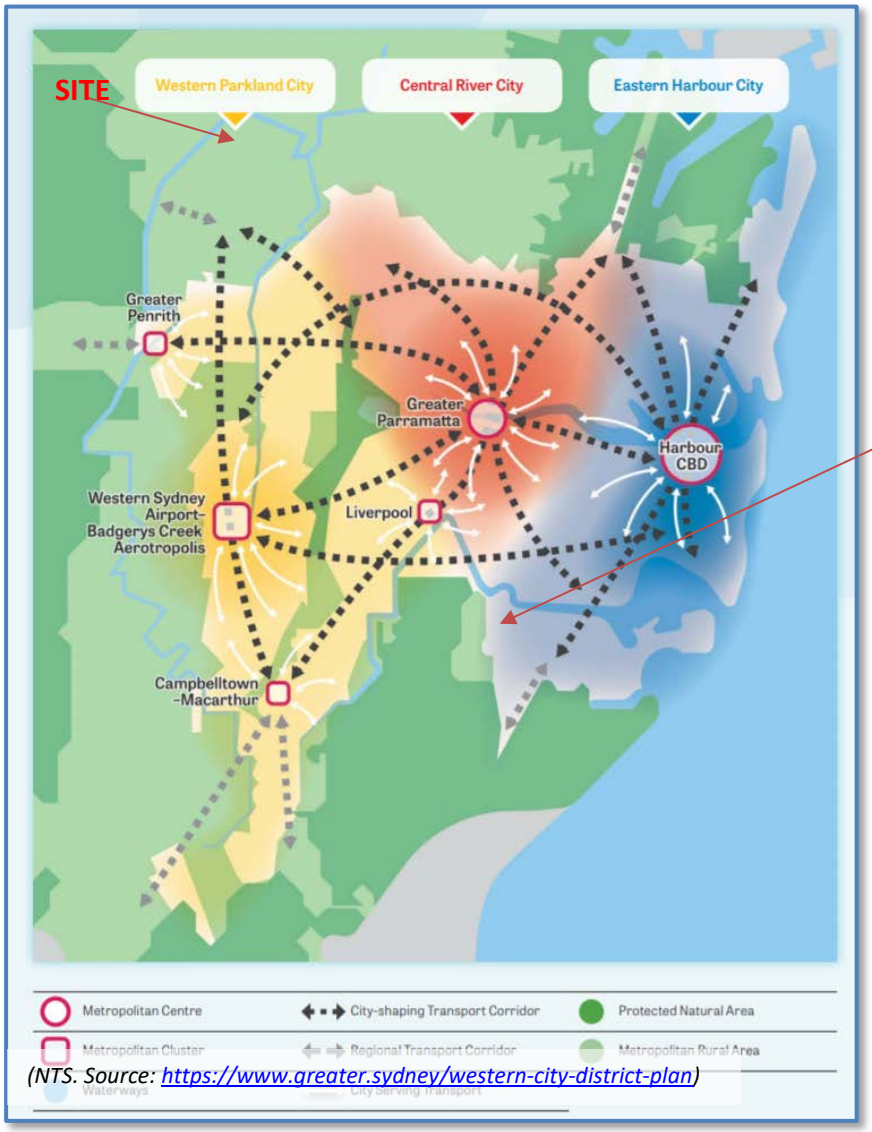
4.1.3 Regional context

The *Environmental Planning and Assessment Act 1979* (Part 3) outlines the requirements for the preparation of strategic plans, including regional, district and local planning documents.

4.1.3.1 Greater Sydney

A Metropolis of Three Cities - The Greater Sydney Region Plan identifies the strategic context for Sydney, identifying 3 key city areas (Eastern Harbour City, Central River City and Western Parkland City). The site is located within the northern part of the Western Parkland City area.

[36] https://nationalmap.gov.au/#share=s-dhbof2bfCRA76P5gnDJbU8riKkC



(NTS. Source: https://www.greater.sydney/western-city-district-plan)

Figure 9 - A Metropolis of Three Cities

4.1.3.2 District plan

The Greater Sydney district planning identifies five Districts that form the metropolitan area. The site is located within the Western City district (Hawkesbury Council), within an area of the structure plan that is identified as a 'metropolitan rural area'.

The ***Western City District Plan*** is *'a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.*[37]

[37] https://www.greater.sydney/western-city-district-plan/about-plan

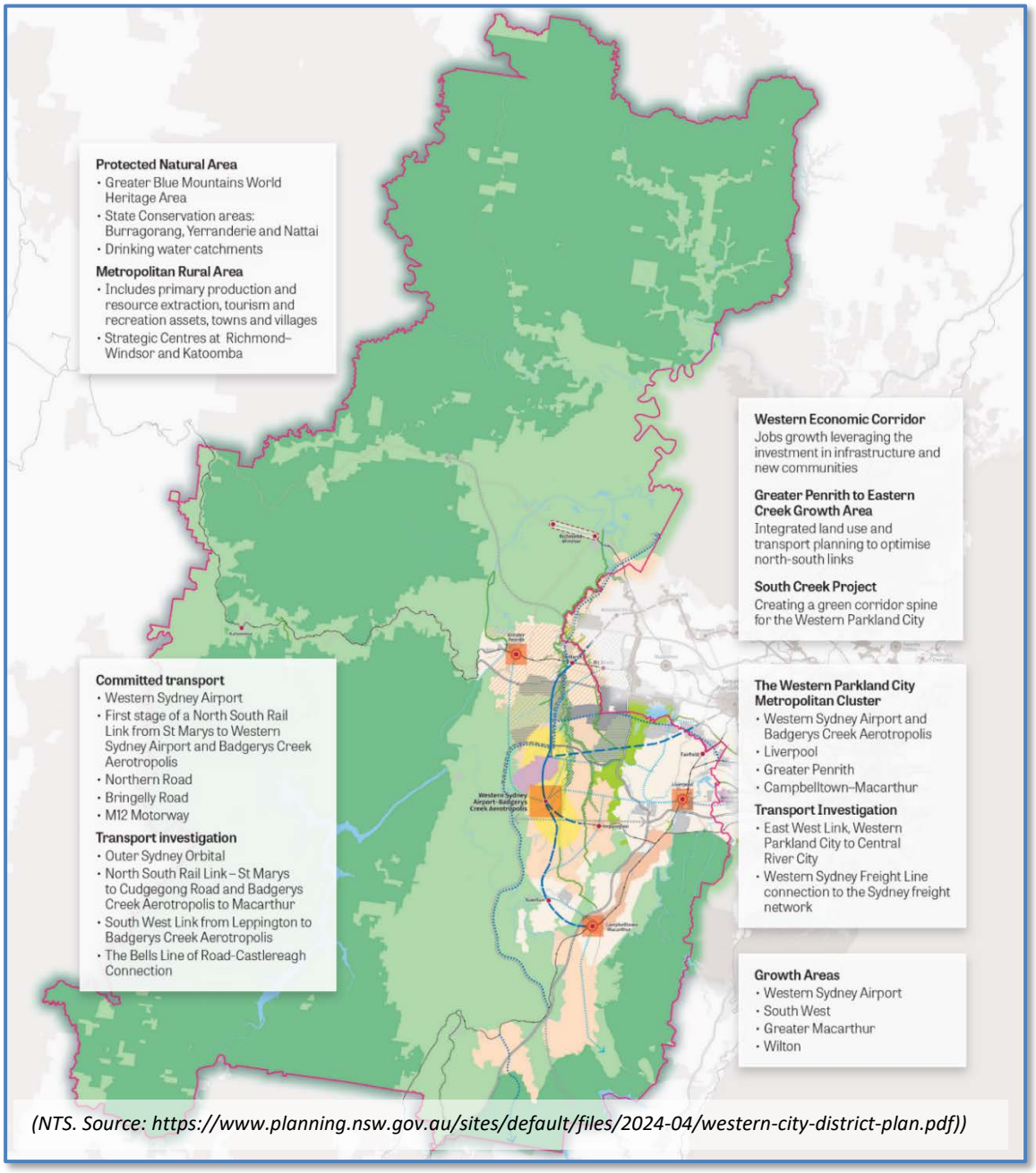


Figure 10 - Western City District Plan

4.1.3.3 Local Strategic Planning (Hawkesbury)

At a local strategic planning level there are two (2) documents, relevant to the proposal, namely:

- Hawkesbury Employment Lands Strategy, and
- Hawkesbury Rural Lands Strategy.

Both strategy plans were prepared in order to respond to the Greater Sydney Region Plan and Western City District Plan, and inform the Local Strategic Planning Statement and subsequent review of the Local Environmental Plan and Development Control Plan.

A. Hawkesbury Employment Lands Strategy

The Hawkesbury Employment Lands Strategy identified the following opportunities in Key Industry Sectors and Economic Anchors:

- Agriculture.
- Freight network.
- Education.
- Defence/RAAF Base Richmond.
- Equine.
- Tourism.

B. Hawkesbury Rural Lands Strategy

The objectives of the Hawkesbury Rural Lands Strategy are:

- To identify the economic, environmental and social opportunities for the preservation, management and enhancement of rural lands within the Hawkesbury Local Government Area for the future.
- To prepare a Strategy that will be the guiding document for the future planning, development and management of rural lands within the Hawkesbury Local Government Area.
- That the strategy should be able to inform robust decision making and outcomes for planning proposals, development applications and a review of broader strategic plans such as the Hawkesbury Local Environmental Plan 2012.
- That the strategy will also provide appropriate land use planning controls reflective of the circumstances of Hawkesbury's rural lands, taking into account the impacts of emerging pressures and opportunities.

The Hawkesbury Rural Lands Strategy includes key recommendations focused on:

- Growth Management
- Rural Lands Preservation
- Economic Development
- Land Use Planning

4.2 Statutory Context

This Section addresses the various planning policies and controls that are relevant to the proposal.

- *Biodiversity Conservation Act 2016.*
- *Environmental Planning & Assessment Act, 1979.*

- Environmental Planning & Assessment Regulation 2021.
- *National Parks and Wildlife Act 1974.*
- *Rural Fires Act 1997.*
- *The Protection of the Environment Operations Act 1997.*
- *Water Management Act 2000.*
- State *Environmental* Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Planning Systems) 2021.
- State Environmental Planning Policy (Primary Production) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Transport and Infrastructure) 2021.
- Hawkesbury Local Environmental Plan (LEP) 2012 (LEP 2012).
- Hawkesbury Development Control Plan (DCP) 2002 (DCP 2002).
- Hawkesbury Development Control Plan (DCP) 2023 (DCP 2023).
- Hawkesbury Section 7.11 and/or 7.12 Contributions Plan (CP).
- Access to Premises Standard AS1428 and Building Code of Australia.

The relevant provisions of each instrument are outlined below.

4.2.1 Environmental Planning and Assessment Act 1979

In accordance with section 4.10 of *the Environmental Planning and Assessment Act 1979* the proposed development which involves *Composting facilities or works* processing more than 5,000 t/pa of organic materials, that is located within 100metres of a natural waterbody, is designated development under clause 16, Schedule 3, Part 2 of the *Environmental Planning and Assessment Regulation 2021*.

In accordance with Schedule 1 State significant development—general, and Schedule 6 Regionally significant development, of the *State Environmental Planning Policy (Planning Systems) 2021,* the proposal is not considered to fall within any of the nominated uses or exceed thresholds to be classified as state significant or regionally significant development.

4.2.2 Environmental Planning and Assessment Regulation 2021

Part 1, section 7 of the *Environmental Planning and Assessment Regulation 2021* ("EP&A Regulation") describes 'what is designated development', namely:

(1) Development described in Schedule 3, Part 2 is declared to be designated development unless it is not designated development under Schedule 3, Part 3.

(2) If Schedule 3 is amended after a development application is made—

(a) Schedule 3, as in force when the development application was made, continues to apply to the development application, and

(b) the development application is not affected by the amendment.

(3) A reference in subsection (2) to Schedule 3 includes a reference to the Environmental Planning and Assessment Regulation 2000, Schedule 3.

A Review of clause 16, Schedule 3 is undertaken in the following **Table 7** and confirms that the proposal is designated development under subclause 16(1) and 16(2)(a) as it is proposed to process more than 5,000 tonnes per year of organic materials on a site that is located within 100 metres of a watercourse.

Table 7 - Designated Development Provisions - Composting Facilities or Works

Part 2- Designated development	Yes/No	Comment
Clause (16) Composting facilities or works		
16(3) - **Composting facility or works** means a facility or works involving the controlled aerobic or anaerobic biological conversion of organics into humus-like products by— (a) methods such as bioconversion, biodigestion or vermiculture, or (b) reducing the size of organics by shredding, chipping, mulching or grinding. organics has the same meaning as in the *Protection of the Environment Operations Act 1997*, Schedule 1.		
(1) Development for the purposes of a composting facility or works is designated development if the facility or works process more than 5,000 tonnes per year of organics.	**Yes.**	The proposal involves increasing the annual processing capacity of composted material more than 5,000t/pa to approximately 48,000t/pa.
(2) Development for the purposes of a composting facility or works is designated development if the facility or works are located—		
(a) in or within 100 metres of—		
(i) a natural waterbody, or	**Yes.**	The site contains and is located within 100metres of a tributary of Currency Creek.
(ii) a wetland, or	No.	
(iii) a coastal dune field, or	No.	
(iv) an environmentally sensitive area of State significance, or	No.	
(b) in an area of high watertable, highly permeable soils, acid sulfate, sodic or saline soils, or	No.	The site and locality are in an area containing low-very low saline soils as identified on the Salinity Potential in Western

Part 2- Designated development	Yes/No	Comment
		Sydney Map. The site contains low acid sulphate soils.
(c) in a drinking water catchment, or ***drinking water catchment*** means— (a) land in a restricted area prescribed by a controlling water authority, including— (i) a declared catchment area, within the meaning of the *Water NSW Act 2014*, and (ii) a catchment district proclaimed under the *Local Government Act 1993*, section 128, or (b) land within 500 metres of a groundwater source used by a local water utility or major utility, within the meaning of the *Water Management Act 2000*, for the purposes of town water supply.	No.	The site is not within a restricted area prescribed by a controlling water authority and is not within the Sydney Drinking Water Catchment [SEPP (Biodiversity and Conservation) 2021; Chapter 6]. It is located on land within 100 metres of a potable groundwater supply bore, however, not one used by a water utility[38].
(d) in a catchment of an estuary where the entrance to the sea is intermittently open, or	No.	The site is not located within a catchment of an estuary.
(e) on a floodplain, or ***floodplain means—*** (a) the floodplain level nominated in a local environmental plan, or (b) if no level has been nominated—the areas inundated as a result of a 1 in 100 flood event.	No.	The site is not located within a flood planning area as nominated in Hawkesbury LEP 2012.
(f) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.	No.	The site is located approximately 2.2 kilometres from the nearest residential zone (Turnbull Avenue Wilberforce to the south-west). There are dwellings located within 250m[39] of the site, however no significant impact is likely to occur.

It is a requirement that in the preparation of an EIS the Department of Planning be consulted regarding the specific form and content of the EIS. These requirements (SEAR's) are set out in **Table 4** (**Section 2.7**) of this Report.

The proposal involves both composting and blending works. The composting component of the proposal which involves the composting of pine fines is considered consistent with the definition of *Composting facilities or works.*

[38] http://www.bom.gov.au/water/groundwater/explorer/map.shtml
[39] Distance as per Schedule 3,Part 1,section 2(3).

In considering the definition of the proposal under the EP&A Reg. 2021, consideration was given to whether the proposal included *Waste management facilities or works.* The proposal involves the importing of raw or processed materials (involving biodegradable organic materials (pine bark and woodchip) derived from forestry residues, green waste, sand and sawdust and other materials) for use in either composting or blending operations, to allow for production of mixed bagged materials used in landscape works.

Under the EP&A Reg. 2021, waste is defined (Schedule 3, Part 1,Section1(2)) as:

*(2) In this Schedule, **waste** includes a matter or thing that—*
(a) is solid, gaseous or liquid or a combination of solid, gaseous or liquid, and
(b) is discarded or is refuse from processes or uses.
Example—
Domestic, medical, industrial, mining, agricultural or commercial processes and uses.
(3) A substance may be waste for the purposes of this Schedule even if it may be—
(a) reprocessed, re-used or recycled, or
(b) sold or intended for sale.

In this regard, the proposal involves the use of waste products and raw and processed products, including blending or composting of materials to create a range of potting mix products. The re-used waste component (pine bark and sawdust) is predominantly used within the composting process (less than 50% of the operation), and therefore while the potting mix process utilises waste products, these are composted and therefore it is considered that the proposal is best characterised as a rural industry that incorporates composting facilities or works.

4.2.3 Protection of the Environment Operations Act 1997

The activity will require an Environment Protection Licence (EPL)[40] as a premises based-scheduled activity[41] under the POEO Act. Consequently, the application will require referral to the NSW Environment Protection Authority (EPA) for assessment and concurrence as 'integrated development' under Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

[40] Section 43(b).
[41] Section 48.

4.2.3.1 Composting

Under Schedule 1 (clause 12) of the POEO Act an activity is declared to be a scheduled activity as the use involves 'composting'[42], and processing of 'general solid waste (non-putrescible)' within in a 'regulated area'. Namely:

> *(i) it has on site at any time more than 200 tonnes of organics received from off site, or*
> ***(ii) it receives from off site more than 5,000 tonnes per year of non-putrescible organics*** *or more than 200 tonnes per year of putrescible organics, or….* (cl12(2)(a)(i)(ii)).

Relevant to the *Protection of the Environment Operations (POEO) Act 1997* are the following definitions: Note: ***Regulated area*** [43]comprises the local government area of Hawkesbury City.

> ***organics*** *means natural organic fibrous materials of waste and non-waste origin, including:*
> *(a) putrescible organics (such as meat, fish, poultry, fruit, vegetable and their cooked or processed products, biosolids and animal materials), and*
> ***(b) non-putrescible organics (such as timber, garden trimmings, agricultural, forestry and crop materials****, and natural fibrous organic and vegetative materials),*
> *but does not include:*
> *(c) human-made organic chemicals (such as solvents, industrial, agricultural, mining, household chemical cleaning agents and personal care products), or*
> *(d) naturally occurring organic chemicals that have been refined and concentrated by human activity (such as oil, petrol, diesel and coal tar).*

4.2.3.2 Waste

The proposal involves the use of waste, primarily 'wood waste' (a type of general solid waste (non-putrescible), that is composted for use in production of potting mix products.

Relevant to the *Protection of the Environment Operations (POEO) Act 1997* are the following definitions:

wood waste[44] means sawdust*, timber offcuts, wooden crates, wooden packaging, wooden pallets, wood shavings* ***and similar materials****, and includes any mixture of those materials, but does not include wood treated with chemicals such as copper chrome arsenate (CCA), high temperature creosote (HTC), pigmented emulsified creosote (PEC) and light organic solvent preservative (LOSP).*

Note: the definition for ***general solid waste (non-putrescible)*** includes *wood waste.*
Waste [45]*includes:*

> *(a) any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or*

[42] Schedule 1, Part 1. cl.12.
[43] Schedule 1, Division2, cl 50.
[44] Ibid.
[45] Dictionary

(b) any discarded, rejected, unwanted, surplus or abandoned substance, or

(c) any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, processing, recovery or purification by a separate operation from that which produced the substance, *or*

(d) any processed, recycled, re-used or recovered substance produced wholly or partly from waste that is applied to land, or used as fuel, but only in the circumstances prescribed by the regulations, or

(e) any substance prescribed by the regulations to be waste.

A substance is not precluded from being waste for the purposes of this Act merely because it is or may be processed, recycled, re-used or recovered.

waste facility *means any premises used for the storage, treatment, processing, sorting or disposal of waste (except as provided by the regulations).*

Virgin excavated natural material[46] *means natural material (such as clay, gravel, sand, soil or rock fines):*

(a) that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities, and

(b) that does not contain any sulfidic ores or soils or any other waste,

and includes excavated natural material that meets such criteria for virgin excavated natural material as may be approved for the time being pursuant to an EPA Gazettal notice.

4.2.4 Water Management Act 2000

There are three (3) dams and an unnamed tributary located within the site, which continues in a north-westerly direction through adjoining land until it connects to Currency Creek to the north.

Any works within forty (40) metres of a watercourse (i.e. "waterfront land" as defined in the *Water Management Act 2000*) triggers referral to the NSW Department of Primary Industries (Water) for assessment and concurrence as 'integrated development' under Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

A Water Quality Assessment Report, Water Cycle Management Report and Stormwater/Drainage Plan has been prepared by Broadcrest Consulting. The reports conclude that the proposal is not likely to have a significant impact upon the watercourse or associated riparian corridor. This matter is discussed in more detail in **Section 6.1.16** and **Separate Reports.**

[46] Schedule 1, Division 2, cl 50.

4.2.5 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires that the terrestrial and aquatic environments are to be accessed as provided for in the Biodiversity Conservation (BC) Act 2016. The BC Act aims to *maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.*

Part 7 of the BC Act requires an assessment to determine if the development or activity is 'likely to significantly affect threatened species or ecological communities, or their habitats'[47] and sets out the threshold criteria that, if exceeded require an assessment under the Biodiversity offsets scheme (BOS). Section 7.2[48] provides that 'development or an activity is likely to significantly affect threatened species if:

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or

(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or

(c) it is carried out in a declared area of outstanding biodiversity value.

The site is identified within the Biodiversity mapping as containing an area of biodiversity value (refer **Figure 11**).

A Biodiversity Assessment Report has been undertaken by South East Environmental[49] . The report concludes (in part) that the subject property has a history of disturbance from clearing, grazing, agriculture and its current use as a managed landscape associated with the function centre. The vegetation within the study area is severely disturbed and as a result the removal of up to 0.03ha of remnant native vegetation does not generate any no ecosystem or species credits. The report noted that no other potential habitat for any threatened fauna species or populations will be directly affected should the development be approved providing recommendations within this report are adopted. This matter is discussed in more detail in **Section 6.1.4** and **Separate Report.**

[47] Section 7.3 – The 'five-part test'.
[48] BC Act 2016.
[49] March 2024 V.1.

Figure 11- Biodiversity Values Map

4.2.6 National Parks and Wildlife Act 1974

A search of the Office of the Environment and Heritage (AHIMS) Web Services (Aboriginal Heritage Information Management System)[50] revealed that no aboriginal place or site has been recorded within 200metres of the site. A copy of the Assessment and AHIMS search is provided in **Appendix 5.**

During construction works if any relics are located an Aboriginal Heritage Impact Permit (AHIP) will need to be made to salvage and excavate or destroy under Section 87 of the *National Parks and Wildlife Act 1974.*

4.2.7 Rural Fires Act 1997

The *Rural Fires Act 1997* applies to the proposal as it involves the development of bushfire prone land.

[50] Search conducted on 11 June 2024 (ID899856).

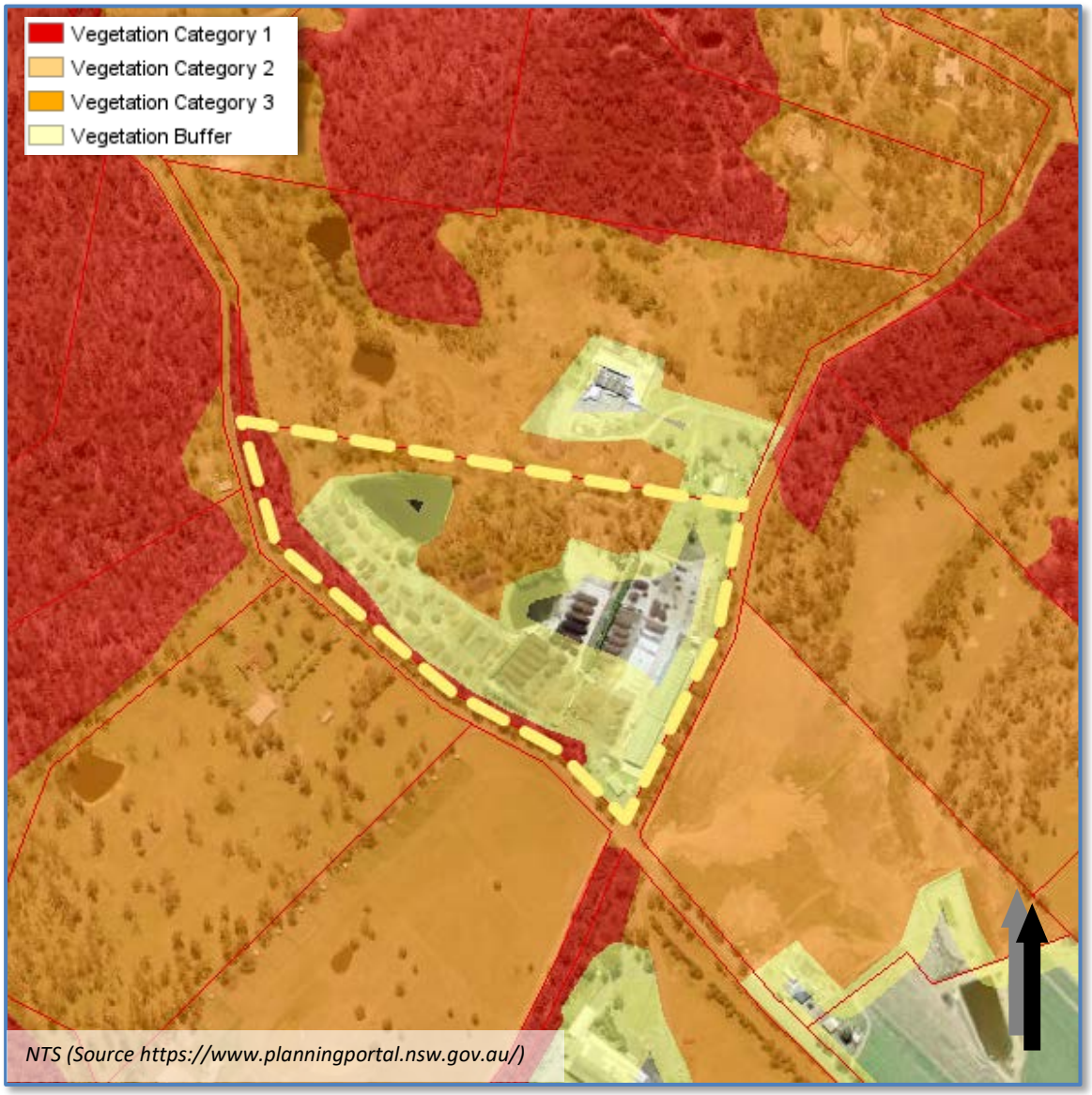


Figure 12 - Bushfire Prone Land Map

The proposal and associated works are within Class 5 – 8 and consequently Planning for Bush Fire Protection (PBP) 2019 (section 8.3.1) notes that '*The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings. As such AS 3959 and the NASH Standard are not considered as a set of Deemed to Satisfy provisions, however compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP'*.

A Bush Fire Hazard Assessment Report (including a Bush Fire Emergency Management and Evacuation Plan) has been prepared and it demonstrates that the proposed development conforms to the specifications and requirements of Planning for Bush Fire Protection (PBP) 2019 as relevant to the proposal (refer **Section 6.1.5** and **Separate Report**).

4.2.8 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The following Chapter of the 2021 Policy is relevant to the proposal.[51]

4.2.8.1 Chapter 6 – Water Catchments (Hawkesbury Nepean River)

Chapter 6 Water Catchments aims to protect the environment of the Hawkesbury-Nepean River by ensuring that the impacts of future land uses are considered in a regional context.

The site is located within the 'Middle Nepean & Hawkesbury River Catchment Area', outside any areas identified as having regional or local scenic significance (refer **Figure 13**).

Of relevance to the proposal is the requirement to assess the development in terms of its impacts upon water quality and quantity, aquatic ecology, flooding, recreation and public access, and total catchment management (section 6.6).

Section 6.8 (Flooding) requires the consent authority to *consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems*, specifically:

> *(2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not—*
>
> *(a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or*
>
> *(b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.*

Section 6.11 (Land within 100m of natural waterbody) requires that for land within 100m of a natural waterbody, the consent authority to consider whether:

> *(a) the land uses proposed for land abutting the natural waterbody are water-dependent uses, and*
>
> *(b) conflicts between land uses are minimised.*

The site is not identified as an environmentally sensitive area or flood prone land. The surface water run-off within the site is captured for reuse as part of the composting and material blending operation. The on-site bore has a standing water level of 51metres and is not expected to be impacted upon by continued site operations.

The application is supported by a Stormwater management Strategy. The submitted documentation supports the position that the development as proposed will minimise any

[51] Chapter 3 Koala habitat protection 2020 and Chapter 4 Koala habitat protection 2021, do not apply as Hawkesbury Council is a local government area marked with an * in Schedule 2.

potential overflow into downstream properties and does not introduce any additional irreversible impacts such as the diversion of surface water or the discharge of treated sewage into creeks or rivers within the catchment. It is considered that the application is consistent with the aims and intent of the Policy.

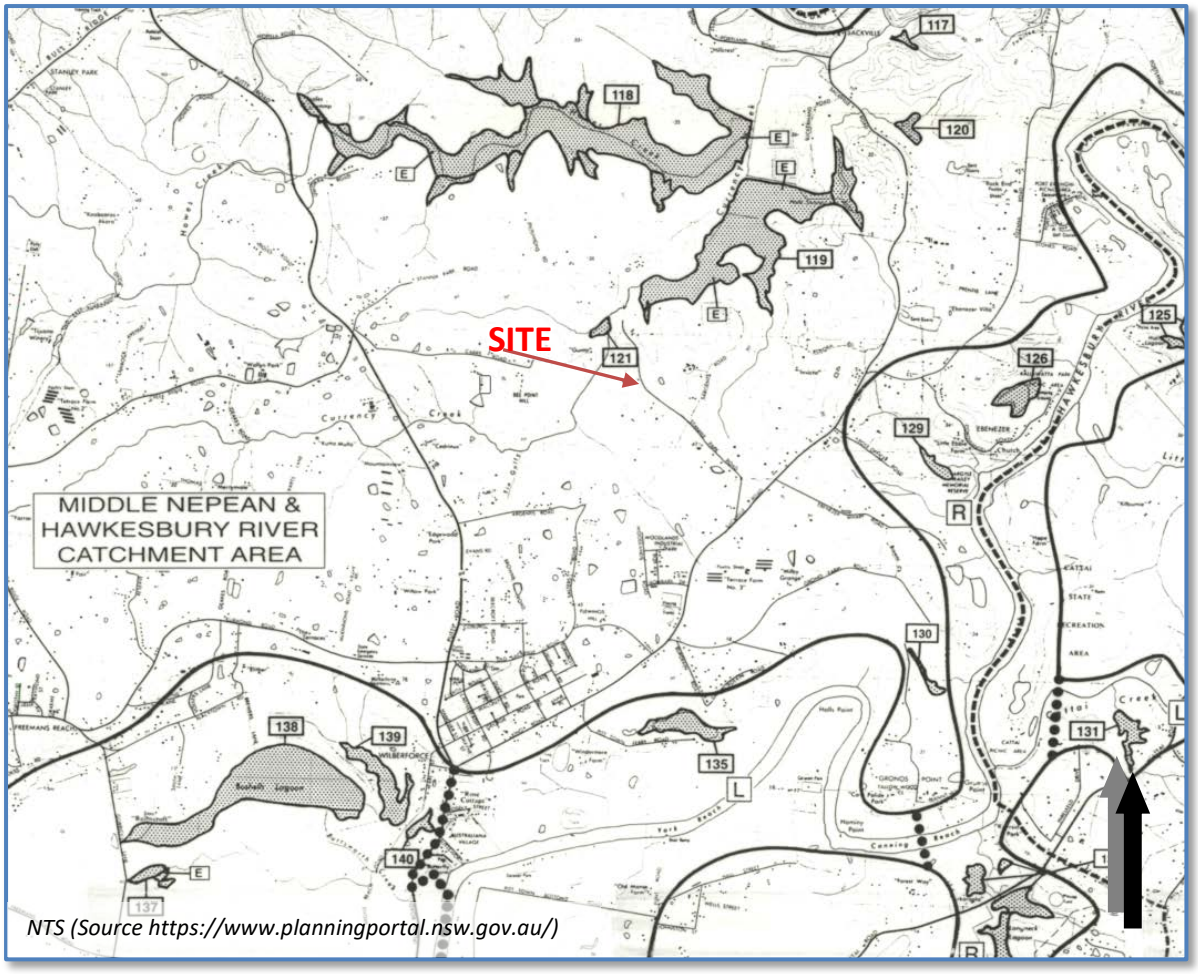


Figure 13 - SREP No.20 (Map No.21)

4.2.9 State Environmental Planning Policy (Planning Systems) 2021

As outlined in **Section 4.2.2**, the proposal involves the use of waste products and raw and processed products, including blending or composting of materials to create a range of potting mix products. The re-used waste component (pine bark and sawdust) is predominantly used within the composting process (less than 50% of the operation), and therefore while the potting mix process utilises waste products, these are composted and therefore it is considered that the proposal is best characterised as a rural industry that incorporates composting facilities or works.

A review of 'Schedule 1 State significant development—general', and 'Schedule 6 Regionally significant development', of the *State Environmental Planning Policy (Planning Systems) 2021.*

Has concluded that the proposal does not fall within any of the nominated uses or exceed thresholds to be classified as state significant or regionally significant development. For example: it does not handle more than 100,000 tonnes per year of waste (sch 1(23)(3); and the estimated development cost does not exceed $30 million (sch 6(2)).

4.2.10 State Environmental Planning Policy (Primary Production) 2021

Chapter 2 Primary production and rural development aims (s2.1) to:

(a) to facilitate the orderly economic use and development of lands for primary production,

(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,

(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,

(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,

(e) to encourage sustainable agriculture, including sustainable aquaculture,

(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,

(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.

The site has been used as a rural industry (composting activities) since 1997 and consequently it is our view that the proposal is consistent with the above aims as it does not sterilise the availability of rural land for primary production.

4.2.11 This State Environmental Planning Policy Resilience and Hazards) 2021

The following Chapters of the 2021 Policy are relevant to the proposal.

4.2.11.1 Chapter 2 – Coastal Management

This Chapter aims to 'promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objectives of the *Coastal Management Act 2016*,……'.

As illustrated in **Figure 14**, the site is not identified as containing any areas of coastal wetlands, proximity area to coastal wetlands, littoral rainforests or proximity areas to littoral rainforests and therefore is located outside the area affected by the Coastal SEPP.

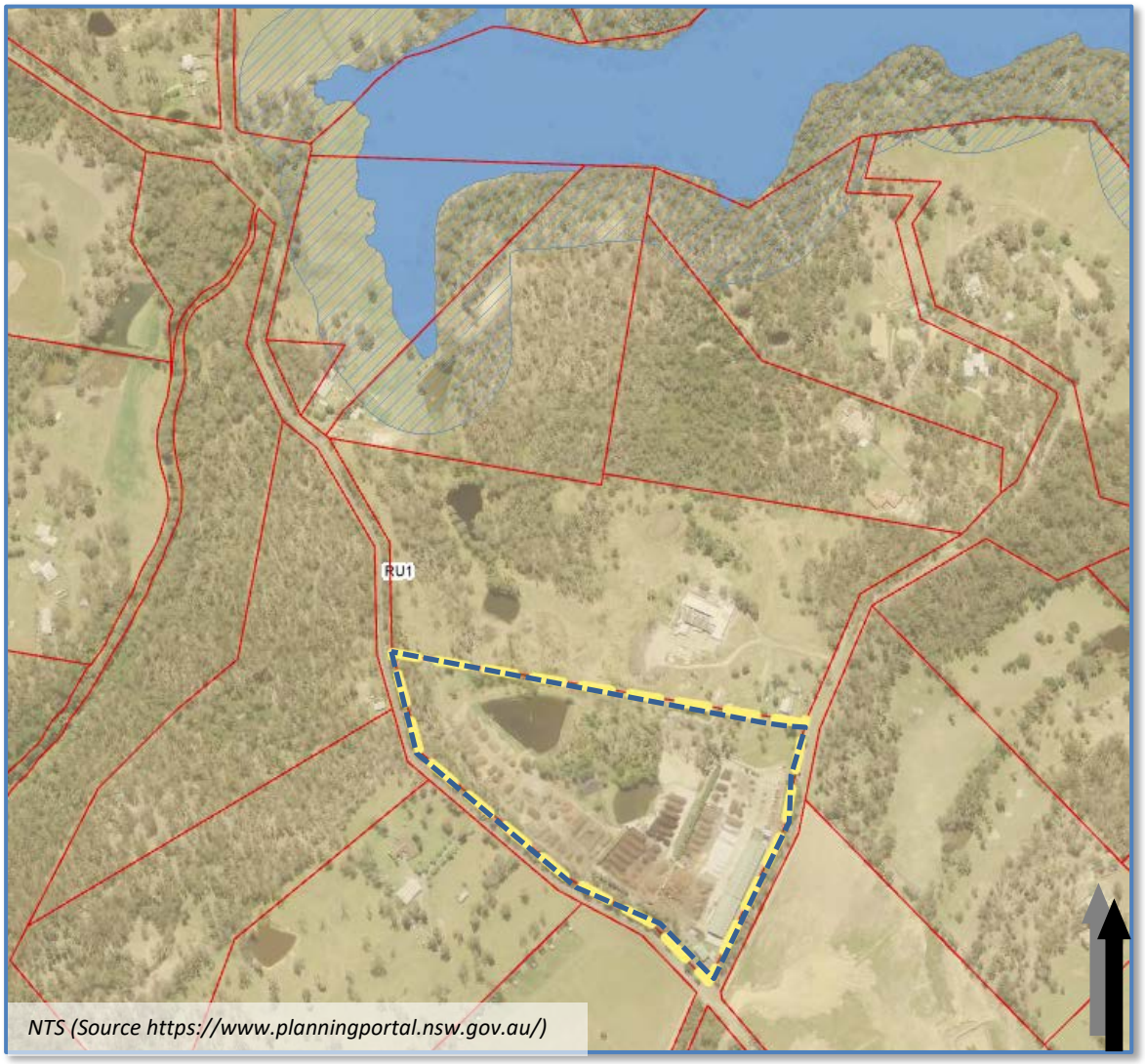


Figure 14 - Coastal SEPP

4.2.11.2 Chapter 3 – Hazardous and offensive development

This Chapter links the permissibility of hazardous and offensive industries to its safety and environmental performance and applies to any development proposal which may contain any activities that would be defined (s3.2) as *'potentially hazardous industry'* or '*potentially offensive industry*'.

The Hazardous and Offensive Development Application Guidelines (Applying SEPP 33) dated January 2011, provide guidance in relation to whether this chapter (the former SEPP 33) applies to a 'rural industry', citing 'the consent authority to interpret its own planning instruments in deciding whether any proposal is affected by SEPP 33'. In this regard the SEAR requirements identify that SEPP 33 is required to be addressed as part of the proposal.

In assessing whether this Chapter applies, reference has been made to NSW Planning *Applying SEPP 33 January 2011.* Information is required to ascertain whether the proposal can be

defined as a *'potentially hazardous industry*' or *'potentially offensive industry*'. This includes providing information such as the quantity and nature of any product or discharges, and the significance of the offence likely to be caused by the development, having regard to the nature of the surrounding land use and the proposed controls.

As discussed previously (**Section 3.7.1**) the materials/products used and/or stored on site can be grouped into the following categories:

- Compostable Materials (Bark and Sawdust);
- Growing Media products (coconut fibre (coir), sand, ash, peat, pebble, spent manures); and
- Fertilisers (controlled release).

The Compostable Materials and growing media products (peat, coir, spent manure and mushroom compost etc) are not considered to be classified as either dangerous goods or hazardous materials as they fall into categories of pre-classified waste.

4.2.11.2.1 Potentially Hazardous Industry

A list products (additives) used in growing media is provided in **Table 8** and the majority are not classified or Regulated as Dangerous or Hazardous under the Australian Dangerous Goods (ADG) code. An assessment of these materials and quantities against the Guidelines (*Applying SEPP 33 January 2011)* indicates that the proposal is not a Potentially Hazardous Industry.

The only dangerous good is the *Yates Nutricote Microfine with TE,* which is classified as **Class 9 PGIII**. This quantity is below the minimum quantities outlined in the Guidelines[52] (5 tonnes), and therefore not considered potentially hazardous. The vehicle movements for delivery of this product is well below that outlined in the transportation screening thresholds (>60/week) and quantity of 10tonne.

In respect of the two (2) self-bunded diesel fuel tanks (total 8,000litres) the SEPP 33 Guidelines provide that '*If combustible liquids of class C1 are present on site and are stored in a separate bund or within a storage area where there are no flammable materials stored they are not considered to be potentially hazardous. If, however, they are stored with other flammable liquids, that is, class 3PGI, II or III, then they are to be treated as class 3PGIII, because under*

[52] Applying SEPP 33 January 2011, page 16-17, Table 1 and Table 2.

these circumstances they may contribute fuel to a fire'[53].

It is further noted that *'C1 combustible liquids are not a dangerous good under UN (United Nations) classification. They are defined as dangerous goods under workplace legislation'*[54].

Table 8 - SEPP No. 33 Materials Identification and Classification

Product/Name	General Use	Hazard Classification (as per MSDS)
Non-Dangerous and Non-Hazardous		
AGBRIT-BA (PR02729-01)	Limestone additive.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Paton All Trace	Fertilizer.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Apex Evergreen	Inorganic Chemical Fertilizer.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Apex 21-0.86-5.8 Low P	Inorganic Chemical Fertilizer.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Apex 18-2.6-9.9 NPK Minis	Inorganic Chemical Fertilizer.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Apex NPK Plus 22-2-6	Fertilizer Blend.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Scott BANROT	Broad Spectrum Fungacide.	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Dolomite Granular Coarse	Agricultural Fertilizer and soil amendment.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
Richgro Ezi Wet – Liquid Wetter Concentrate	Soil Wetting Agent	Not Classified or Regulated as Dangerous or Hazardous under ADG code.
CSR Natural Gypsum		Not Classified or Regulated as Dangerous or Hazardous under ADG code.
Yates Chelated Iron	Trace Element Fertiliser.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
Kieserete Magnesium	Agricultural Fertilizer.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
MAGRILIME	Fertilizer.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.

[53] Ibid., page 16.
[54] Ibid., Appendix 7 - Summary of the ADG Code Classifications.

Product/Name	General Use	Hazard Classification (as per MSDS)
Non-Dangerous and Non-Hazardous		
SIRFLOR granular	Nitrogen Fertiliser (Slow Release).	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
DMP Granulated Urea	Nitrogen Fertiliser.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
IXOSURF PER62		Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
POLYON NPK Grades	Nitrogen Fertiliser (Slow Release).	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
Soluptosse	Potassium Sulphate Fertiliser.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
Seasol Liquid Seaweed Concentrate	Liquid soil revitaliser and plant tonic.	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.
Single Superphosphate	Fertiliser	Not Classified. Not Regulated as Dangerous or Hazardous under ADG code.

Product/Name	General Use	Quantity (Litres/kg)	Hazard Classification (As per MSDS)
Hazardous Substances (the nominated quantities are indicative maximums)			
Ferrous Sulphate Mono	Fertiliser	7,000kg	**Hazardous Substance.** Not Classified or Regulated as Dangerous under ADG code.
NitCal K (Calcium Nitrate)	Fertilizer	2,000kg	**Hazardous Substance**. Not Classified or Regulated as Dangerous under ADG code.
Amgrow Superphosphate	Phosphorus Garden Fertiliser.	400kg	**Hazardous Substance.** Not Classified or Regulated as Dangerous under ADG code.
MADURA GUANO GOLD	Agricultural Fertilizer.	300kg	**Hazardous Substance.** Not Classified or Regulated as Dangerous under ADG code.
Dangerous Goods (the nominated quantity is an indicative maximum)			

Product/Name	General Use	Hazard Classification (as per MSDS)	
Non-Dangerous and Non-Hazardous			
Yates Nutricote Microfine with TE	Nitrogen Fertiliser (Controlled Release).	600kg	**Classified as Miscellaneous Dangerous Goods (Class 9 Packing Group III).**

4.2.11.2.2 Potentially Offensive Industry

This involves consideration of the proposal and whether there are adequate safeguards to ensure emissions from a facility can be controlled to a level at which they are not significant. As part of this application, Noise Assessment and Air Quality reports have assessed and considered potential impacts of the operation.

The noise assessment involved a review of the proposed site operations and noise measurements and analysis. It concludes that the proposed activities and operational hours are unlikely to significantly impact nearby sensitive receivers, with noise levels below the night time project noise trigger level (PNTL). The recommended mitigation measures will ensure that hat the proposed night-time operations are unlikely to impact sleep or exceed noise trigger levels. The Air Quality report identified indicators of some low risk of dust impacts from construction and compliance with established criteria for operational dust and odour concentrations at all sensitive receptors, except for $PM_{2.5}$ due to elevated background levels. The assessment concludes that with recommended mitigation measures, no significant air quality impacts are expected during construction or operation of the expanded facility.

The proposal requires a licence under the *POEO Act 1997* as the volume of composting undertaken exceeds the 5,000t/pa threshold and is subsequently a *Scheduled Activity* under Schedule 1[55].

The sum total of the indicative maximum volume of materials likely to be stored on site equates to 734tonnes which is below the 2,0000tonnes capacity for 'chemicals in any other form' required to be classified under chemical storage[56].

In terms of potentially offensive industries, as the Noise and Air Quality assessments do not indicate any long-term impacts and no substances such as paint or chemicals, or goods classified as dangerous goods[57] are proposed for storage, a Preliminary Hazard Analysis is therefore not

[55] POEO Act 1997, Schedule 1, clause 12(2) – The site is within the 'regulated area'.https://www.epa.nsw.gov.au/your-environment/waste/waste-levy/scheduled-waste
[56] POEO Act 1997, Schedule 1, clause 9(2).
[57] Australian Dangerous Goods Code.

required.

Accordingly, the storage and handling of goods on the site is subject to the provisions of the *Work Health and Safety Act 2011*. Should Council have on-going concerns it would be reasonable to require the storage of materials to be addressed as a condition of development consent.

4.2.11.3 Chapter 4 - Remediation of Land

This chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Section 4.6 of the Policy (in part) requires that a consent authority must not consent to the carrying out of any development on land unless:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

In order to satisfy the provisions of section 4.6 Council must firstly consider whether the land is contaminated. If the land is contaminated the next question is whether the proposed use is suitable despite its current state, or whether remediation works are required to ensure that the site is suitable for the proposed use.

It is our understanding that the land is not the subject of a management order or identified as significantly contaminated land within the meaning of the Contaminated Land Management Act (CLMA), 1997.[58].

The site is within a rural locality that has a history of past agricultural uses. It is not proposed to change the use or introduce any sensitive land-use activity, consequently it is considered that the proposal can incorporate management and mitigation measures to minimise any potential contamination issues.

In our opinion there is sufficient information to address subclause 7(1)(a) – (c) and confirm that

[58] Section 10.7 (Planning) Certificate No. PC1749/24 issued 01/03/2024.

the site will be suitable for the continuation of the current use. It is therefore considered that the application is consistent with the aims and intent of the Policy.

4.2.12 State Environmental Planning Policy (Transport and Infrastructure) 2021

The following Chapter of the 2021 Policy is relevant to the proposal.

4.2.12.1 Chapter 2 - Infrastructure

The current on-site activities are best defined as a 'rural industry' under Hawkesbury LEP 2012. The site is located approximately 1 kilometre to the north of the nearest classified road (a classified regional road – Sackville Road). In our opinion the site is not a land use specifically called up under clause 2.122 Traffic-generating development (Schedule 3 Traffic-generating development to be referred to Transport for NSW), Column 2 - Size or capacity—site with access to a road (generally).

However SEAR requirements identify that the Policy is required to be addressed as part of the proposal. If Council deems that Chapter 2 applies to the proposal under Section2.122(4) the consent authority must take into consideration:

(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and

(ii) the accessibility of the site concerned, including:

(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and

(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) any potential traffic safety, road congestion or parking implications of the development.

In this regard it is our view that the proposal:

- Does not involve the creation of access to any classified road;
- Does not compromise the safety, efficiency or ongoing operation of nearby classified roads; and
- Is not a land use that is sensitive to traffic noise or vehicle emissions.

A Traffic Report has been prepared by Positive Traffic[59] and it is our view that the proposal is consistent with the aims and intent of the Policy and does not have the potential to negatively

[59] June 2024.

impact on the existing transport corridor. This matter is discussed in more detail in **Section 6.1.14** and **Separate Report**.

4.2.13 Hawkesbury Local Environmental Plan 2012

Hawkesbury Local Environmental Plan 2012 (LEP 2012) applies to the land. The aims of the Plan are as follows:

(1) This Plan aims to make local environmental planning provisions for land in Hawkesbury in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
(2) The particular aims of this Plan are as follows—
(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
(a) to provide the mechanism for the management, orderly and economic development and conservation of land in Hawkesbury,
(b) to provide appropriate land in area, location and quality for living, working and recreational activities and agricultural production,
(c) to protect attractive landscapes and preserve places of natural beauty, including wetlands and waterways,
(d) to protect and enhance the natural environment in Hawkesbury and to encourage ecologically sustainable development,
(e) to conserve and enhance buildings, structures and sites of recognised significance that are part of the heritage of Hawkesbury for future generations,
(f) to provide opportunities for the provision of secure, appropriate and affordable housing in a variety of types and tenures for all income groups in Hawkesbury,
(g) to encourage tourism-related development that will not have significant adverse environmental effects or conflict with other land uses in the locality.

The land is presently zoned RU1 Primary Production under Hawkesbury Local Environmental Plan 2012 (refer **Figure 15**).

The on-site activities are best defined as a '*rural industry*' under the provisions of Hawkesbury Local Environmental Plan 2012.

rural industry *means the* ***handling, treating, production, processing, storage or packing*** *of animal or* ***plant agricultural products for commercial purposes****, and includes any of the following:*
(a) agricultural produce industries,
(b) livestock processing industries,
(c) ***composting facilities and work****s (including the production of mushroom substrate),*
(d) sawmill or log processing works,
(e) stock and sale yards,
(f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.
Note. *Rural industries are not a type of* ***industry****—see the definition of that term in this Dictionary.*

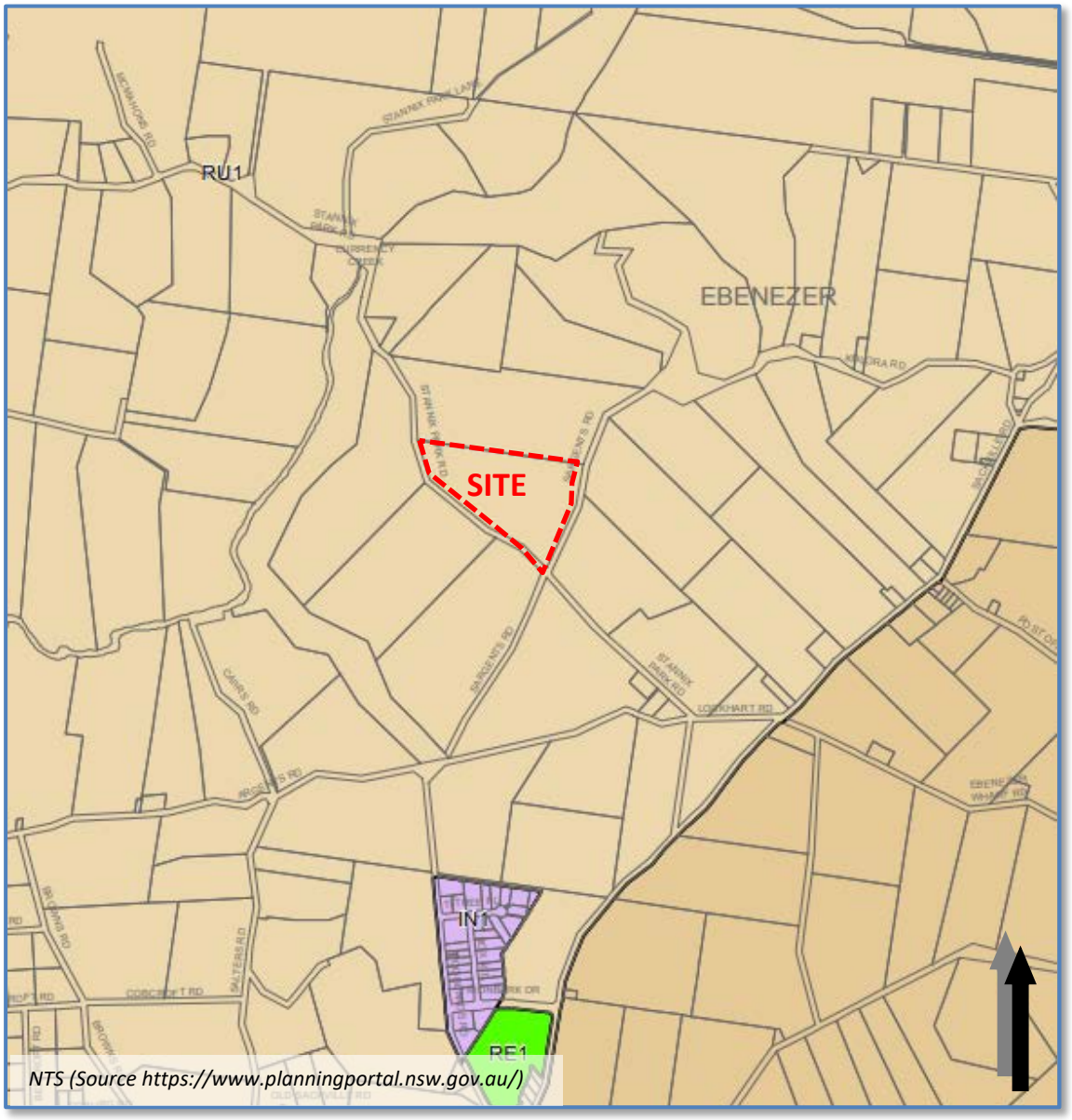


Figure 15 - Zoning Hawkesbury Local Environmental Plan 2012

A '***rural industry***' is a use permitted with consent in the RU1 Primary Production zone under Hawkesbury LEP 2012.

Subclause 2.3(2) of the LEP 2012 provides that Council must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the RU1 Primary Production zone are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage agricultural activities that do not rely on highly fertile land.*

- *To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.*
- *To promote the conservation and enhancement of local native vegetation including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.*
- *To ensure that development retains or enhances existing landscape values including a distinctive agricultural component.*
- *To ensure that development does not detract from the existing rural character or create unreasonable demands for the provision or extension of public amenities and services.*

The use and site operations are considered consistent with one or more of the aims and relevant objectives and are not contrary to achieving the objectives of the zone for the following reasons:

✓ It represents development that is compatible with the rural land use of the locality,

✓ Provides for a land use that does not detract from the existing rural character.

✓ It operates in a manner that does not have any significant adverse effect on water catchments, including surface and groundwater quality and flows.

✓ It does not impact the habitat of threatened species, populations and ecological communities.

The following **Table 9** provides an assessment of the proposal against the relevant Part 4 – Principle Development Standards; Part 5 Miscellaneous provisions; and Part 6 Additional Local Provisions of Hawkesbury LEP 2012. Following our assessment, it is considered to be consistent with these special provisions.

Table 9 - Hawkesbury LEP 2012 Provisions

Provision	Comment
PART 4 Principal Development standards	
4.1 - 4.1H Subdivision (various)	Not Applicable.
4.2 Rural subdivision	Not Applicable.
4.2A – 4.2B Restrictions on Subdivision	Not Applicable.
4.3- Height of buildings **Required**: 'K' 10 metres.	Not applicable. (No new buildings proposed).
4.4 Floor space ratio	Not Applicable.
4.5 – 4.6 FSR & Development Standards	Not Applicable.
PART 5 Miscellaneous provisions	
5.1 – 5.25	Not Applicable.

Provision	Comment
PART 6 Additional local provisions	
6.1 Acid sulfate soils	Satisfactory. The site is identified as containing Class 5 soils however no excavation works are proposed.
6.2 Earthworks	Satisfactory. Minor works associated with installation of acoustic barrier.
6.3 Flood planning	Not Applicable.
6.4 Terrestrial biodiversity	Satisfactory. The site contains LEP biodiversity mapped land comprising both *Significant Vegetation* and *Connectivity Between Significant Vegetation*. It is also mapped in the Biodiversity Values (BV) Map. An assessment of the biodiversity qualities of the site and impacts of the proposal have been undertaken and the conclusion is that the existing and proposed operations will not significantly impact upon the ecological value and significance of the fauna and flora, or the importance of the vegetation on the land to the habitat and survival of native fauna. This is discussed in detail in **Sections 4.2.5** and **6.1.4.**
6.5 Wetlands	Not Applicable. The site is not identified on the Wetlands Map.
6.6 Development in areas subject to aircraft noise	Not Applicable. The site is not located near the RAAF Base Richmond and is not located within an ANEF contour on the Noise Exposure Forecast Contour Map for the RAAF Base Richmond.
6.7 Essential services	Satisfactory. The site has an appropriate supply of water, electricity, and arrangements for the disposal and management of sewage, stormwater.
6.8 Arrangements for designated State public infrastructure	Not Applicable. The site is not identified within the Pitt Town Subdivision area map.
6.9 Additional requirements for subdividing in Pitt Town Heritage Area	Not Applicable. The site is not identified within the Pitt Town Heritage area map.
6.10 - 6.12	Not Applicable.

4.2.14 Hawkesbury Development Control Plans 2002 and 2023

Except where covered by the Hawkesbury Development Control Plan (DCP) 2023, Hawkesbury Development Control Plan 2002 contains guidelines for the development of the City. The DCP 2023 revokes the following Chapters of Hawkesbury DCP 2002:

Part C

- Car Parking and Access.
- Effluent Disposal.
- Heritage Conservation.

The proposal is not specifically covered within the nominated 'Part D - Specific Development'; or 'Part E – Specific Area' sections and consequently the 'General Guidelines' Section has been reviewed as follows.

Table 10 - Hawkesbury DCP 2002 Provisions

Provision	Comment
PART C – General Guidelines	
1. Landscaping *The objectives for this chapter are to:* • *encourage the enhancement of the natural, cultural and built environment;* • *outline the landscaping requirements relating to all forms of development;* • *encourage the recognition of climatic influences and the incorporation of landscaping design features to enhance or modify the climatic factors relating to the site;* • *encourage the design of low maintenance landscaping;* • *integrate development into the landscape to minimise the impact on the natural environment; and* • *provide for landscaping which allows freedom of access and mobility.*	Satisfactory. The site is screened by existing remnant vegetation on both street frontages. This vegetation is proposed to be retained.
***2.* Car parking and access**	Refer DCP 2023.
3. Signs	Not Applicable. No signage proposed.
4. Soil erosion and sediment control *Principles of erosion and sediment control are to:* • *investigate site features;* • *prepare a SESCP;*	Satisfactory. Recommendations for erosion and sedimentation controls have been incorporated into the Operations Management plan.

Provision	Comment
• *save topsoil for reuse;* • *control run-off onto, through and from the site;* • *use erosion control measures to prevent on-site damage;* • *use sediment control measures to prevent off-site damage;* • *rehabilitate disturbed areas quickly; and* • *maintain erosion and sediment control measures.*	
5. Bushfire prone land *Council at its Ordinary meeting of 12 March 2002 resolved that development within bushfire prone land is to comply with the relevant provisions of the following:* • *Building Code of Australia;* • *Australian Standard AS 3959 - Construction of Buildings in Bushfire Prone Areas;* • *Planning for Bushfire Protection produced by the Rural Fire Service and Planning NSW;* • *The Hawkesbury Bushfire Risk Management Plan, July 2000.* • *Development must comply with the amendments to the Environmental Planning and Assessment Act and Rural Fire Act (as amended).*	Satisfactory. The site is identified as bushfire prone land and a Bush Fire Hazard Assessment Report has been prepared.
6. Energy Efficiency	Not Applicable. No residential development proposed.
7. Effluent Disposal	Refer DCP 2023.
8. Waste management	Satisfactory. A Waste Management Plan has been prepared as part of the Operations Management Plan.
9. Tree Preservation	Satisfactory. No trees to be removed.
10. Heritage Conservation	Refer DCP 2023.

The following **Table 11** provides comment regarding Car Parking and Access, Effluent Disposal, and Heritage Conservation under DCP 2023.

Table 11 - Hawkesbury DCP 2023 Provisions

Provision	Comment
Chapter 3 - Heritage	
	Not Applicable. Site does not contain any listed Heritage Items.
Chapter 4 – Effluent Disposal	
	Not Applicable. No additional development proposed to trigger the need for any upgrade of the existing onsite sewage management system.
Chapter 5 **4.1 -Off Street parking rates**	
P1.1 provide off street provide off street car, bicycle and motorcycle parking requirements to meet the needs of the development **D1 .1 .1** parking is to be provided in accordance with table 01. **D1.2.1** all loading and unloading areas are to be provided on-site service vehicle parking is to be provided in accordance with table 01. **Rural Industry** – (Table 01) Parking is assessed on merit.	Satisfactory Off street car parking for 28 cars is provided within the site and it has been assessed as sufficient for the proposed use. All loading and unloading is provided within the site. A Traffic and Parking Report has been prepared and is included in the documentation. Refer **Section 6.1.14** and **Separate Report**.

4.2.15 Hawkesbury Section 7.11 and Section 7.12 Plans

Section 7.11 of the *Environmental Planning and Assessment Act 1979* enables Councils to levy contributions from developers for the provision of public amenities and services which are required as a consequence of development. Hawkesbury City Council has a range of fees and charges that are applicable for certain types of 'heavy haulage development', including rural industries, namely:

Heavy haulage development *means any of the following developments that are defined in the Hawkesbury Local Environmental Plan 2012:*
(a) forestry,
(b) landscape and garden supplies,
(c) industry,
(d) mining,
(e) rural industry,

(f) timber and building supplies,
and any other development that involves the movement of laden heavy vehicles.

Classified roads however are excluded from contributions. Council will need to assess the application to determine the amount (if any) contribution is applicable to the subject development, having regard to the increased truck movements. Any use of Sackville Road, Wilberforce Road and Windsor Roads is in our opinion, exempt as these roads are identified as Classified Regional or Classified State roads[60].

4.2.16 Access to Premises Standard AS1428 and Building Code of Australia.

The Premises Standards apply to all new buildings of the specified classes. Where new work is undertaken on an existing building, such as an extension or renovation, the new or modified part of the building is required to comply with the Premises Standards. The Standards apply to the area of the new work, subject to building approval, and not to the whole building. In this instance, there are no building works proposed and therefore the Access to Premises Standard does not apply.

The Building Code of Australia (BCA) applies to the proposed development in respect to fire safety. There are no internal building works proposed however should any upgrade works be identified under the BCA it is our opinion these matters can be addressed by conditions of development consent as prescribed by section 69 of the *Environmental Planning and Assessment Regulation, 2021*.

4.3 Section 4.15 Evaluation

This section provides an assessment of the proposal against the relevant matters for consideration pursuant to Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*.

4.3.1 The Provisions of any Environmental Planning Instrument

Section 4.15(1)(a)(i) – The provisions of any Environmental Planning Instrument

The proposal is permissible with the consent of Council and complies with the relevant provisions of Schedule 3 of the *Environmental Planning and Assessment Regulation*, State Environmental Planning Policies (SEPP) and Hawkesbury LEP 2012 as outlined in **Section 4.2** of this Report. It is considered that the application is supported by sufficient documentation to

[60] RMS NSW – RTA classified roads map for Greater Sydney area.

enable Council to undertake a proper assessment and conclude that the proposed rural industry is satisfactory.

4.3.2 The Provisions of any Draft Environmental Planning Instrument

Section 4.15 (1)(a)(ii) – The provisions of any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved)

There are no applicable draft plans.

4.3.3 The Provisions of any Development Control Plan

Section 4.15 (1)(a)(iii) – The provisions of any development control plan

Section 4.2.14 provides comments regarding the application of the provisions of the Hawkesbury DCP (2002 and 2023). Overall, it is considered that the proposal satisfies the objectives and relevant standards of the DCP's. It is therefore satisfactory and can be supported.

4.3.4 Planning Agreement or Draft Planning Agreement

Section 4.15 (1)(a)(iiia) – any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

There is no planning agreement applicable.

4.3.5 Matters Prescribed by the Regulations

Section 4.15 (1)(a)(iv) – Any matters prescribed by the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

There are no building structures to be demolished or site works proposed,. If applicable, however and pursuant to section 61 of the *Environmental Planning and Assessment Regulation 2021*, any demolition work must be carried out in accordance with the provisions of AS2601-2001 - The Demolition of Structures and submitted Waste Management Plan. It is considered that the application is satisfactory in this regard.

4.3.6 The Likely Impacts of the Development

Section 4.15 (1)(b) – The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

4.3.6.1 Natural Environmental Impact

The site has been operating as a rural industry since 1997 and the development footprint is clearly defined. The ecological assessment undertaken has identified the remnant vegetation as associated with an endangered ecological community (SSTF). However, the removal of native vegetation in this location is not expected to have any adverse effects on any critical habitat for any species due to the small area and poor quality of the remnant native vegetation. Based upon the overall findings of the relevant specialist reports undertaken there is sufficient evidence to suggest that there will be no long term adverse natural environmental impacts in respect of:

Water – the site utilises water sourced from on-site dams (approximately 30megalitres) with additional water trucked in as required. There is also a licenced bore which can also be used. The modelling undertaken supports the view that the dams will not overflow in a 1-in-100year flood event. The relevant specialist reports demonstrate that the rural industry can continue to operate without significant environmental impacts upon downstream catchments.

Soils – the site has been developed and comprises both sealed and unsealed areas. Considering the proposed water management and strategy, it is considered that the operation of the rural industry can be undertaken without significant environmental impacts on the site or adjoining (downstream) properties.

Air Quality - the air quality report submitted does not find any long-term adverse impacts as a consequence of on-site operations. Odour is not considered to be an issue and given the distances to neighbouring properties there is little likelihood of pollution through the emission of dust or other airborne pollutants.

Flora and Fauna – there is evidence of remnant endangered ecological community (SSTF) within the site. The relevant specialist reports conclude that there are no on-site effects on the biodiversity or impact upon critical habitats, threatened species, populations, ecological communities or their habitats.

Access and Traffic – the proposal does not involve construction of any new access points that impact on the road network. The existing access has good sight distances and the traffic impacts on the local and surrounding road networks have been assessed. It is considered the proposal will not result in any adverse traffic impacts.

4.3.6.2 Built Environmental Impact

There are no building works proposed. The development has been operating since 1997 and is seen as appropriate for the locality and should not result in any long-term adverse impacts in respect of:

Overshadowing – no properties affected.

Visual – the site is considered to have no visual impact on the locality as the proposal relates to the continuation of an existing operation which is generally screened from surrounding properties.

Acoustic privacy - the Noise report indicates the proposed facility will not result in any long term adverse noise impacts upon surrounding residents or property owners.

Heritage – the site contains no known European or Aboriginal heritage items.

Waste - there is little likelihood of pollution through waste generation, storage and disposal of wastes.

Energy Efficiency –The rural industry will adopt where appropriate energy saving practices as part of its operations.

4.3.6.3 Social and Economic Impact

Grange Growing Solutions commenced in 1986 and has been at the present site since 2000. With over thirty (30) years operational experience and having an established presence in the Hawkesbury and western Sydney region the company is a major local employer and manufacturer of growing media products. It therefore contributes significantly to the social and economic well-being of the Hawkesbury through employment opportunities and associated trades and services which rely on the business operations. In our opinion the proposal has positive social and economic impacts and the assessment undertaken in preparing this application has not identified any obvious adverse direct or indirect social impacts upon the community to the extent that the proposal ought not to proceed.

4.3.7 The Suitability of the Site

Section 4.15 (1)(c) – The suitability of the site for the development

It is considered that the assessment provides a balanced response, concluding that the proposal can be operated in a manner that will not result in any significant impacts on natural, social or economic environments.

4.3.8 Submissions Received

Section 4.15 (1)(d) – Any submissions made in accordance with this Act or the regulations

The proposal will be subject to notification by Council in accordance with the statutory requirements and any submissions received will be duly considered by Council prior to determination of the proposal.

4.3.9 The Public Interest

Section 4.15 (1)(e) – The public interest

Preliminary consultation was undertaken prior to the preparation of this report and no submissions were received.

The report has attempted to identify all relevant issues of concern and these have been discussed throughout this report and the accompanying documentation. The findings of these specialist reports do not identify any obvious area of concern that would be construed as being '*not in the public interest*'.

5 Consultation and Engagement

This Section details the discussions that have been undertaken prior to and following the lodgement of the development application. A summary of the responses raised are provided in **Table 13.**

5.1 Surrounding Residents and/or Property Owners

Notification of the proposal was distributed via certified mail to fifteen (15) surrounding residents/land owners (total 30 letters[61]) f n correspondence dated 24 March 2023 for a period of 3 weeks (until 17 April 2023). No submissions or phone calls were received. In addition to the residents, consultation was undertaken with relevant government agencies. A site and locality plan were provided along with proposed operating hours and anticipated annual production. A copy of the proforma correspondence (and attachment) and notification list is provided in **Appendix 2**.

5.2 Hawkesbury Council Pre lodgement Meeting

Following a meeting on 23 May 2023 and initial review of the proposal (including the SEAR's) by Hawkesbury City Council, it issued correspondence dated 7 July 2023 in which a number of matters were requested to be addressed. A copy of Council's correspondence is provided in **Appendix 4**.

5.3 Consultation with Government Agencies

The following Agencies were consulted by NSW Planning and Environment in the preparation of the SEAR's and those who responded are attached to the SEAR's.

- Environment Protection Authority;
- Department of Planning and Environment (Biodiversity and Conservation);
- Department of Primary Industries (Water);
- Department of Primary Industries (Agriculture);
- Heritage NSW;
- NSW Rural Fire Service, and
- Transport for New South Wales.

Reponses from the EPA, DPI (Agriculture), Heritage NSW, Transport for New South Wales are

[61]Notification letters were sent to both the resident and landowner (if the latter was not a resident owner based upon advice received from Hawkesbury City Council).

contained within the SEAR's. The Department of Planning and Environment (Biodiversity and Conservation) had no comments on the proposal.

As requested in the SEARs we consulted with Deerubbin LALC, Natural Resources Access Regulator and, as they had not responded when the SEAR's were issued. NSW Rural Fire Service and DPI (water). Correspondence was sent on 23 March 2023 with a request for comments by 17 April 2023. No responses were received. A copy of the proforma correspondence (and attachment) is provided in **Appendix 3**.

5.4 Engagement Summary

The following **Table 12** provides a summary of the consultation undertaken and the issues/matters arising from that process. The matters identified have been considered and addressed in the report and accompanying documentation.

Table 12 - Summary of Issues Raised During Pre-Consultation

Stakeholder/Matters Raised
Hawkesbury City Council (Summary)
Plans and Documentation • A site plan shall be provided that clearly outlines the location of external processing areas, storage areas, parking areas. Any new work is to be clearly detailed. • Development Application No. DA0505/18 was previously submitted to Council for a hardstand storge area and retaining walls. The hardstand storage area and retaining walls should be included as part of the application should operations be proposed within this area. • Consideration should be given the staging of the development so that any impacts associated with increased productions can be appropriately managed. **Noise** • A Noise and Vibration Report must be provided as detailed in the Key Issues Section of the SEARs. Any equipment used externally from the shed shall be nominated and the Acoustic Report must clearly detail any mitigation measures required to minimise noise impacts. • The supplied documentation indicates that approval is sought for automated package lines to operate within the shed until 12:00am Monday to Saturday. Council has investigated noise complaints in this area before so extended hours are only able to be considered where the Noise and Vibration Report demonstrates that the noise will not impact sensitive receivers and appropriate mitigation measures are implemented **Traffic** • The supplied documentation indicates that no access is to be provided from Sargents Road. • It is noted that Sargents Road would require significant upgrading works to allow heavy vehicle access. **Contamination**

Stakeholder/Matters Raised
• Any Development Application for subdivision must address contamination and the suitability of the land having regard to the provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP). • At a minimum, a Preliminary Stage 1 Contamination Report should be provided in support of any application for the expansion of the facility. The Preliminary Stage 1 Contamination Report should advise on the suitability of the land and, noting the expansion and continued use of the land, clarify if any further investigations (Detailed Site Investigation Report) are required. • Should contamination be present the submission of a Remedial Action Plan (RAP) will be required. • The biodiversity assessment provisions contained within the Biodiversity Conservation Act 2016 came into force for the Hawkesbury on 25 November 2019. • At the time of the preparation of these notes, sections of the land are shown to contain identified vegetation under the Biodiversity Values Map: https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap • Applications for development consent above a risk-based threshold will be subject to the Biodiversity Offsets Scheme (BOS). The BOS will apply to local developments that are likely to significantly affect threatened species. These are defined in the Biodiversity Conservation Act 2016 as a development that: • impacts on an area of 'Outstanding Biodiversity Value'; • exceeds the BOS threshold; • is likely to significantly affect threatened species, ecological communities or their habitats according to the test of significance in Section 7.3 of the Biodiversity Conservation Act 2016. • Any application must indicate if a Biodiversity Development Assessment Report (BDAR) is required under the Biodiversity Conservation Act 2016. An application that meets any of the criteria must engage an accredited assessor to prepare a BDAR in support of the development. • A Landscaping Plan should be prepared for the site. This plan should indicate vegetation to be retained onsite and any landscaping proposed to mitigate visual impacts. • Trees and structures proposed for removal shall be specified on the plans. **Integrated Development** • A watercourse is shown to burden the property on the Hydro Line Spatial Data map maintained by the Department of Industry: https://www.industry.nsw.gov.au/water/licensing-trade/hydroline-spatial-data • Works within 40m of an identified water body or watercourse requires referral to Department of Planning and Environment – Water as integrated development under the Water Management Act 2000.
State Agencies
Department of Primary Industries (Agriculture) NSW DPI Agriculture recommends in addition to the standard SEARs that a Land Use Conflict Risk Assessment (LUCRA) (https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/lucra) should be undertaken, and that a biosecurity risk management plan detailing how the introduction,

Stakeholder/Matters Raised
presence, spread or increase of the following will be managed: • a pest or disease of plants and/or animals. • a pest animal. • a weed. • or animals and animal products becoming chemically affected.
Heritage NSW **Non-Aboriginal Heritage and Archaeology** a) A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the adjacent heritage item and is to identify the following: • All heritage items (state and local) within the vicinity of the site including built heritage, landscapes, archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance. • The impacts of the proposal on heritage item(s) including visual impacts, any modified services and any impacts arising from vibrations, heavy vehicle movement, excavations, water collection, and the extraction, movement, blending, composting, mixing and stockpiling of materials as part of the manufacturing process. • The attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the surrounding heritage items. • Justification for any changes to the landscape elements of the nearby heritage items including any options analysis. b) If the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme
Transport for New South Wales 1. A detailed traffic and accessibility impact assessment should be prepared and include, but not limit to: • Details of all traffic types and volumes likely to be generated by the proposed development during construction and operation, including predicted haulage routes, including over size over mass vehicles, and consider any impacts to the state road network (i.e. where the haulage route meets the state road); • Daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle types; • Details of the origin/destination of dangerous goods movements to/from the site (if any);

Stakeholder/Matters Raised
• Detailed site layout plan to demonstrate that the site will be able to accommodate the most productive vehicle types as well as the worst performing vehicles (sufficient loading/ unloading) and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan; • Details of the driver facilities provided on site; • Swept path diagrams to demonstrate the largest vehicles as well as the worst performing vehicles entering, exiting and manoeuvring throughout the site; • Traffic management plan on how to manage number of vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing that can be accommodated on the site to avoid queuing in the surrounding road network. This to demonstrate how internal and external traffic can be managed in conjunction with existing traffic on site; • Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site; • Detailed plans of any proposed road upgrades, infrastructure works or new roads required for the development and an assessment of potential impact on load road pavement lifespan; and • • The traffic impact assessment must include the cumulative study area traffic impacts associated with the redevelopment and any other known proposed developments in the area.
Environment Protection Authority • Details on the types and maximum volumes of feedstock and waste streams to be • stockpiled on site. • Identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors; and • Detail the proposed leachate and storm water collection, storage and disposal systems including demonstration that surface and ground waters will be protected through adequate design, construction and management

6 Environmental Impact Assessment

6.1 Key issues

This Section provides an assessment of the key issues identified in the SEAR's, during Pre DA consultation, or arising from the preparation of specialist reports to assess impacts and design project specific mitigation measures. A copy of the supporting specialist reports are attached as appendices to the EIS Report.

6.1.1 Ecologically Sustainable Development

Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes. The composting of biodegradable organic materials (pine bark and woodchip) is seen as a basic requirement of ecologically sustainable development and the resultant production of bulk and bagged growing media products assists in the conservation of resources and represents a waste reduction strategy (material re-use). This section addresses each of the principles of Ecologically sustainable development[62]:

The precautionary principle — *namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii) an assessment of the risk-weighted consequences of various options.

COMMENT: The existing and proposed expansion of the facility has been reviewed having regard to the potential impacts upon the existing environment. The site is located within an area that already contains a number of rural based activities. The scale and intensity of the on-site activities have regard to the nature of the locality and neighbouring properties.

There are no identified dust or odour (air quality) issues, which would result in adverse effects upon surrounding landowners. The surrounding road network has the capacity to absorb the additional traffic generated by the proposal and any noise emanating from the site is capable of being contained in accordance with the relevant Noise Policy guidelines.

[62] EP&A Regulation 2021. Part 8, Division 5,Section 193.

As has been demonstrated in this EIS Report, the studies undertaken do not identify any serious or irreversible damage to the immediate environs. The on-going risks are considered minimal and therefore supportable.

I**nter-generational equity** — *namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.*

COMMENT: The development is not of a significant scale and is self-contained within the property. The various expert studies do not identify long term or unfavourable outcomes; therefore, the proposal is considered to satisfy this principle.

Conservation of biological diversity and ecological integrity — *namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration.*

COMMENT: The site dose not adversely impact upon the identified environmental qualities and as stated previously the expert studies do not identify long term or unfavourable outcomes, therefore the proposal is considered to satisfy this principle.

I**mproved valuation, pricing and incentive mechanisms** — *namely, that environmental factors should be included in the valuation of assets and services, such as:*

(i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,

(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,

(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

COMMENT: The site is managed using up-to-date operational practices. The composting component of the business directly reduces the amount of potential green waste material going to landfill as waste.

The submitted documentation provides that minimal mitigation measures are required for potential environmental impacts. If the recommended management measures are implemented it is unlikely that on-site activities will impact upon or pollute the surrounding environment.

6.1.2 Air Quality (Dust & Odour)

An Air Quality Impact Assessment has been prepared by RWDI[63] (refer **Separate Report**). The report has assessed air quality impacts using a risk-based approach for construction dust and a quantitative approach for operational dust and odour. The report complies with AS/NZS ISO 9001:2015 and addresses the SEARs requirements for air quality and odour.

Risk-Based Approach: For construction dust, RWDI follows guidelines to assess the risk of dust impacts based on potential dust emission magnitude and the sensitivity of the surrounding area. Mitigation measures are recommended to prevent significant effects.

Quantitative Approach: For operational phase, dispersion modelling is used to predict dust and odour concentrations at nearby receptors. The results ensure compliance with established criteria, except for PM2.5 due to elevated background concentrations.

Mitigation Measures: RWDI suggests specific mitigation strategies for both construction and operational phases to minimize air quality impacts on affected receivers.

Compliance with Standards: The assessment complies with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales.

The specific mitigation measures recommended for the construction dust assessment are:

- **Dust Mitigation Measures:** The report suggests implementing a range of dust mitigation measures to prevent significant effects on receptors, ensuring that residual effects will normally be “not significant.”
- **Construction Activities:** For activities such as loading/unloading of material, movement and mixing of materials, truck movements, and wind erosion of stockpiles, appropriate dust control methods should be applied.
- **Operational Phase:** During the operational phase, measures should be taken to manage dust/particulate emissions from various sources like vehicle exhaust, and movement of materials.
- **Compliance with Criteria:** All activities should comply with the established air quality criteria to prevent adverse impacts on sensitive receptors.

The assessment concludes[64]:

[63] Ref 2400364, Version B, dated 29/04/2024.
[64] Ibid, page 31.

- in the event that any construction works are required, this phase could be adequately managed so that the short-term and temporary dust related impacts would be negligible risk.
- Quantitative assessments of potential dust and odour impacts from the operation of the proposed modification have been conducted, based on AERMET meteorological simulations and the AERMOD dispersion modelling system. The results of the dispersion modelling indicated that dust and odour impacts from operation of the expanded Site will comply with established criteria at all sensitive receptors. Although there are predicted exceedances at sensitive receptors for the 24-hour average PM2.5 criterion, the predicted maximum concentration is dominated by the background concentrations, which exceed the 24-hour average PM2.5 criterion without contributions from the proposed development. Operation of the expanded Site is predicted to contribute less than 12% of the impact assessment criterion at nearby residential receptors. It is not anticipated to significantly exacerbate existing elevated background concentrations, and no additional exceedances of the criteria are predicted to occur as result of operation of the expanded Site.

These measures are designed to minimize the potential for dust and particulate matter to affect the surrounding environment and local community during the operation of the facility. The report emphasises that with the implementation of these measures, no significant air quality impacts are expected.

The recommended measures have been incorporated into the Operations Management Plan for the site. It is considered that submitted documentation demonstrates that subject to the nominated measures, the proposal provides for a development with minimal impacts in terms of air quality (odour and dust) impacts.

6.1.3 Acoustic (Noise and Vibration)

A Noise Impact Assessment has been prepared by Hutchison Weller[65] (refer **Separate Report**). It has evaluated the potential noise impact of the facility's both during normal and the proposed extended operating hours on the surrounding environment, following the requirements of the NSW Noise Policy for Industry (NPfI). The following is a summary of the noise level readings for the site.

[65] Doc no. 23026-NV-RP-1-0_Revision 1, 21/03/2024.

- **Background Noise Levels**: The background noise levels at the monitoring location ranged from 35 dB(A) at night to 38 dB(A) during the day.
- **Operational Noise Levels**: The noise levels from the facility's operations were predicted to be higher during the day, with some equipment like the hammer mill reaching levels up to 104 dB(A).
- **Noise Impact:** The noise impact assessment indicated that the proposed extended operating hours into the night are not likely to change the level of impact, with predicted noise well below the night time project noise trigger level (PNTL).
- **Traffic Noise**: The increase in traffic associated with the facility is not expected to increase existing traffic noise by more than 2 dB, which is considered a minor impact.

There is no proposal to change daytime operations, however as noted above, the predicted noise levels from operation of the hammer mill, scalper and trommel machines have indicated it is likely the daytime project noise trigger level (PNTL) would be exceeded at a small number of residences, including with consideration of modifying factors for low frequency content.

The report concludes[66] that the Noise Policy for Industry recognises the PNTL are not mandatory, especially for existing sites where mitigation measures may be limited or costly and considering these machines are not in constant use.

However, where reasonable and feasible measures exist to address this noise impact, they should be considered. Including:

- *Limiting use of noisy equipment to after 7am to ensure the more sensitive night period (prior to 7am) would not be impacted by this noise.*
- *Where possible, increasing the height of the noise mound and/or solid noise barrier along the southwest boundary to more effectively block line of sight to the equipment or modify stockpiling locations (within the practicalities of site operations) to provide additional* barriers between source and receiver.

The recommended measures have been incorporated into the Operations Management Plan for the site. It is considered that submitted documentation demonstrates that subject to the nominated measures, the proposal provides for a development with minimal impacts in terms of acoustic impacts.

[66] Ibid, page 16.

6.1.4 Biodiversity (Flora & Fauna)

A Biodiversity Assessment Report (BDAR) has been prepared by South East Environmental[67] (refer **Separate Report**). The report has been deemed necessary due to the development impact area being within an area which is mapped on the NSW Biodiversity Value Map as containing significant biodiversity. This report assesses whether Serious and Irreversible Impacts (SAII) will occur as a result of this development. This report is in line with the requirements as stated within the 2020 Biodiversity Assessment Method Appendix K.

The site is located within the Interim Biogeographic Regionalisation of Australia (IBRA) of the Sydney Basin, Subregion Yengo. The 12.37ha property is surrounded by various sized lots with mixed use from agriculture, rural lifestyle living and business usage.

The subject property has limited connectivity to native vegetation with the nearest significant conservation reserve, Wollemi National Park, being approximately 12kms to the north west. Cattai National Park is located approximately 2.5kms to the east however there is only scattered connectivity of native vegetation to this conservation area with the Hawkesbury River also providing a divide in connectivity.

The report notes that the development intends to implement lasting alterations to a 3ha section of the larger 12.37ha property. The project will focus on areas within this section that have faced significant disturbance in the past, displaying little residual native vegetation. For close to 20years, this 3ha area has been actively utilized for a potting mix business, with some native trees still lining the disturbed zone's edge. Recent storms in 2020-2021 led to the toppling of several mature trees, an event also observed on adjacent properties, suggesting a common age and pattern of fall. Additionally, there is noticeable Eucalyptus tree dieback around the local vicinity, with affected trees on the property either dead or in decline. The presence of Noisy Minors within the tree canopy could be linked to this dieback. Alternatively, the soilborne fungal disease Phytophthora might be a contributing factor.

The proposal seeks to disturb 3ha of mostly disturbed and cleared landscape with some areas of exotic ground cover vegetation with minimal native vegetation present. The disturbance is less than the Biodiversity Offset Scheme (BOS) entry threshold for native vegetation clearing of 0.5ha for a property sized between 1 - 40ha however the disturbance will occur within an area shaded on the Biodiversity Values Map as containing significant biodiversity value.

[67] March 2024 V.1.

3.1.1 Review of existing information

The Vegetation Type Map of NSW on the SEED portal indicates the closest vegetation to the site as PCT 3321 Cumberland Shale-Sandstone Ironbark Forest and PCT 3616 Sydney Hinterland Grey Gum Transition Forest. Despite significant disruption from previous clearing and development, PCT 3321 is confirmed in the study area because typical canopy species of this PCT are found at the site.

This Plant Community Type (PCT) corresponds to the Critically Endangered Ecological Community known as the Shale Sandstone Transition Forest within the Sydney Basin Bioregion. This community is charted through the SEED portal's Critically Endangered Ecological Communities NSW Version 6.0 map layer.

The Report concludes[68] that the subject property has a history of disturbance from clearing, grazing, agriculture and its current use as a potting mix facility. The vegetation within the study area is severely disturbed

South East Environmental observes that the ongoing activities at the proposed development site are disrupting the sites capacity to support diverse species. There are 29 threatened species and one critically endangered ecological community identified, the disturbance is significant but isn't likely to lead to a Species of Australian Interim Interest (SAII). If the project is approved and the recommendations in this report are implemented, no additional habitats for threatened species should be impacted. The following environmental management measures are regarded as part of the proposal:[69]

- installation of sediment and erosion control devices prior to clearing or earthmoving works;
- removal of any high threat weed species as listed in the *Biosecurity Act 2015* as determined by the NSW Department of Primary Industries for HCC local government area;
- landscaping should not use any exotic or non-indigenous species that are known to be invasive in areas of native bushland or grassland areas;

[68] Ibid., page 70
[69] Op.cit.

- Native species endemic to the Shale Sandstone Transition Forest are strongly recommended for landscaping use;
- development of a stormwater management plan for use during all stages of the construction to reduce the impacts of changed water quality and quantity.

It is considered that submitted documentation demonstrates that subject to the nominated measures, the proposal is capable of maintaining terrestrial biodiversity and no additional habitats for threatened species should be impacted.

6.1.5 Bush Fire

The site is identified as bushfire prone land as illustrated in **Figure 12**.

Section 4.14 of *the Environmental Planning and Assessment Act, 1979* provides that:

(1) Development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land (being land for the time being recorded as bush fire prone land on a relevant map certified under section 10.3 (2)) unless the consent authority:

*(a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department (or, if another document is prescribed by the regulations for the purposes of this paragraph, that document) that are relevant to the development (**the relevant specifications and requirements**), or*

(b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.

A Bush Fire Hazard Assessment Report in relation to the proposal has been prepared by PGH Environmental Planning (refer **Separate Report**).

This report demonstrates that the proposed development conforms to the specifications and requirements of Planning for Bush Fire Protection (PBP) 2006 as relevant to the proposal. It makes a number of recommendations in respect of Asset Protection Zones (APZ), Water Supply and Services, Landscaping and Emergency Management.

In our opinion the Report demonstrates that the proposal is satisfactory in respect of bush fire and subject to the nominated recommendations, can operate without any long-term adverse impacts.

6.1.6 Flood Risk

A review of the site's Flood Risk has been undertaken by Broadcrest Consulting[70] (refer **Separate Report**). The assessment included consideration of flood information provided by Council, an analysis of the overland flow, and compliance with the statutory control of Hawkesbury Council, and made the following findings:

- **Riverine Flood Information**: The site is not projected to be impacted by the 1% Annual Exceedance Probability (AEP) riverine flood event, with site-specific flood extent provided in Appendix A.
- **Overland Flow Analysis**: Geospatial analysis indicates the site is not impacted by overland flooding, with catchment delineation showing no flow-paths impacting the site.
- **Local Government Controls Compliance**: The development satisfies the Hawkesbury City Council's flood-related development controls and objectives, with no flood hazard for the site for the 1% AEP design storm.

The report concludes that the development meets all the necessary criteria and controls regarding flood risk.

6.1.7 Hazards & Risks

Our preceding assessment demonstrates that the proposal is not a potentially offensive or potentially hazardous Industry. The rural industry has been designed to operate in a manner that responds to proper site management so as to avoid any unacceptable level of pollutants entering the atmosphere or riparian corridor. All fertilisers are suitably stored on site. On site operations will be undertaken in accordance with Occupational Health and Safety Requirements to ensure worker and visitor safety.

6.1.8 Heritage (Aboriginal & Cultural)

As discussed previously in **Section 4.2.6**, a search of the Office of the Environment and Heritage (AHIMS) Web Services (Aboriginal Heritage Information Management System)[71] revealed that no aboriginal place or site has been recorded within 200metres of the site. A copy of the Assessment and AHIMS Search is provided in **Appendix 5**.

[70] Ref 0230-FR-A-01, dated 27/06/2024.
[71] Search conducted on 11 June 2024 (ID899856).

During construction works if any relics are located an Aboriginal Heritage Impact Permit (AHIP) will need to be made to salvage and excavate or destroy under Section 87 of the *National Parks and Wildlife Act 1974*.

6.1.9 Heritage (European)

A Heritage Impact statement (HIS) has been prepared by Edwards Heritage Consultants[72] (refer **Separate Report**). The report has been prepared in accordance with the general methodology, structure and guidelines as set out in '*Guidelines for preparing statement of Heritage Impact (Department of Planning and Environment, 2023)*'.

The assessment included gathering information about the site, including its history, current status, and any previous heritage listings or assessment and evaluating the site against the NSW Heritage Assessment criteria to determine its cultural significance. The potential impact of the proposal on the heritage values of the site is assessed. This includes considering both direct physical impacts (such as demolition or alteration of heritage features) and indirect impacts (such as changes to the setting or context of a heritage item).

The site is not listed as a heritage item but is near several heritage items. It has a rich history, dating back to early European settlement in the Hawkesbury region. Initially part of larger land grants, it has evolved through various ownerships and uses, including orcharding and agriculture. The current business operations began in the late 1990s, significantly altering the landscape.

The report concludes that the proposed development has an acceptable heritage impact and it satisfies the objectives and relevant provisions of clause 5.10 of the Hawkesbury LEP 2012 and the applicable development controls of Part 10 of the Hawkesbury DCP 2023.

The recommended mitigation measures should substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, have been incorporated into the Operations Management Plan for the site. It is considered that submitted documentation demonstrates that the proposal provides for a development with no heritage impacts.

[72] Ref EHC2023/0240, Revision C, 23/04/2024.

6.1.10 Land Use Conflict Risk Assessment

The Land Use Conflict Risk Assessment (LUCRA) has been prepared by PGH Environmental Planning[73] (refer **Separate Report**). In general terms, the purpose of the LUCRA is to identify land use compatibility and potential conflict between neighbouring land uses, and the identification of conflict avoidance or mitigation measures. LUCRA aims to[74]:

- *Objectively assess the effect and level of proposed land use on neighboring land uses;*
- *Accurately identify the risk of conflict between neighboring land uses;*
- *Complement development control and buffer requirements with an understanding of likely land use conflict;*
- *Proactively address land use issues and risks before a new land use proceeds or before a dispute arises: and*
- *Highlight or recommend strategies to help minimize conflict and contribute to the negotiation, proposal implantation and evaluation of separation strategies.*

In order to achieve those aims, a four-step assessment process is undertaken.

1. **Information Gathering** – The site's geophysical characteristics, the nature of the development proposed and the surrounding land uses are described.
2. **Risk Level Evaluation** – Each proposed activity is recorded and potential land use conflict level is assessed. The higher the risk level, the more mitigation it will require.
3. **Identification of Risk Mitigation Strategies** – Management strategies are identified which can assist in lowering the risk of potential conflict.
4. **Record Results** – Key Issues, risk level and recommended management strategies are recorded and summarised.

Following the risk assessment, the report identified relevant matters and their associated risk rating. The Report concludes[75] that '*Subject to appropriate risk mitigation measures being implemented all potential land use conflict activities can be reduced to a "low" risk rating. Sources of potential conflict which will require mitigation are*:

- *Additional Road Traffic.*
- *Water Quality Runoff.*
- *Operational Noise.*
- *Operational Odor.*
- *Operational Dust.*
- *Visual Impacts.*
- *Impact on Environment.*

[73] LUCRA 22-0985, version B, 20/06/2024.
[74] Ibid, page2.
[75] Ibid., page 12.

The proposed mitigation measures are specific, easily understood, easily designed, and relatively easy to implement. With these measures in place the potential for land use conflict will be unlikely and of minimal consequence.

It is considered that submitted documentation demonstrates that subject to the nominated risk mitigation measures, the proposal provides for a development with minimal impacts in terms of its land use.

6.1.11 On-Site Wastewater

An On-site Wastewater Report has been undertaken by Broadcrest Consulting[76] (refer **Separate Report**). The report outlines the management, treatment, and disposal of sewage on-site, considering environmental and health factors. The assessment concluded that the site is suitable for on-site sewage management with minor limitations such as slope, exposure, and soil characteristics. The existing BioCycle aerated wastewater treatment system (AWTS) is considered sufficient capacity for treating wastewater, with effluent disposed of via surface spray irrigation.

It is considered that submitted documentation demonstrates that the proposal provides for sufficient on-site wastewater system with minimal impacts in terms of its land use.

6.1.12 Operations Management Plan

An Operations Management Plan has been prepared (refer **Separate Report**). It incorporates management measures as recommended in the various specialist reports. A summary of recommendations is provided in **Section 7** (refer **Table 13**).

It addresses the day-to-day operations of the development and provides an overview of the controls as part of the ongoing monitoring and review of on-site activities. As nominated in this report the specialist Reports do not identify any adverse impacts or significant amendments to current operational issues. The various recommendations of these Reports can be included as conditions of consent and/or incorporated into the revised OMP.

It is considered therefore that the proposed operation of the site can be undertaken in an appropriate manner with management measures adopted as part of the OMP.

Having regard to the specialist reports that have been prepared and our review of the various findings and conclusions, it is considered that the recommendations can be implemented and the impacts of the environmental aspects of the proposal are negligible.

[76] REF 0230-WWC-01-C, dated 02/07/2024.

6.1.13 Preliminary Site Investigations (Contamination)

The Preliminary Site Investigations (contamination) has been prepared by Broadcrest Consulting[77] (refer **Separate Report**). The report details the current conditions and historical usage of the site. It addresses potential environmental impacts, namely:

- **Water Quality**: The report addresses the potential impact of the site's activities on local water quality. This includes both surface water bodies and groundwater. The concern is that contaminants from the site could potentially leach into these water sources.
- **Soil Contamination**: The site's historical and current usage could have led to the presence of contaminants in the soil. These contaminants could pose a risk to human health and the environment, particularly if they are mobilised during construction activities or if they leach into groundwater.

The main findings are that the site's water bodies are impacted by operations, raising the likelihood that contaminants will exceed ANZECC criteria. It therefore recommends the implementation of detailed stormwater and water quality control measures, and consultation with a contaminated lands consultant if unexpected materials are found.

In conclusion however the report confirms that the site is suitable for ongoing and expanded operations subject to a number of recommendations relating to classification and treatment of waste material as applicable, and implementation of stormwater and water quality control measures as outlined in those reports submitted with the application.

The recommended measures have been incorporated into the Operations Management Plan for the site. It is considered that submitted documentation demonstrates that subject to the nominated measures, the proposal provides for a development with minimal impacts in terms of likely contamination..

6.1.14 Traffic & Parking

A Traffic Impact Statement has been prepared by Positive Traffic[78](refer **Separate Report**). The report has been prepared in accordance with the RTA Guide to Traffic Generating Developments and Planning Secretary's Environmental Assessment Requirements and has assessed existing traffic conditions, parking demands, access arrangements, including B Double routes and public transport operations, future traffic conditions, service vehicle provision and

[77] REF 0230-ESA-02-B, dated 09/07/2024.
[78] Report No: PT23071r01_Final, dated June 2024.

design compliance.

The site currently generates an average of 32 light vehicle trips and 17 heavy vehicle trips inbound and outbound over a 24-hour period, based on a production of 36,000 tonnes per annum. With the proposed expansion to 99,000 tonnes per annum, the average daily total is estimated to be 51 inbound and outbound truck movements. The morning and afternoon peak hour flows are expected to increase by 2-5 trips in the morning and 5 trips in the afternoon.

In terms of the traffic capacity of the road network, the increase in vehicle movements is considered low and not expected to significantly impact the available traffic capacity of Stannix Park Road. Within the site there are 30 on-site parking spaces, which is sufficient for the staff demand of 23 persons at peak times. The car park design complies with relevant standards.

Some opportunities identified in the Report[79], which are available to the operator for a reduction in vehicle kilometres travelled by the development by staff and its operations include: Promotion of carpooling by staff; and dual deliveries by larger vehicles to reduce overall trips generated by trucks.

It is considered that submitted documentation demonstrates that subject to the nominated measures, the proposal provides for a development with minimal impacts in terms of traffic and parking impacts.

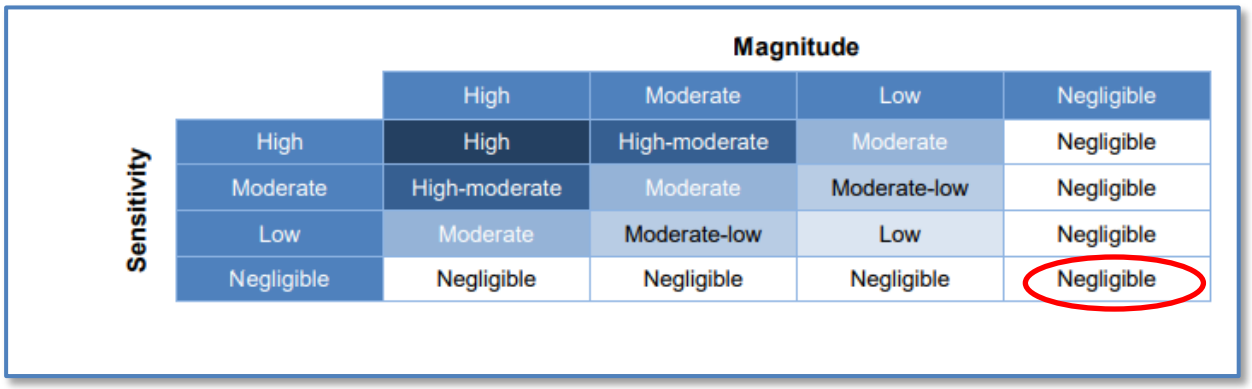
6.1.15 Visual Impact Assessment

A visual assessment of the site and its operations has been undertaken. In undertaking the assessment, we have adopted an assessment matrix from the *Guideline for Landscape Character and Visual Impact Assessment*[80] as shown in **Figure 16**. The assessment methodology is based on the combination of the sensitivity of the existing area or future change and the magnitude (scale, contrast, quality, distance) cities of the proposal on that area or view.[81]

- Sensitivity refers to the qualities of an area, the number and type of receivers and how sensitive the existing character of the setting is to the proposed nature of change.
- Magnitude refers to the physical scale of the project, how distant it is and the contrast it presents to the existing condition.

[79] Page 25.
[80] Transport for NSW, 2020d.
[81] Ibid, page 11.

The combination of sensitivity and magnitude will provide the rating of the landscape character impact, or visual impact for individual viewpoints as shown in **Figure 16**. Based upon our assessment we have assigned a rating of 'Negligible' to the proposal.



Sensitivity	Magnitude: High	Moderate	Low	Negligible
High	High	High-moderate	Moderate	Negligible
Moderate	High-moderate	Moderate	Moderate-low	Negligible
Low	Moderate	Moderate-low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Figure 16 - Landscape and Visual Impact Assessment Matrix

It should be noted that all buildings and/or structures are existing, and given the site history the site improvements are well established within the surrounding landscape. As illustrated in the following photos[82] (**Plates 36 - 40**) the road frontages are screened by existing remnant bushland with associated birth berms located as illustrated in the development plans

The surrounding landscape is considered to have a moderate to negligible sensitivity, however the magnitude of the proposal has been determined as negligible due to the fact that there are no works and the existing buildings are approved and have been in the landscape since the late 1990's.

The sloping topography of the site away from Stannix Park Road, results in minimal visual impact from surrounding properties. The Sargents Road frontage is largely shielded by the existing buildings which again screens site operations from passing traffic and adjoining properties. Overall, the site does not result in any significant adverse visual impacts upon surrounding properties.

[82] All photos taken at 50mm focal length.

Figure 17 - Locality - Visual Analysis Plan

PLATE 36

LOCATION A – Stannix Park Road looking west towards the site. The existing buildings are barely visible through the existing vegetation.

PLATE 37

LOCATION B – Stannix Park Road looking north towards the Sargents Road frontage of the site.
The existing shed building is barely visible through the existing vegetation.

PLATE 38

LOCATION C – Reverse view to Plate 37. View looking east from Sargents Road at the neighbouring residential dwellings.

PLATE 39

LOCATION D – Western end of the site on Stannix Park Road looking east.

The product storage area (Area 9) is partly visible through the existing vegetation.

PLATE 40

LOCATION E – Western part of Stannix Park Road past the site looking east.

The site is not visible.

6.1.16 Water Cycle Management and Water Quality

A revised Water Quality Assessment Report, Water Cycle Management Report and Stormwater/Drainage Plan has been prepared by Broadcrest Consulting [83] (refer **Separate Reports**).

Water Cycle Management

An assessment was undertaken to evaluate the hydrologic viability and water containment requirements for the proposal and detail the procedures, assumptions and parameters adopted in the preparation of the Water Cycle Management Plan. This includes catchment analysis, stormwater treatment recommendations and water balance calculation/modelling.

The objective of a Water Cycle Management Plan is to provide an evaluative estimate and balance of the total water supply and demand to:

- *Simulate the proposed site operations and water availability under typical conditions,*
- *Determine water storage performance and any requirement for ancillary water supply,*
- *Establish minimum storage levels and control levels (as required),*
- *Maximise detention and re-use of operational waters on-site to meet downstream water quality targets,*
- *Demonstrate hydraulic performance of drainage components subject to peak storm events.*

[83] 0230-WQ-01-D, 0230-WCM-B-01, and 0230-SW-B-01. The comments in this section of the Report is largely derived from these reports.

The Water Cycle Management has been undertaken to achieve the following performance target requirements:

1. *Support the site Preliminary Water Assessment (0230-WQ) to determine typical discharge volumes downstream,*
2. *Support the site Preliminary Water Assessment (0230-WQ) to manage water quality targets both within and discharging from the site,*
3. *Demonstrate water cycle management to minimum NSW DEC (2004) Composting Guideline handling requirements,*
4. *Determine and locate on-site the required 10% AEP 24-Hr storm event storage per NSW DEC (2004) for leachate ponds,*
5. *Size and demonstrate performance of hydraulic components on site for up to the 20% AEP storm durations, and*
6. *Evaluate and provide controlled passage of the major storm events (> 20% AEP) through the site whilst minimising hazard on-site and downstream.*

Assessment of the proposed site expansion water balance was undertaken via two complementing methodologies:

1. *Continuous discrete daily analysis over a year period, with a representative year selected; and*
2. *Long-term continuous system analysis over a 42-year period in the MUSIC software simulation environment.*

The year-based assessment allowed for evaluation of dam capacities and potential discharges against operational water demand. The long-term assessment allowed for statistical averages to be determined for the system performance. Long-term analysis was undertaken within the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) software package for catchment rainfall-runoff hydrology.

General site climatic conditions based upon local weather station median data are presented within Appendix A of Water cycle Management Report. The conditions described are typical for the NSW East-coast with higher temperate and rainfall within the summer, and colder drier conditions in the winter. Evaporation exceeds precipitation for all months for the local data receptors.

Water Demand is generated by Staff (administration), The material blending/mixing pad, and the composting process and a general overview of the primary site stormwater modifications is detailed as follows.

Category 3 Compost Processing Area - The existing surface drainage configuration of the compost processing area comprises of barrier kerbs directing captured surface flows to surface inlet pits, routed either by pipe or direct inlet to leachate and sediment settling tanks. Overflow from the settling tanks outlets to Dam 1 below.

With the proposed expansion of hard-stand composting area, expansion of the existing kerb and pit system has been designed with design capacity and containment for the 5% AEP storm event.

This includes amending the existing kerb and guttering (where required) to meet minimum kerb height specifications (See 0230-SW, Sheet 2) and installation of drainage branch 'B' to assist with drainage of the northern stockpile/composting area. An additional trafficable gross pollutant trap and settling ponds have been proposed for the southern component of the Dam 1 catchment, with capture and routing via kerb & gutter / trafficable to the treatment nodes.

Major flows for Dam 1 catchment have been designed to safely weir from the upstream settling ponds to Dam 1 to ensure containment within the treatment-train.

Category 1 Stockpile Area - A combination of trafficable-stabilised bunding (with spoon drains) and rock-lined drains have been designed to route stormwater run-off from the western stockpile area and access road to two trafficable gross pollutant traps up to and including the 5% worst case AEP storms.

Southern Entry Driveway - Management of run-off from the existing southern driveway has been proposed via a heavy-duty grated channel (ACO 's300k' or equivalent). The channel has been modelled to outlet to a grated surface inlet pit with gross pollutant filter (SPEL Stormsack or equivalent), with flows out-letting via headwall to the existing southern roadside drain.

Rock-lined Drainage system - A sequence of rock-lined drains sized for 1% AEP flows has been proposed as formalisation of existing flow and overland flow routes between the chain of dams. The rock lined drains receive both surface flows in addition to overflows from upstream dams. The drains allow convergence to formalise routes and alleviate scour, and aids in ensuring capture of flows to downstream treatment nodes. Drains have been sized for low-speed light vehicle traffic associated with the site maintenance operations; box culvert crossing (or equivalent) are suggested at critical crossing such as to dam de-silting points.

Dam Low-Flow and Weir Outlets - Modification and formalisation of the existing dam overflows is proposed with rock lining and downslope chutes to meet Managing Urban Stormwater: Soils and Construction volumes 2E (Mines and Quarries) sizing requirements. This includes relocation of the controlled low-flow outlet from Dam 1 to accommodate the proposed southern GPT, inlet and settling ponds.

Dam 3 Maximum Operating Volume and Emergency Storage - Among the simulated worst-case storm events, Dam 3 was evaluated against the 10% AEP 24hr storm to ensure sufficient emergency retention capacity for all run-off or leachate generated without overflow. A maximum operational volume of 8.822ML was set allowing an extended retention of the determined 8.747ML volume for the 10% AEP 24hr storm.

Site Discharge - It is proposed to formalise the existing downstream outlet location with a rock-lined energy dissipater located at the northern-most downslope discharge point from site. The dissipater is sized for the 1% AEP storm to reduce scour and velocity of waters leaving the site under such events.

Water Quality

The objectives of the Preliminary Water Assessment are to:

- *Establish the background characteristics of the groundwater and surface water bodies that may be at risk from the composting and related organics processing facility.*
- *Establish target water quality or trigger values for each waterbody.*
- *Provide recommendations for water and leachate management across the site to minimise potential impacts on down gradient receiving environments.*
- *Establish and provide a recommended groundwater and surface waters monitoring* regime for the site.

The function of the three (3)dams on the site are described as follows.

Dam 1 (the upper level dam) is utilised as a leachate pond to trap and contain stormwater runoff from the composting areas (Category 2 and 3 materials). It is topped-up and diluted with water from Dam 3 and when necessary, from the groundwater bore water when dam levels run low.

Dam 2 (the middle dam) serves as a sediment basin, and Dam 3 is utilised as a stormwater detention unit and an auxiliary water supply dam. It is the last water storage body on the site.

There is also a bore that feeds either into the holding dams or can pump straight into holding tanks. Two (2) x storage tanks, each of 105,000litres capacity and two (2) x 27,000litre tanks provide rainwater for finished potting mediums so that fresh water only is used when applying it to a finished mix.

The installation of gross pollutant traps with dry out bays should greatly reduce sediment and nutrient intake, thereby significantly improving dam water quality across all measured parameters.

The Water Assessment Report[84] has estimated that, adopting a linear relationship between composting volumes and water consumption, the maximum facility scenario is anticipated to result in a 71.22 ML/year re-use rate. To provide for variability in production rates below the maximum, a mid-way 30,000t/pa (50% material throughput) has been estimated. This value has been selected as a conservative estimate for subsequent modelling and simulation, thereby representing the interim period of operation expansion and/or where water re-use is not directly proportional to composting throughput. Adopting this scenario, water balance modelling for a median rainfall year indicates that Dam 2 will only overflow into Dam 3 during one (1) rainfall event.

It is considered that submitted documentation demonstrates that subject to the nominated measures, the proposal provides for a development with minimal impacts in terms of water management and water quality.

6.1.17 Cumulative Impacts

There are no identified dust or odour issues and consequently the proposal will not result in adverse effects upon surrounding industrial and residential landowners. The surrounding road network has the capacity to absorb the additional traffic generated by the proposal and any noise emanating from the site is capable of being contained in accordance with the Industrial Noise Policy guidelines. The road traffic noise associated with the proposal is considered minimal.

As discussed previously, there are no building or structural works proposed and the site is within an existing industrial building, in an industrial area with no natural, topographic or significant environmental constraints, such as native vegetation, watercourses, European or Aboriginal

[84] Page 36.

heritage, or geotechnical issues.

Having regard to the specialist reports that have been prepared and our review of the various findings and conclusions, it is considered that the cumulative impacts of the environmental aspects of the proposal are negligible.

6.2 Consequences of not carrying out the proposal

As discussed previously, Grange Growing Solutions commenced in 1986 and has been at the present site since 2000. With over thirty (30) years operational experience and having an established presence in the Hawkesbury and western Sydney region the company is a major local employer and manufacturer of growing media products and the company will continue to service its current market and accommodate the growth of this market.

Given the history of this site, other locations were not explored, however this does not in any way detract from the suitability of this particular site which has the benefit of being operational without any record of long-term or unresolved complaints from surrounding property owners, including adjoining businesses.

The application in part seeks to formalise the current site operations whilst securing the opportunity for growth and security over the next 30years. The information provided to date does not identify any significant adverse environmental or operational matters. Of the matters identified they are in the main operational and can be managed and/or resolved, consequently a decision to not proceed would have significant adverse economic and social impacts locally. Having regard to all the assessment undertaken in this EIS Report the subject site has been viewed as an appropriate location for the continuation and expansion of the current land use.

7 Mitigation Measures

This section outlines the mitigation measures that have been incorporated into the OMP to demonstrate how the proposal and its environmental safeguards will be implemented and managed.

Table 13 - Summary of Mitigation Measures

Potential Impact	Management Measures	Anticipated Outcome
Acoustic		
	• Limiting use of noisy equipment to after 7am to ensure the more sensitive night period (prior to 7am) would not be impacted by this noise	Reduces the potential for, and assists in noise attenuation which reduces potential for adverse amenity impacts upon surrounding neighbours.
	• Where possible, increasing the height of the noise mound and/or solid noise barrier along the southwest boundary to more effectively block line of sight to the equipment or modify stockpiling locations (within the practicalities of site operations) to provide additional barriers between source and receiver	
	• No trucks are to traverse along Sargents Road, unless there is an emergency evacuation.	
	• Quieten any reverse alarms on machinery by using 'smart' alarms (BETEA);	Minimise potential for adverse amenity impacts upon surrounding neighbours.
	• Encourage quiet practices when operating machinery e.g. careful and considerate operation from loader drivers.	Minimise potential for adverse amenity impacts upon surrounding neighbours.
	• Keeping equipment well maintained;	Ensures that plant and equipment operates efficiently and within manufacturer's specifications.
	• Damping or lining metal trays and bins.	Reduces potential noise impacts upon

Potential Impact	Management Measures	Anticipated Outcome
		surrounding neighbours.
Contamination		
	• Any waste material from the site, including soil, be pre-classified in accordance with the NSW EPA Waste Classification Guidelines (2014) by a suitably qualified person prior to excavation or removal from site. If encountered, potentially hazardous materials must be handled by suitably licensed contractors and disposed at a licensed facility appropriate to their classification	To ensure protocols are in place in the event that any unexpected waste materials are found on the stie.
	• Detailed Stormwater and Water Quality Control measures outlined within sister reports Water Cycle Management Plan and Preliminary Water Assessment (May 2024, by Broadcrest Consulting) be implemented as soon as possible and maintained as specified. These measures will reduce the exposure risk to on-site personnel and migration risk of water from on-site dams. The measures include detailed recommendations pertaining to: a. Working surfaces. b. Leachate barrier systems. c. Leachate collection. d. Leachate storage. e. Surface water controls, and f. Surface Water and Groundwater Monitoring.	
	• Should any unidentified or potentially contaminated material be excavated whilst on site it is recommended that the advice of a trained and experienced contaminated lands consultant be sought. The site foreman should be advised immediately for appropriate action	
Water Quality		
Water and nutrient run-off. Impacts on downstream water	• Surface water drainage, modifications, collection and hydraulic structures as detailed within the accompanying drainage report '0230-	Maintain water quality of downstream catchment and reduce potential for nutrient

Potential Impact	Management Measures	Anticipated Outcome
quality	SW' are to be enacted.	run-off both within and from the site.
Sedimentation Management	• Dams 1 to 3 are to be subject to sludge allowance and operational control levels as detailed within Section 6.2 and 6.3 of this report (see Tables below).	To ensure that the water quality of the dams are within acceptable limits in the event of any downstream discharge.
	• Desludging to maintain design volumes are to occur at the nominated frequency per Section 6.3, or at such frequency that maintains sludge volumes below the maximum Simulated (see Tables below).	

Table 5.6.3 – Dam Sediment Accumulation & Storage Allowances

Parameter	Dam 1	Dam2	Dam3
Mean Capture Rate of Primary Inflow (%)	67.5	100	100
Secondary Inflow	-	Dam 1 Catchment Bypass	Dam 1 Catchment Bypass
Mean Capture Rate of Secondary Inflow (%)	-	26.5	4.9
Sediment Accumulation Rate (Min.) (m^3/p/a)	83.486	32.720	79.599
Nominated Max. De-silting Period (Years)	5	0.5	10
Design Sediment Storage Zone Allowance (Min.) (m^3)	417.43	16.360	795.990
Design Settling Zone Allowance (Min.) (ML)	2.851	1.201	5.078
Available Sediment Settling Zone (At Operation Level) (ML)	4.326	1.216	18.365

Table 6.3.1: Dam 1 - control and sludge levels

ID	Trigger			Action	Discharge Rate		Purpose
	I.L. (m, AHD)	Volume Below (ML)	Comment		(L/s)	(kL/day)	
Control Level 1	30.410	1.948	If Dam 1 falls below Lvl	Pump Dam3 → Dam1	1	81	Maintain Dam 1 volume for re-use
Control Level 2	31.41	3.995	If Dam 1 falls below Lvl	Pump Dam2 → Dam1	1	81	Upstream de-water of Dam 2
Sludge Allowance	29.275	0.420	Max. Sludge Storage	De-Sludge Dam1	-	-	5-year accumulated sludge storage

Potential Impact	Management Measures	Anticipated Outcome

Table 6.3.2: Dam 2 - control and sludge levels

ID	Trigger			Action	Discharge Rate		Purpose
	I.L. (m, AHD)	Volume Below (ML)	Comment		(L/s)	(kL/day)	
Control Level 1	25.172	0.077	If Dam 2 fills above Lvl	Enact dewatering: Pump Dam2 → Dam1	1	81	Maintain Dam 2 void for sediment and Dam 1 overflow capture
Sludge Allowance	24.985	0.017	Max. Sludge Storage	De-Sludge Dam2	-	-	6-month accumulated sludge storage

Table 6.3.3: Dam 3 - control and sludge levels

ID	Trigger			Action	Discharge Rate		Purpose
	I.L. (m, AHD)	Volume Below (ML)	Comment		(L/s)	(kL/day)	
Control Level 1	21.400	9.618	If Dam 3 fills above Lvl	Enact dewatering: Pump Dam3 → Dam1	3	81 / 259.2	Maintain Dam 3 void for 10Yr 24-Hr storm surge
Quality Control Level 2	22.700	17.33	If Dam 3 fills above Lvl	Enact Water Quality Procedure (See PWA)	-	-	Ensure ANZECC parameters in unlikely event of discharge
Sludge Allowance	19.100	0.799	Max. Sludge Storage	De-Sludge Dam3	-	-	10-Yr accumulated sludge storage

Dam Storage Levels	• An 8.747ML void equivalent to the 10% AEP 24hr storm event is to be created in Dam 3 by enacting control levels per Section 6.3 and 0230-SW. • Predicate re-supply of Dam 1 from Dam 2 or 3 above bore water top-up.	To ensure that the water quality of the dams are within acceptable limits in the event of any downstream discharge.
Working Surfaces	• To be bunded and graded sufficiently to prevent both run-on and run-off of surface water • To be designed and constructed from an inert low-permeability material such as compacted clay, modified soil, asphalt or concrete over a compacted base able to support, without sustained damage, the load of material on it and the load of any machinery used in the composting facility.	To minimise pollutants from entering the surrounding area and subsurface.
Leachate collection system	• Leachate must be collected and stored in either a dam that is lined or in above-ground storage tanks • Above-ground storage tanks must be surrounded by a bund with a capacity of 110% or greater than that of the tanks	To control leachates in a formal and controlled matter so as to avoid adverse environmental impacts.

Potential Impact	Management Measures	Anticipated Outcome
	within the bund.	
	• Leachate dams or tanks must have monitoring equipment installed (such as high-level alarms that are interlocked to the discharge pump or line), or the occupier must implement management practices to ensure that they cannot be overfilled.	
	• If the leachate dam or tanks are open at the top, they must be capable of at least accepting the run-off or leachate generated by any 1-in-10-year, 24-hour-period storm event without overflowing.	
Surface water controls	• The facility must be designed to prevent surface water from mixing with the organics received and processed at the premises and the final products, process residuals and contaminated materials stored at the premises.	To ensure that the water quality is within acceptable limits in the event of any downstream discharge.
	• All water that has entered processing and storage areas and water that has been contaminated by leachate must be handled and treated in the same manner as leachate.	
	• All surface water that has been collected from areas such as cleared or non-vegetated surfaces must be treated in accordance with Managing Urban Stormwater: Soils and Construction (Landcom, 2004).	
	• Exposed areas at the composting and related organics processing facility site must be minimised. The occupier must not clear more than the minimum area needed.	
	• The facility should be designed to contain one or more catch basins capable of collecting all surface water generated from the design of a 1-in-10 year, 24-hour-period storm event without overflowing	
	• It should be designed such that any surface water that has come in contact with the processing and/or storage area	

Potential Impact	Management Measures	Anticipated Outcome
	and/or that has been contaminated by leachate must be handled in the same manner as leachate.	
Groundwater and subsoil monitoring network	• There should be one monitoring bore per aquifer, located down the hydraulic gradient from the processing area. Note: It is advisable, however, to also locate one monitoring bore per aquifer up the hydraulic gradient from the processing area so that you can establish whether any change in water quality detected down-gradient has been caused during the passage of the water under the processing area	To ensure that there is ongoing monitoring and response to water quality.
	• When it is not possible to locate hydraulically up-gradient bores, enough samples must be taken at compliance-point bores before composting and related organics processing activities start, in order to characterise the background characteristics of the groundwater	
	• If only one thin (less than 5-m thick) aquifer is identified on site, then single, fully slotted bores are sufficiently reliable indicator bores for pollutants.	
	• If multiple aquifers are identified on site, or an aquifer of a thickness greater than 5 m is identified, the monitoring bores should be: • a nest of bores, slotted over different intervals, or • a multi-port bore, or • an appropriate combination of both.	
	• When there is no evidence of groundwater, the groundwater monitoring and subsoil monitoring network must include the installation of suction lysimeters to extract pore water and monitor the vadose zone beneath the composting and related organics processing facility and at suitable locations surrounding the facility. This procedure will indicate the presence of leachate in the subsoil and allow its	

Potential Impact	Management Measures	Anticipated Outcome
	analysis	
	• Monitoring wells should have a minimum internal diameter of 50 mm; have sampling ports of suitable strength, with slotted sections; and be gravel packed and have cement/bentonite seals between the sections.	
	• The standpipe of the monitoring bores must be adequately sealed near ground level with cement-based grout and a security cover must cover the top of the standpipe; additionally, the standpipe must be constructed in such a way to prevent the ingress of surface water and to prevent extraneous material (such as insects) from getting into the well.	
Water Quality	• Implementation of the recommendations in Section 9.7 of the Water Quality Report (Broadcrest 0230-WQ 355). In the event that treatment is required then the following possible measures should be considered.	
	• Flocculation of the dam as necessary with an inert flocculant such as gypsum. Flocculation will settle dissolved solids reducing turbidity and electrical conductivity. Increasing the pH to greater than 8 with a suitable agent such as calcium carbonate prior to flocculation will also assist with settling heavy metals from solution. Flocculation may be undertaken over the dam itself or via the installation of a commercial pH correction and flocculation station with settling chamber.	
	• Aeration of the dam as necessary with a cascade aerator, fountain or similar as necessary (cascade aerators have the added benefit of sediment collection levels). Aeration will reduce BOD in addition to improving oxygenation and reducing likelihood of algal blooms.	
	• Upgrading, retro-fitting or replacing	

Potential Impact	Management Measures	Anticipated Outcome
	the existing filtration plant. The treatment plant must have the capacity to treat the required volume of water with all discharge meeting the adopted ANZECC criteria. The UV / disinfection chamber which was identified on site to be out of commission must be operational at all times.	
Erosion		
	• Undertake landscaping of unvegetated sections within the site working area (separate to the remnant vegetation area).	Maintain water quality of downstream catchment and reduce potential for nutrient run-off both within and from the site.
Ecology		
	• Install sediment and erosion control devices prior to clearing or earthmoving works.	Protect ecological values and integrity of remnant bushland areas.
	• Retain (where possible) hollow bearing trees as habitat for mammals, birds, reptiles and microchiropteran bats.	
	• Removal of any high threat weed species as listed in the Biosecurity Act 2015 as determined by the NSW Department of Primary Industries for CCC local government area.	
	• Landscaping should not use any exotic or non-indigenous species that are known to be invasive in areas of native bushland.	
	• Native species endemic to the Shale Sandstone Transition Forest are strongly recommended for landscaping use.	
	• Develop a stormwater management plan for use during all stages of the construction to reduce the impacts of changed water quality and quantity.	
Traffic		
	• Some opportunities which are available to staff and its operations	Reduce overall vehicle kilometres travelled by vehicles generated by

Potential Impact	Management Measures	Anticipated Outcome
	include: • Promotion of carpooling by staff • Dual deliveries by larger vehicles to reduce overall trips generated by trucks	the development in the future.
Bushfire		
	• Excluding those areas of the site identified in the BDAR (South East Environmental 2024) to be retained, the site where not built upon, is to be maintained as an Inner Protection Area (IPA) in accordance with Appendix 4 (A4.1.1) of PBP 2019.	To minimise impacts on the property and afford occupant adequate protection from the threat of bush fire.
	• The existing internal reticulated water supply is to include an allocation of 40,000litres for firefighting purposes.	
	• Landscaping located around the existing buildings is to be in accordance with the principles, as nominated in A4.1.1 (Appendix 4) of PBP 2019.	
	• A Bush Fire Emergency Management and Evacuation Plan is to be prepared by the operator consistent with the NSW RFS publication: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan, and the AS 3745:2010.	
Noise		
	• Limiting use of noisy equipment to after 7am to ensure the more sensitive night period (prior to 7am) would not be impacted by this noise.	To continue to minimise potential for adverse amenity impacts upon surrounding neighbours.
	• Where possible, increasing the height of the noise mound and/or solid noise barrier along the southwest boundary to more effectively block line of sight to the equipment or modify stockpiling locations (within the practicalities of site operations) to provide additional barriers between source and receiver	
Air Quality Odour		
Construction Dust Minimisation		

Potential Impact	Management Measures	Anticipated Outcome
Site Management	• Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner and record the measures taken. • Make the complaints log available to relevant authorities (Council, EPA, etc).	To minimise potential for adverse amenity impacts upon surrounding neighbours.
Measures for General Construction Activities	• Ensure an adequate water supply on the Site for effective dust/PM suppression/mitigation, using non-potable water where possible and appropriate.	To continue to minimise potential for adverse amenity impacts upon surrounding neighbours.
	• Ensure equipment is readily available on the Site to clean any dry spillages and clean up • spillages as soon as reasonably practicable after the event using wet cleaning methods	
Operational Mitigation Measures		
	• Regularly turning composting windrows and ensuring that they have a suitable moisture content;	To continue to minimise potential for adverse amenity impacts upon surrounding neighbours.
	• Proper use of equipment	
	• Effective preventative maintenance on all plant and equipment concerned with the control of emissions to air.	
	• Regular sweeping of pavements to ensure surfaces are clean.	
	• Avoiding unnecessary idling of truck engines on site.	
	• Ensuring truck maintenance is up to date.	
	• Limiting Speed on site to less than 40 km/hr.	
	• Washing down of vehicles.	
	• Developing and implementing an inspection regime for all dust control components.	
	• Spraying water on material to be unloaded.	

Potential Impact	Management Measures	Anticipated Outcome
	• Deploying windbreaks.	
	• Level 2 watering (> 2 l/m2/min) on haul routes within site.	
	• Sealing roads if dust is considered likely to be an issue.	
Best Management Practices to Minimize Odour Emissions		
	• Ensuring moisture levels are greater than 60% in the compost pile, eliminating adequate free airspace	To continue to minimise potential for adverse amenity impacts upon surrounding neighbours.
	• Keeping records of complaints about odours and correlating them with weather conditions and deliveries of categories of organic material;	
	• Prevent pooling of stagnate leachate.	
	• Ensuring that windrows are aerated, either by forced aeration of static piles or timely regular turning of windrows;	
	• Maintaining and monitoring windrow temperatures to prevent the generation of anaerobic conditions; and	
	• Ensuring windrows are of a manageable size so that surface-to-volume ratios are maximised for passive aeration	
Managing odour at the receptor		
Community consultation about odour	• Communication strategy and survey of neighbours • Open / information days for stakeholders • Create register of odour affected parties / individuals and those that may perceive to be affected.	To maintain communication and continue to minimise potential for adverse amenity impacts upon surrounding neighbours.
Heritage		

Potential Impact	Management Measures	Anticipated Outcome
	• Should any substantial impact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and/or disturbance of the site is to immediately cease and the Consent Authority and Heritage New South Wales notified.	To protect and preserve any archaeological deposits if uncovered.
	• Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.	

8 Evaluation and Conclusion

The site is known as Lot 292 DP 751665, No.355 Stannix Park Road, Ebenezer and is located on the corner of Stannix Park Road and Sargents Road, Ebenezer.

The site has been used as a rural industry (composting activities) since at least 1997. Current onsite operations consist of composting approximately 12,400t/pa of bark and sawdust material, which is then used in the production of up to 36,000t/pa of bulk and bagged blended growing mediums/materials.

The proposal seeks to address the following key aspects:

- Formalisation of the existing site operations which includes an expansion of the approved development footprint;
- An increase in the processing of composted material from 4,000t/pa to 48,000t/pa; and
- An increase in the overall processing capacity of site operations (incorporating both composting and product blending) from 4,000t/pa to 99,000t/pa.

The future expansion of the facility represents a significant development and continued employment generator for the locality. Site operations have considered the likely environmental impacts. This expansion not only signifies a commitment by the Company but also a contribution to the broader agricultural sector's progress in the region.

It is classified as 'integrated development' pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as it involves licensing of a scheduled activity (premises-based) under sections 43(b), 48 and 55 of the *Protection of the Environment Operations Act 1997* (POEO Act) and requires a water activity approval under Section 91 of the *Water Management Act 2000* (WM Act).

Further it is deemed to be designated development pursuant to clause 16 Composting facilities or works, of Schedule 3, Part 2 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) as it includes a composting facility processing more than 5,000 t/pa of organic materials, that is located within 100 metres of a natural waterbody.

The EIS has sought to identify any potential impacts and review the suitability of the site to ensure that those impacts (when identified) do not have any unacceptable adverse impacts on the environment or the amenity of the locality either through a change in operational or management practices.

The EIS has not identified any impacts that are not capable of being mitigated.

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, and *Environmental Planning and Assessment Regulation 2021* and associated legislation.

In our opinion the EIS report and accompanying documentation demonstrates that the proposed expansion of the existing rural industry has a number of positive economic benefits and can be managed in a responsible and environmentally sensitive manner with no long term adverse environmental or social impacts.

We therefore submit that the proposal can be supported by the consent authority.

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9 References

PLANNING AND STATUTORY DOCUMENTS

- *Environmental Planning & Assessment Act, 1979.*
- *Environmental Planning & Assessment Regulation 2021.*
- *Biodiversity Conservation Act 2016.*
- *National Parks and Wildlife Act 1974*
- *Threatened Species Conservation Act 1995.*
- *The Protection of the Environment Operations Act 1997.*
- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy No.55 – Remediation of Land.
- State Environmental Planning Policy No.33 – Hazardous and Offensive Development.
- State Environmental Planning Policy (Coastal Management) 2018.
- Sydney Regional Environmental Plan (SREP) No.20- Hawkesbury Nepean River.
- Hawkesbury Local Environmental Plan 2012.
- Hawkesbury Development Control Plan 2002.
- Hawkesbury Development Control Plan 2023.
- Hawkesbury Section 7.11/7.12 Plans.
- Access to Premises Standard AS1428.
- Building Code of Australia (BCA).

REPORTS AND PLANS

- Site and Development Plans (Dwg. No. PGH 22-0985_Issue B_4 sheets), dated 27/03/2024, prepared by PGH Environmental Planning.
- Survey Plan (File No.89692:D:4, 1 sheet, Revision A) dated 07/03/2024, prepared by McKinlay Morgan & Associates Pty Ltd.
- Erosion & Sediment Control Plan (File No.89692_ 1 sheet) dated 12 May 2020, prepared by McKinlay Morgan & Associates Pty Ltd.
- Planning (Section 10.7) Certificate No. PC1749/24, dated 01/03/2024.
- Air Quality Impact Assessment Report (Ref 2400364_Version B), dated 29/04/2024, prepared by RWDI Consulting.
- Bush Fire Assessment Report (BFAR 22-0985_Version B) dated 25/06/2024, prepared by PGH Environmental Planning.
- Flood Risk Review, dated 09/07/2024, prepared by Broadcrest Consulting Pty Ltd.

- Biodiversity Development Assessment Report (V.1) dated 19/07/2024 prepared by South East Environmental.
- Heritage Impact Statement (EHC2023/0240_Revision C) dated 23/04/2024, prepared by Edwards Heritage Consultants Pty Ltd.
- Land Use Conflict Risk Assessment (LUCRA) Report (LUCRA 22-0985+Version B) dated 20/06/2024, prepared by PGH Environmental Planning.
- Noise Assessment Report (Doc no. 23026-NV-RP-1-0_Revision 1) dated 31/05/2024, prepared by Hutchison Weller.
- Operations Management Plan (Ref OMP 22-0985_Version B) dated 18/07/2024, prepared by PGH Environmental Planning.
- Traffic Impact Assessment Report (Report No: PT23071r01_Final), dated June 2024, prepared by Positive Traffic.
- Wastewater (On-site) Report (0230-WW-01-C) dated 02/07/2024, prepared by Broadcrest Consulting.
- Preliminary Site Investigation (Contamination) Report 0230-ESA-02-B) dated 09/07/2024, prepared by Broadcrest Consulting.
- Preliminary Water Assessment Report (0230-WQ-01-E) dated 09/07/2024, prepared by Broadcrest Consulting.
- Water Cycle Management Report (0230-WCM-C-01) dated 05/07/2024, prepared by Broadcrest Consulting.
- Concept Surface and Dam Drainage Plan (0230-SW-B-02) dated 09/05/2024, prepared by Broadcrest Consulting.
- Waste Management Plan, dated 17/07/2024, prepared by PGH Environmental Planning.

REFERENCES

- Aboriginal Heritage Information Management System
  https://www.environment.nsw.gov.au
- NSW Legislation
  https://www.legislation.nsw.gov.au/
- Hawkesbury City Council
  https://www.hawkesbury.nsw.gov.au/
- Department of Agriculture and Water Resources (ABRES)
  http://www.agriculture.gov.au/abares
- NSW Department of Primary Industries
  https://www.dpi.nsw.gov.au/
- Transport for NSW
  https://www.transport.nsw.gov.au/corridors

- Greater Sydney Commission https://www.greater.sydney/metropolis-of-three-cities/vision-of-metropolis-of-three-cities
- Bureau of Meteorology http://www.bom.gov.au/water/groundwater/explorer/map.shtml
- Guideline for landscape character and visual impact assessment : environmental impact assessment practice note EIA-N04, Transport NSW
- Guideline for Landscape Character and Visual Impact Assessment (Transport for NSW, 2020d).
- Local Character and Place Guideline (NSW Government, 2019).
- NSW Fire and Rescue guideline Fire Safety in Waste Facilities Version 02.02, Issued 27 February 2020.

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PGH
ENVIRONMENTAL
PLANNING

Appendix No. 1

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS & GOVERNMENT AGENCIES

Department of Planning and Environment

19 December 2022

Patrick Hurley
PGH Environmental Planning Pty Ltd
PO Box 714
Springwood NSW 2777

EF22/15286
SEAR 1744

Dear Mr Hurley

Composting facilities or works (expansion) –
355 Stannix Road Ebenezer (Lot 292 DP 751665)
Planning Secretary's Environmental Assessment Requirements (SEAR) 1744

Thank you for your request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Protection of the Environment Operations Act 1997* and the *Water Management Act 2000*. In preparing the SEARs, the Department of Planning and Environment (the Department) has consulted with the Environment Protection Authority (EPA) and the Department's Water Group (DPE Water). A copy of the EPA requirements is attached.

Unfortunately, DPE Water was unable to respond in time. You must undertake direct consultation with them and address their requirements in the EIS.

The Department has also consulted with the Transport for NSW as required by Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021.* A copy of their requirements is attached.

Furthermore, the Department requested comment on the proposal from Heritage NSW, NSW Rural Fire Service (RFS), Department of Primary Industries and the Department of Planning and Environment Biodiversity and Conservation Division (BCD). A copy of their additional requirements for the EIS are attached, except for BCD, which had no comments on the proposal, and RFS, which was unable to respond in time.

If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake direct consultation with the relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water on (02) 6274 1111.

Should you have any further enquiries, please contact David Ansen, Planning and Assessment, at the Department on (02) 8289 6721 or via david.ansen@planning.nsw.gov.au.

Yours sincerely

Chris Ritchie
Director
Industry Assessments
as delegate of the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.
Schedule 3 of the Environmental Planning and Assessment Regulation 2021.

Designated Development

SEAR Number	1744
Proposal	Composting facilities or works, expansion of maximum processing capacity from 36,000 tonnes/year to 99,000 tonnes/year
Location	355 Stannix Road Ebenezer (Lot 292 DP 751665)
Applicant	PGH Environmental Planning Pty Ltd
Date of Issue	19 December 2022
General Requirements	The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the *Environmental Planning and Assessment Regulation 2021.*
Key Issues	The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed: • **strategic and statutory context** – including: - a detailed justification for the proposal and suitability of the site for the development - a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. - a description of how the proposed expansion integrates with existing on-site operations - a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development. • **suitability of the site** – including: - a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures - floor plans depicting the proposed internal layout, including the location of machinery and equipment. • **waste management** – including: - details of the type, quantity and classification of waste to be received at the site - details of the resource outputs and any additional processes for residual waste

	- details of waste handling including, transport, identification, receipt, stockpiling and quality control - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Sustainable Materials Strategy 2041*. • **air quality** – including: - a description of all potential sources of air and odour emissions during construction and operation - identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors. • **noise and vibration** – including: - a description of all potential noise and vibration sources during construction and operation, including road traffic noise - a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines - a description and appraisal of noise and vibration mitigation and monitoring measures. • **hazards and risk** – including: - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 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). - an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event • **fire and incident management** – including: - 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, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures - details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline *Fire Safety in Waste Facilities dated 27 February 2020* • **soil and water** – including: - a description of local soils, topography, drainage and landscapes - details of water usage for the proposal including existing and proposed

	water licencing requirements in accordance with the *Water Act 1912* and/or the *Water Management Act 2000* - an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment - details of sediment and erosion controls - a detailed site water balance - an assessment of potential impacts on the quality and quantity of surface and groundwater resources - details of the proposed leachate and stormwater collection, storage and disposal systems including demonstration that surface and ground waters will be protected through design, construction and management - a description and appraisal of impact mitigation and monitoring measures. • **traffic and transport** – including: - details of road transport routes and access to the site - details of types and volumes of traffic predicted for the development during construction and operation, including a daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle type - detailed site plan to demonstrate the loading and unloading capacities and parking arrangements for all vehicles expected at the site - details of driver facilities provided on site - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site - an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development. • **biodiversity** – including: - accurate predictions of any vegetation clearing on site or for any road upgrades - a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements - details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies - a detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts. • **heritage** – including: - a Statement of Heritage Impact prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual to address the impacts of the proposal on the heritage significance of *Stannix Park House, cattle tanks and site* - if the Statement of Heritage Impact identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). • **visual** – including an impact assessment at private receptors and public vantage points.

Environmental Planning Instruments and other policies	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to: • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapters 2 and 4) • State Environmental Planning Policy (Primary Production) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapters 3 and 4) • Hawkesbury Local Environmental Plan 2012 • relevant development control plans and section 7.11 plans.
Guidelines	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • Department of Planning and Environment, specifically the: o Water Group o Environment Protection Authority • Heritage NSW • Department of Regional NSW, specifically: o Department of Primary Industries – Agriculture • Transport for NSW • NSW Rural Fire Service • Deerubbin Local Aboriginal Land Council • Hawkesbury Council • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS.
Further consultation after 2 years	If you do not lodge an application under Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* within 2 years of the issue date of these SEARs, you must consult with the Planning Secretary in relation to any further requirements for lodgement.

Department of Primary Industries – Agriculture
Department of Regional NSW

OUT22/21383

David Ansen
Planning Officer
Department of Planning and Environment
Industry Assessments

david.ansen@dpe.nsw.gov.au

Re: Secretary's Environmental Assessment Requirements – SEAR 1744 – Composting facilities or works (expansion) – 355 Stannix Road Ebenezer (Lot 292 DP 751665)

Dear Mr Ansen

Thank you for your correspondence of 15 November 2022 and the opportunity to provide comments on the draft SEARs for the above proposal.

NSW Department of Primary Industries (DPI) Agriculture collaborates with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

NSW DPI Agriculture has reviewed the submitted Form A in relation to the above proposal. It is acknowledged that the proposal is to expand the production of the existing composting facility to lift the processing capacity from 36,000 tonnes per year to 99,000 tonnes per year. It is noted that composting is classed as a Rural Industry which is permitted with consent in the RU1 zone.

NSW DPI Agriculture recommends in addition to the standard SEARs that a Land Use Conflict Risk Assessment (LUCRA) (https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/lucra) should be undertaken, and that a biosecurity risk management plan detailing how the introduction, presence, spread or increase of the following will be managed:

- a pest or disease of plants and/or animals
- a pest animal
- a weed
- or animals and animal products becoming chemically affected.

The biosecurity risk management plan should consider risks and strategies developed to prevent, eliminate, or minimise these risks. The *Biosecurity Risk Management in Land Use Planning and Development Guide* (https://www.dpi.nsw.gov.au/__data/assets/pdf_file/0018/1271241/managing-biosecurity-risks-in-land-use-planning-and-development-guide.pdf) should be referred to for consideration.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by email at landuse.ag@dpi.nsw.gov.au.

Sincerely

5 December 2022

Helen Willis
Agricultural Land Use Planning Officer
Ag Strategic Initiatives
Greater Sydney Region

DOC22/1008685-4

Mr David Ansen
Planning Officer
Industry Assessments
Department of Planning and Environment
Level 31, 4 Parramatta Square
12 Darcy Street,
Parramatta NSW 2150

Email: david.ansen@planning.nsw.gov.au

28/11/2022
Delivery by Electronic Mail

Dear Mr Ansen

EPA Advice on Secretary's Environmental Assessment Requirements (SEAR-1744)
Grange Growing Solutions - Expansion of composting facility

Thank you for the request for advice received from yourself via electronic mail on 15 November 2022 to the Environment Protection Authority (EPA) seeking our requirements for the preparation of an Environmental Impact Statement (EIS) for Grange Growing Solutions to expand production capacity at their composting/blending facility at 355 Stannix Park Road, Ebenezer 2756 NSW (Lot 292 DP 751665) from 36,000 to 99,000 tonnes per annum.

The EPA has reviewed the supporting documentation, *Request for the Planning Secretary's Requirements for the preparation of an EIS*.

The information required by the EPA is outlined in **Attachment A** with the key information requirements for the proposal being:

- Details on the types and maximum volumes of feedstock and waste streams to be stockpiled on site.
- Identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors; and
- Detail the proposed leachate and storm water collection, storage and disposal systems including demonstration that surface and ground waters will be protected through adequate design, construction and management.

In carrying out the assessment the proponent should refer to the relevant guidelines identified at **Attachment B**.

Should you require clarification of any of the above please contact Jenny Gustafson on 9585 6471 or email jenny.gustafson@epa.nsw.gov.au

Yours sincerely

Steven Tan
Acting Unit Head
Regulatory Operations Metropolitan Division

Attachments:

A. Key Issue SEARS
B. Relevant Guidelines for Assessment

Attachment A

Key Issue SEARS

Potential environmental impacts of the project

1. The following potential environmental impacts of the project need to be assessed, quantified and reported on:
    - Air;
    - Noise;
    - Water;
    - Land;
    - Waste and;
    - Chemicals

The Environmental Impact Statement (EIS) should address how the required environmental goals listed above will be met for each potential impact.

2. Describe the management strategies for the treatment and processing/utilisation of all wastes proposed to be received at the facility.

3. Describe mitigation and management options that will be used to prevent, control, abate or mitigate identified potential environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment.

This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

Description of the project

Construction and management of the proposed facility should be consistent with the EPA's guideline "Composting and Related Organics Processing Facilities" (2004); http://www.epa.nsw.gov.au/waste/organics-guidelines.htm

Details of the proposed composting facilities infrastructure, management and processes must be provided for the project, including;

- A map of the premises including windrowing areas, storage areas, and leachate collection and storage ponds.
- The specific types of feedstock and waste that will be received on site, the maximum volumes (daily and annually), number of stockpiles/windrows and locations they will be stored. All putrescible waste streams need to have the maximum volumes nominated at any one time, for the purpose of estimating odour emission rates for the air quality impact assessment. (The EPA notes the types and figures may change during the life of the project depending on a number of factors however this information is important for an appropriate assessment. The types of waste permitted to be received will be limited to what is nominated in the EIS. The types can be varied through the EPA licence at a later date and depending on the type of waste being sought to be introduced, some additional assessment might be required at that time.)
- The mixing rates required between feedstock and each waste stream to develop a windrow and the dimensions and number of proposed windrows.
- The approximate moisture content of windrows that needs to be achieved and the expected volumes of water that will be needed for each windrow life and total water used on site annually.

Potential impacts on air quality

The goals of the project in relation to air quality should be to ensure sensitive receptors are protected from adverse impacts from odour and dust.

Details would need to be provided on the proposed measures to manage odour and dust from all sources. Measures to prevent or control the emission of odour from the composting activities must be detailed based on the outcome of an air quality impact assessment undertaken in accordance with the *Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in New South Wales* (EPA, 2016). All potentially impacted residential or sensitive premises likely to be impacted by the development must be identified and included in the assessment.

The EIS should identify any other existing impacts on air quality within the area and if necessary provide an assessment and commentary on the predicted cumulative impacts that may arise.

Emissions from any plant must meet the design criteria detailed in the *Protection of the Environment Operations (Clean Air) Regulation 2010*. Details need to be provided on the proposed air pollution control techniques from any air emission points, including proposed measures to manage and monitor efficiency and performance.

Potential impacts of noise

The goals of the project should include design, construction, operation and maintenance of the facility in accordance with relevant EPA policy, guidelines and criteria, and in order to minimise potential impacts from noise.

The EPA expects that potential noise sources are assessed in accordance with the *Noise Policy for Industry* (EPA 2017), and where required mitigation measures are proposed (eg appropriate equipment chosen to minimise noise levels). All residential or noise sensitive premises likely to be impacted by the development must be identified and included in the assessment.

The proposed development may result in an increase in traffic movements associated with the receival of materials. The number of traffic movements associated with the proposal should be quantified and the potential noise impacts associated with these traffic movements need to be assessed in accordance with the *NSW Road Noise Policy* (EPA, 2011).

Potential impacts on water quantity and quality

The goals of the project should include the following:

- No pollution of waters (including surface and groundwater), except to the extent authorised by EPA (i.e in accordance with an Environment Protection Licence);
- Polluted water (including effluent, process waters, wash down waters, polluted stormwater or sewage) must be captured and retained on the site through an appropriate collection and storage system. Where it is safe and practicable to the do, the polluted water should be treated and beneficially reused; and
- It is acceptable in terms of the achievement or protection of the River Flow Objectives and Water Quality Objectives.

The EIS should document the measures that will achieve the above goals.

Details of the site drainage and any natural or artificial waters within or adjacent to the development must be identified and where applicable measures proposed to mitigate potential impacts of the development on these waters.

The EIS should provide details of any water management systems for the site to ensure surface and ground waters are protected from contaminants.

Potential impacts on land

The goals of the project should include the following.

- No pollution of land, except to the extent authorised by EPA (i.e in accordance with an Environment Protection Licence);
- All composted material is managed consistent with the EPA's Resource Recovery Exemption "The Compost Order 2014" and due diligence is undertaken to ensure the product is re-used consistent with "The Compost Exemption 2014" or in accordance with any special Resource Recovery Orders & Exemptions issued to the applicant; and
- The potential impact of land erosion from the development is mitigated.

The EIS should document the measures that will achieve the above goals.

Waste

The goals of the project should include the following.

- It is in accordance with the principles of the waste hierarchy and cleaner production;
- Where potential impacts associated with the handling, processing and storage of all waste materials generated at the premises are identified, these be satisfactorily mitigated;
- The beneficial reuse of all wastes generated at the premises are maximised where it is safe and practical to do so; and
- No waste disposal occurs on site except in accordance with an Environment Protection Licence.

The EIS needs to identify the proposed type, quantities and location of wastes to be stored and/or processed at the site. This should include a detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste under the EPA's Waste Classification Guidelines.

Spill management measures, including items such as bunding, and emergency procedures should be clearly outlined.

Monitoring

The EIS must outline the proposed monitoring regime to be implemented in relation to the following potential impacts, where relevant.

- Odour and particulate matter;
- Construction and operational noise;
- Waste classification; and
- Wastewater.

Attachment B – Relevant Guidelines for Assessment

a. Air Quality Impacts

The assessment should include a detailed Air Quality Impact Assessment (AQIA) for construction and operation of the project in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW.

The AQIA should:

- demonstrate how the development will comply with the relevant regulatory framework, specifically the POEO Act and the POEO (Clean Air) Regulation (2010); and
- include a cumulative local and regional air quality impact assessment, including odour.

Technical standards and guidelines:

- 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 (DECC 2006)
- Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)
- Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessments of Air Pollutants in NSW, Australia (OEH, 2011)
- Ground-level ozone impact assessment framework (EPA, 2015)

b. Water Quality Impacts

The assessment should demonstrate that all practical options to avoid discharge have been investigated and implemented measures have been taken to reduce the level of contaminants in the discharge, so that any impact is reduced where a discharge is necessary.

Applicants must:

- Identify and estimate the quality and quantity of all pollutants that may be introduced into the water cycle by source and discharge point
- Describe the nature and degree of impact that any discharge(s) will have on the receiving environment. This includes consideration of all pollutants that pose a risk of non-trivial harm to human health and the environment (this should also include intercepted saline groundwater or acidic runoff generated by acid sulphate soil where appropriate).
- Demonstrate assessment against the ambient NSW Water Quality Objectives and environmental values for the receiving waters relevant to the infrastructure activity. This includes the indicators and associated trigger values or criteria for the identified environmental values (this information should be sourced from the ANZECC (2000) criteria)
- Assess the significance of any identified impacts, including consideration of the relevant environmental values and ambient water quality outcomes. Assessment of discharges to surface waters should be guided by the ANZECC (2000) guidelines, using local Water Quality Objectives.

Technical Standards and requirements

- Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECC 2008)
- Australian and New Zealand Guidelines for Fresh and Marine Water Quality (Australian and New Zealand Governments and Australian State and territory governments,).
- NSW Water Quality and River Flow Objectives
- Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC 2006)
- Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DEC, 2008), Stormwater Publications.
- Environmental Guidelines for use of effluent by irrigation
- Storing and Handling Liquids: Environmental Protection (EPA, 2007)

c. Noise and Vibration Impacts

The impact of noise and vibration to protect the amenity and wellbeing of the community must be managed. Potential impacts should be minimised through the implementation of all feasible and reasonable mitigation measures.

Technical standards and guidelines

- Noise Policy for Industry
- Interim Construction Noise Guideline
- ANZEC Guideline for Blasting
- Assessing Vibration: A Technical Guide
- Rail Noise Infrastructure Noise Guidelines (EPA, 2013)
- Road Noise Policy and Application Notes

d. Waste Generation and Management

Different assessment requirements apply based on the type of facility and/or infrastructure. The waste transported, generated, or received as part of carrying out the activity should be minimised and managed in a way that protects all environmental values.

Technical standards and guidelines

- Waste guidelines and resources about legislation can be found at Waste Avoidance and Resource Recovery Strategy and Waste regulations in NSW
- EPA's Waste Classification Guidelines (DECC, 2009)
- Environmental Guidelines: Solid Waste Landfills (EPA, Second edition 2016)
- Environmental Guidelines: Use and Disposal of Biosolids Products (EPA, 1997)
- NSW Energy from Waste Policy Statement (EPA, 2015)
- Standards for managing construction waste in NSW (EPA, 2018)

e. Contaminated Sites

An assessment should determine whether the land is likely to be contaminated and identify if remediation of the land is required. This assessment should have regard to the ecological and human health risks posed by the contamination in the context of past, existing and future land uses. Contaminated groundwater may also harm human health,

the environment and the types of land uses that may safely be carried out on a contaminated site. Assessments should consider contamination in both land and groundwater.

Technical Standards and Guidelines

- The Contaminated Land Management Compliance Statement (NSW EPA 2018)
- Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA, 2017).
- Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015)
- Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH 2011).
- Guidelines for the Assessment and Management of Groundwater Contamination (NSW DEC 2007).
- Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA, 1998)
- NSW EPA Sampling Design Guidelines (NSW EPA, 1995).
- The National Environment Protection (Assessment of Contamination) Measure 1999 (as amended 2013, NEPC 2013).
- Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018)
- Australian and New Zealand Guidelines for Fresh and Marine Water Quality - Water Quality for primary industries (ANZECC 2000)

f. Dangerous Goods, Hazardous Substances and Chemical Waste

The assessment should demonstrate:

- how materials and wastes containing scheduled chemical wastes and other waste subject to a chemical control order (CCO) will be managed in accordance with a CCO and relevant National Management Plans.
- how the requirements of the Radiation Control Act 1990 and the Radiation Control Regulation 2013 will be met.

Technical Standards and Guidelines

- Chemical control order requirements
- Dangerous goods
- Pesticides

This concludes the EPA's submission.

Our ref: DOC22/1015362

David Ansen
Planning Officer
Industry Assessments
Department of Planning and Environment
Level 31, 4 Parramatta Square,
Parramatta NSW 2150

By email: david.ansen@planning.nsw.gov.au

Dear Mr Ansen

Secretary's Environmental Assessment Requirements for Composting facilities or works (expansion) – 355 Stannix Road Ebenezer (Lot 292 DP 751665) – SEAR 1744

Thank you for your referral dated 15 November 2022 inviting comments from the Heritage Council of NSW on the above proposal.

The proposal seeks approval to expand the production capacity of the existing composting/blending facility from 36,000tonnes pa to 99,000tonnes pa. including the following components - Office/Administration building, sheds, dams, material stockpile areas, loading and mixing areas.

The subject site is not listed on the State Heritage Register (SHR), however is located in the vicinity of the SHR listed *Stannix Park House, cattle tanks and site* (SHR No. 00598). The subject site is also located in the vicinity of several locally listed items.

The following SEARs are recommended:

Non-Aboriginal Heritage and Archaeology

a) A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the adjacent heritage item and is to identify the following:
   - All heritage items (state and local) within the vicinity of the site including built heritage, landscapes, archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance.
   - The impacts of the proposal on heritage item(s) including visual impacts, any modified services and any impacts arising from vibrations, heavy vehicle movement, excavations, water collection, and the extraction, movement, blending, composting, mixing and stockpiling of materials as part of the manufacturing process.
   - The attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the surrounding heritage items.
   - Justification for any changes to the landscape elements of the nearby heritage items including any options analysis.

b) If the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.

As the site contains is located in the vicinity of several local items, advice should be sought from the relevant local councils.

If you have any questions regarding the above advice, please contact Mariyam Nizam, Senior Heritage Assessments Officer at Heritage NSW on 8837 6375 or Mariyam.Nizam@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini
Rajeev Maini
Manager
Assessments Team 3
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
18 November 2022

Transport for NSW

18 November 2022

TfNSW Reference: SYD22/01405/01
DPE Reference: SEAR 1744

Department of Planning and Environment
Level 31 4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Attention: David Ansen,

REQUEST FOR SEARS - EXPANSION OF COMPOSTING FACILITY - 355 STANNIX ROAD, EBENEZER

Dear Sir/Madam,

Reference is made to your correspondence dated 15 November 2022, requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW would like to request the applicant providing a transport and accessibility impact assessment, which includes, but is not limited to the following:

Key Issue Transport and Accessibility

1. A detailed traffic and accessibility impact assessment should be prepared and include, but not limit to:

   - Details of all traffic types and volumes likely to be generated by the proposed development during construction and operation, including predicted haulage routes, including over size over mass vehicles, and consider any impacts to the state road network (i.e. where the haulage route meets the state road);
   - Daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle types;
   - Details of the origin/destination of dangerous goods movements to/from the site (if any);
   - Detailed site layout plan to demonstrate that the site will be able to accommodate the most productive vehicle types as well as the worst performing vehicles (sufficient loading/ unloading) and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan;
   - Details of the driver facilities provided on site;
   - Swept path diagrams to demonstrate the largest vehicles as well as the worst performing vehicles entering, exiting and manoeuvring throughout the site;
   - Traffic management plan on how to manage number of vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing that can be accommodated on the site to avoid queuing in the surrounding road network. This to demonstrate how internal and external traffic can be managed in conjunction with existing traffic on site;
   - Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and

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P 131782
W transport.nsw.gov.au

specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site;

- Detailed plans of any proposed road upgrades, infrastructure works or new roads required for the development and an assessment of potential impact on load road pavement lifespan; and
- The traffic impact assessment must include the cumulative study area traffic impacts associated with the redevelopment and any other known proposed developments in the area.

Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002) and TDT 2013/04a;
- NSW Freight and Ports Plans 2018-2023.
- Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas.
- Cycling Aspects of Austroads Guides.
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).

If you have any further questions Felix Liu would be pleased to take your call on 8849 2113 or please email development.sydney@transport.nsw.gov.au.

Yours sincerely,

Zhaleh Alamouti

Senior Land Use Planner

Land Use Assessment Western and Central, Greater Sydney

PGH
ENVIRONMENTAL
PLANNING

Appendix No. 2

NOTIFICATION LETTER TO SURROUNDING RESIDENTS

Our Ref: PGH:22-0985 ID:456

24 March 2023

To the Resident/Owner

Dear Sir/Madam

Proposed Designated Development - Expansion of existing rural industry 'Grange Growing Solutions' (composting and blending facility)
Lot 292 DP 751665, No.355 Stannix Park Road Ebenezer

PGH Environmental Planning has been engaged by the owners of **No.355 Stannix Park Road** (the **subject property**) to prepare an Environmental Impact Statement (EIS) as part of a Development Application (DA) to Hawkesbury City Council for the expansion and continued operation of an existing rural industry – a composting and blending facility (refer **Site and Locality Plans**).

Description - The company has been operating since 2000 as a 'Potting Mix' facility 'rural industry' involving the processing and composting of biodegradable organic materials (pine bark and hardwood sawdust) derived from virgin forestry residues.

Products derived from these activities are re-combined with other materials to produce a range of potting mix products. The process involves the blending of composted material with raw and processed materials for production of various growing mediums for use in the horticulture, landscaping, and gardening industries. A project overview is provided (refer **Table 1**).

As part of our preliminary investigations, we are contacting nearby residents and/or business owners and providing an opportunity for you to raise questions or comment on the proposal prior to us finalising the development application.

Matters raised will be included in the development application. We will also be preparing specialist reports in respect of various matters including: traffic, odour, dust, and noise.

We also advise that once the application has been submitted to Hawkesbury City Council there will be a further opportunity to review and make comment.

:

If you have any further questions, or wish to make comment please contact us via any of the following options

Post: PO Box 714 Springwood, NSW 2777
Email: phurley@pghep.com.au
Phone: (02) 4751 1522 (business hours)

The closing date for submissions is Monday 17 April 2023. We look forward to your feedback.

Yours faithfully
PGH Environmental Planning

Patrick Hurley
Director

Encls

The following is a summary overview of the Proposal.

Table 1 – Proposal Summary

Project Element	Summary Description
Project description	Expansion of the existing Potting Mix Manufacturing facility (composting and blending).
Zoning	RU1 Primary Production, Hawkesbury LEP 2012.
Definition (as Per LEP/Schedule 3	**LEP 2012** – Rural Industry. **EP&A (Schedule 3)** - Composting facilities or works.
Project site area	12.37 hectares (123,700m^2).
Resource	Use of imported materials.
Disturbed area	Approximately. 6 hectares (operational area including buildings).
Building(s) Footprint	3,559m^2.
Annual production	**Current:** • Composting - 12,400t/pa. • Blended Material - 34,775 – 36,000t/pa (Total 36,000t/pa produced includes use of compost). **Proposed:** • Composting – 48,000t/pa. • Blended Material - 36,000t/pa to 99,000t/pa (the composted material volume will be approximately 49% of total processed/blended material.
Main Materials (used to create final products)	Pine fines, coconut fibre (coir), sand, ash, and peat.
Life of project	Economic dependant.
General Infrastructure	Road access, single operational entrance off Stannix Park Road.
Product transport	Truck transport - Products are transported to site via a range of bulk truck configurations (packaged, bulk (loose) or containerised). Approximately 50% of volume produced is transported from the site as palletised stock /50% as bulk product.
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Project Element	Summary Description
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Vehicle Movements	• Current (at 36,000t/pa) – 20 daily (10 in/10 out). • Anticipated (at 99,000tpa) – 40 daily (20 in/20 out).
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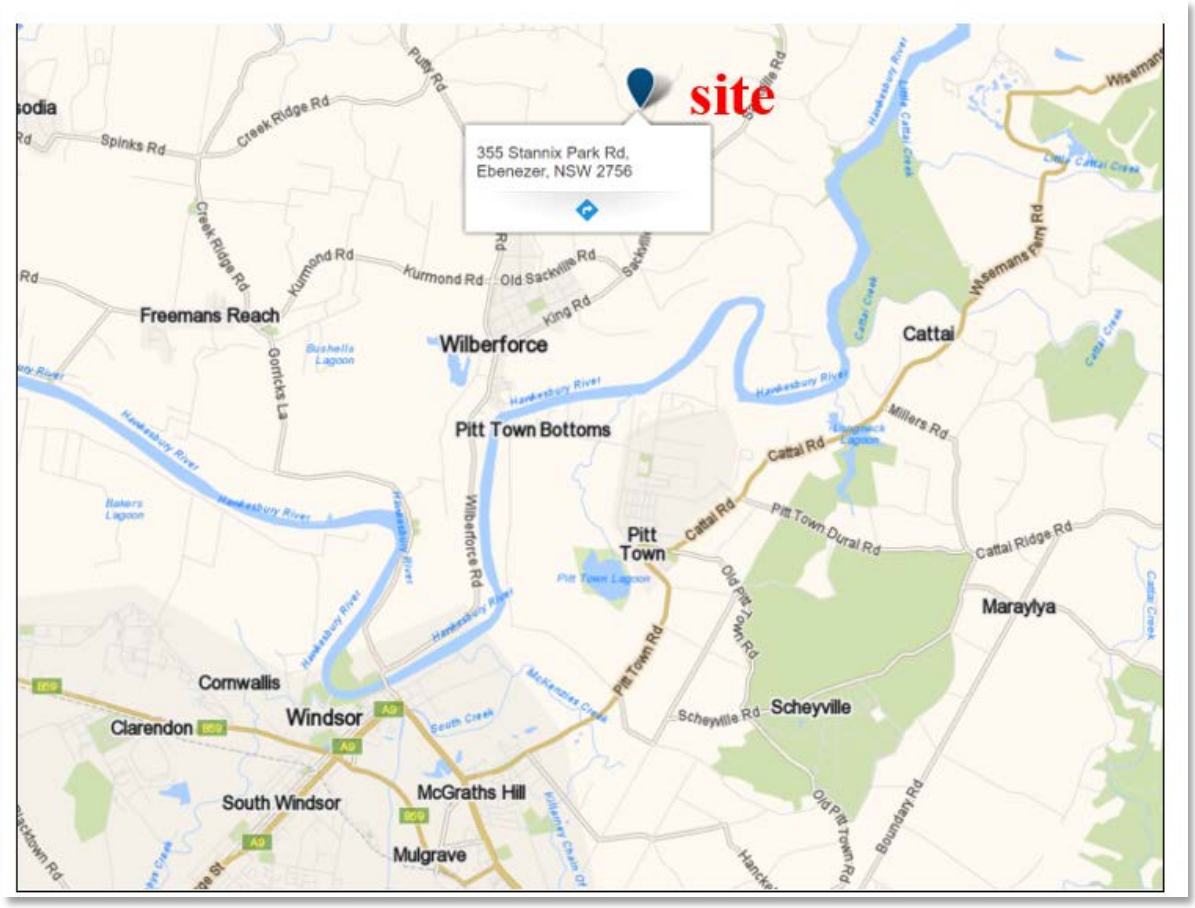
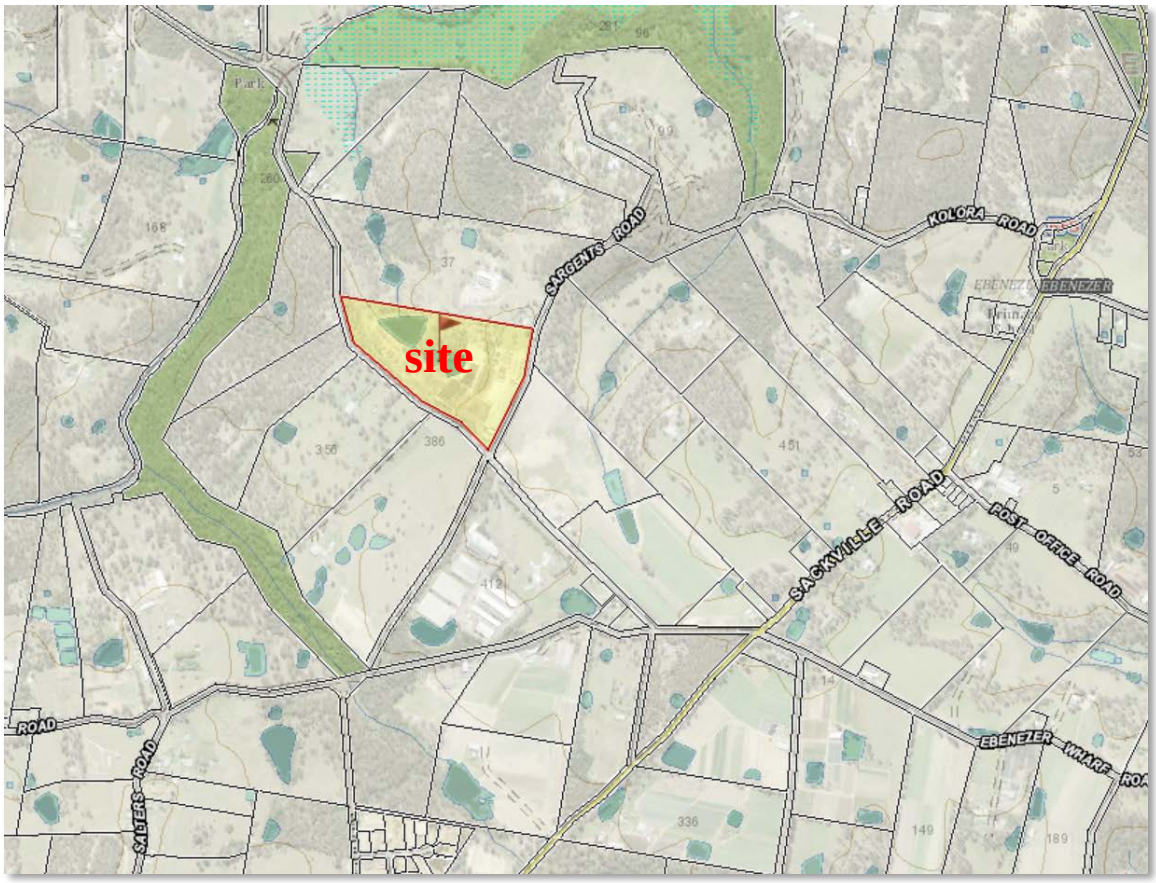


Site Locality Map



Site Locality Map – Detail location

Site Locality Map – Aerial photograph

Site Plan – Proposed Operational Area (approximate)

PGH
ENVIRONMENTAL
PLANNING

Appendix No. 3

NOTIFICATION LETTER TO AGENCIES

Our Ref: PGH:22-0985 ID:456

Deerubbin LALC
Reception@deerubbin.org.au

Dear Sir/Madam

Proposed Designated Development - Expansion of existing rural industry 'Grange Growing Solutions' (composting and blending facility)
Lot 292 DP 751665, No.355 Stannix Park Road Ebenezer

PGH Environmental Planning has been engaged by the owners of **No.355 Stannix Park Road** (the **subject property**) to prepare an Environmental Impact Statement (EIS) as part of a Development Application (DA) to Hawkesbury City Council for the expansion and continued operation of an existing rural industry – a composting and blending facility (refer **Site and Locality Plans**).

Description - The company has been operating since 2000 as a 'Potting Mix' facility 'rural industry' involving the processing and composting of biodegradable organic materials (pine bark and hardwood sawdust) derived from virgin forestry residues.

Products derived from these activities are re-combined with other materials to produce a range of potting mix products. The process involves the blending of composted material with raw and processed materials for production of various growing mediums for use in the horticulture, landscaping, and gardening industries. There are no new buildings proposed as part of the application. A project overview is provided (refer **Table 1**).

SEAR's - We have received SEAR's (No 1744, dated 19 December 2022) (refer **Attached**) and as required in the SEARs seek your comments to the application prior to the preparation and lodgment of the EIS.

If you have any further questions, or wish to make comment please contact us via any of the following options:

Post: PO Box 714 Springwood, NSW 2777
Email: phurley@pghep.com.au
Phone: (02) 4751 1522 (business hours)

The closing date for submissions is Monday 17 April 2023. We look forward to your feedback.

Yours faithfully
PGH Environmental Planning

Patrick Hurley
Director

Encls

The following is a summary overview of the Proposal.

Table 1 – Proposal Summary

Project Element	Summary Description
Project description	Expansion of the existing Potting Mix Manufacturing facility (composting and blending).
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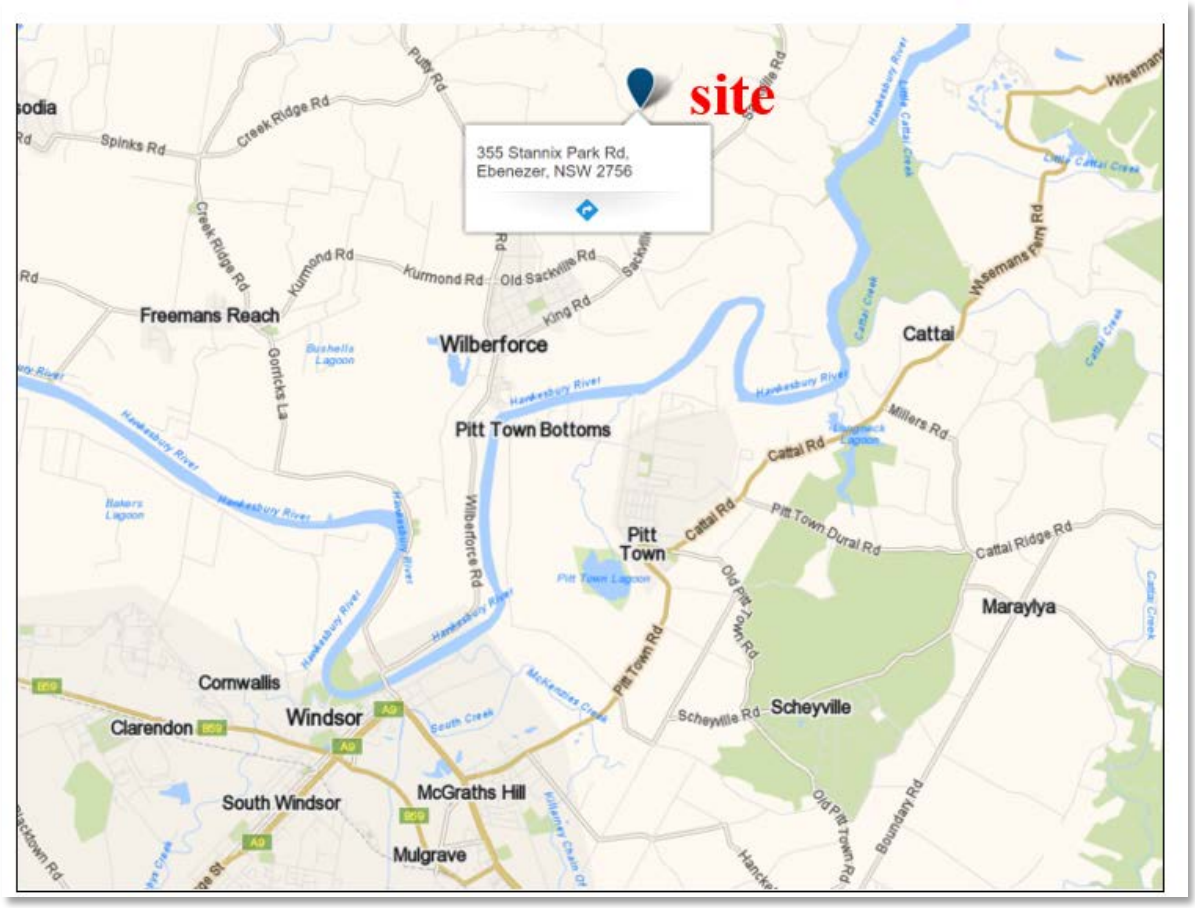
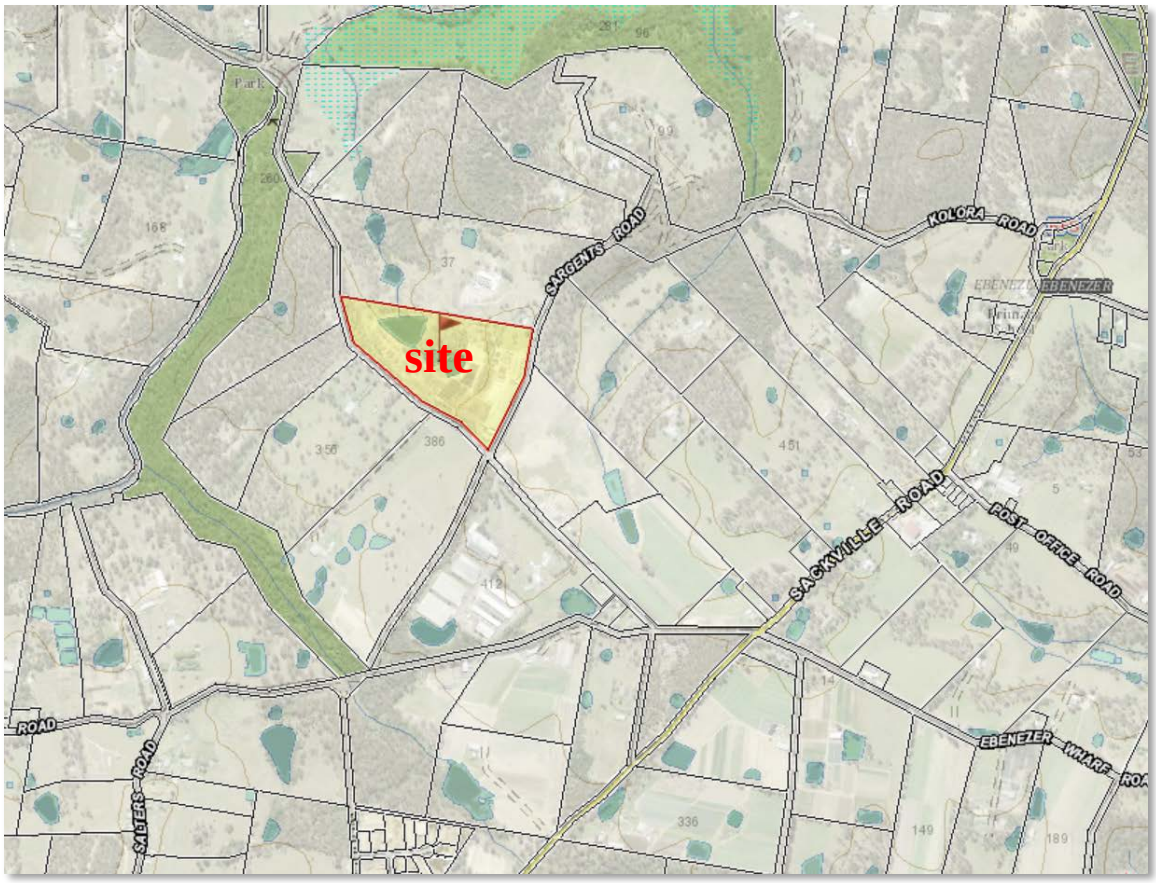


Site Locality Map



Site Locality Map – Detail location

Site Locality Map – Aerial photograph

Site Plan – Proposed Operational Area (approximate

Department of Planning and Environment

19 December 2022

Patrick Hurley
PGH Environmental Planning Pty Ltd
PO Box 714
Springwood NSW 2777

EF22/15286
SEAR 1744

Dear Mr Hurley

Composting facilities or works (expansion) –
355 Stannix Road Ebenezer (Lot 292 DP 751665)
Planning Secretary's Environmental Assessment Requirements (SEAR) 1744

Thank you for your request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Protection of the Environment Operations Act 1997* and the *Water Management Act 2000*. In preparing the SEARs, the Department of Planning and Environment (the Department) has consulted with the Environment Protection Authority (EPA) and the Department's Water Group (DPE Water). A copy of the EPA requirements is attached.

Unfortunately, DPE Water was unable to respond in time. You must undertake direct consultation with them and address their requirements in the EIS.

The Department has also consulted with the Transport for NSW as required by Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021.* A copy of their requirements is attached.

Furthermore, the Department requested comment on the proposal from Heritage NSW, NSW Rural Fire Service (RFS), Department of Primary Industries and the Department of Planning and Environment Biodiversity and Conservation Division (BCD). A copy of their additional requirements for the EIS are attached, except for BCD, which had no comments on the proposal, and RFS, which was unable to respond in time.

If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake direct consultation with the relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water on (02) 6274 1111.

Should you have any further enquiries, please contact David Ansen, Planning and Assessment, at the Department on (02) 8289 6721 or via david.ansen@planning.nsw.gov.au.

Yours sincerely

Chris Ritchie
Director
Industry Assessments
as delegate of the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.
Schedule 3 of the Environmental Planning and Assessment Regulation 2021.

Designated Development

SEAR Number	1744
Proposal	Composting facilities or works, expansion of maximum processing capacity from 36,000 tonnes/year to 99,000 tonnes/year
Location	355 Stannix Road Ebenezer (Lot 292 DP 751665)
Applicant	PGH Environmental Planning Pty Ltd
Date of Issue	19 December 2022
General Requirements	The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the *Environmental Planning and Assessment Regulation 2021.*
Key Issues	The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed: • **strategic and statutory context** – including: - a detailed justification for the proposal and suitability of the site for the development - a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. - a description of how the proposed expansion integrates with existing on-site operations - a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development. • **suitability of the site** – including: - a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures - floor plans depicting the proposed internal layout, including the location of machinery and equipment. • **waste management** – including: - details of the type, quantity and classification of waste to be received at the site - details of the resource outputs and any additional processes for residual waste

	- details of waste handling including, transport, identification, receipt, stockpiling and quality control - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Sustainable Materials Strategy 2041*. • **air quality** – including: - a description of all potential sources of air and odour emissions during construction and operation - identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors. • **noise and vibration** – including: - a description of all potential noise and vibration sources during construction and operation, including road traffic noise - a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines - a description and appraisal of noise and vibration mitigation and monitoring measures. • **hazards and risk** – including: - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 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). - an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event • **fire and incident management** – including: - 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, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures - details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline *Fire Safety in Waste Facilities dated 27 February 2020* • **soil and water** – including: - a description of local soils, topography, drainage and landscapes - details of water usage for the proposal including existing and proposed

	water licencing requirements in accordance with the *Water Act 1912* and/or the *Water Management Act 2000* - an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment - details of sediment and erosion controls - a detailed site water balance - an assessment of potential impacts on the quality and quantity of surface and groundwater resources - details of the proposed leachate and stormwater collection, storage and disposal systems including demonstration that surface and ground waters will be protected through design, construction and management - a description and appraisal of impact mitigation and monitoring measures. • **traffic and transport** – including: - details of road transport routes and access to the site - details of types and volumes of traffic predicted for the development during construction and operation, including a daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle type - detailed site plan to demonstrate the loading and unloading capacities and parking arrangements for all vehicles expected at the site - details of driver facilities provided on site - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site - an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development. • **biodiversity** – including: - accurate predictions of any vegetation clearing on site or for any road upgrades - a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements - details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies - a detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts. • **heritage** – including: - a Statement of Heritage Impact prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual to address the impacts of the proposal on the heritage significance of *Stannix Park House, cattle tanks and site* - if the Statement of Heritage Impact identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). • **visual** – including an impact assessment at private receptors and public vantage points.

Environmental Planning Instruments and other policies	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to: • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapters 2 and 4) • State Environmental Planning Policy (Primary Production) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapters 3 and 4) • Hawkesbury Local Environmental Plan 2012 • relevant development control plans and section 7.11 plans.
Guidelines	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • Department of Planning and Environment, specifically the: o Water Group o Environment Protection Authority • Heritage NSW • Department of Regional NSW, specifically: o Department of Primary Industries – Agriculture • Transport for NSW • NSW Rural Fire Service • Deerubbin Local Aboriginal Land Council • Hawkesbury Council • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS.
Further consultation after 2 years	If you do not lodge an application under Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* within 2 years of the issue date of these SEARs, you must consult with the Planning Secretary in relation to any further requirements for lodgement.

Our Ref: PGH:22-0985 ID:456

Department of Planning and Environment – Water
water.enquiries@dpie.nsw.gov.au

Dear Sir/Madam

Proposed Designated Development - Expansion of existing rural industry 'Grange Growing Solutions' (composting and blending facility)
Lot 292 DP 751665, No.355 Stannix Park Road Ebenezer

By way of background, the Department of Planning and Environment has issued its SEAR's (SEAR 1744) on 19 December 2022. It advised in that document that it had previously contacted DPE Water on this matter but comments were not received prior to the SEAR's being issued. We are therefore making further contact with your Agency and requesting comments prior to the preparation of the Application.

PGH Environmental Planning has been engaged by the owners of **No.355 Stannix Park Road** (the **subject property**) to prepare an Environmental Impact Statement (EIS) as part of a Development Application (DA) to Hawkesbury City Council for the expansion and continued operation of an existing rural industry – a composting and blending facility (refer **Site and Locality Plans**).

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Patrick Hurley
Director

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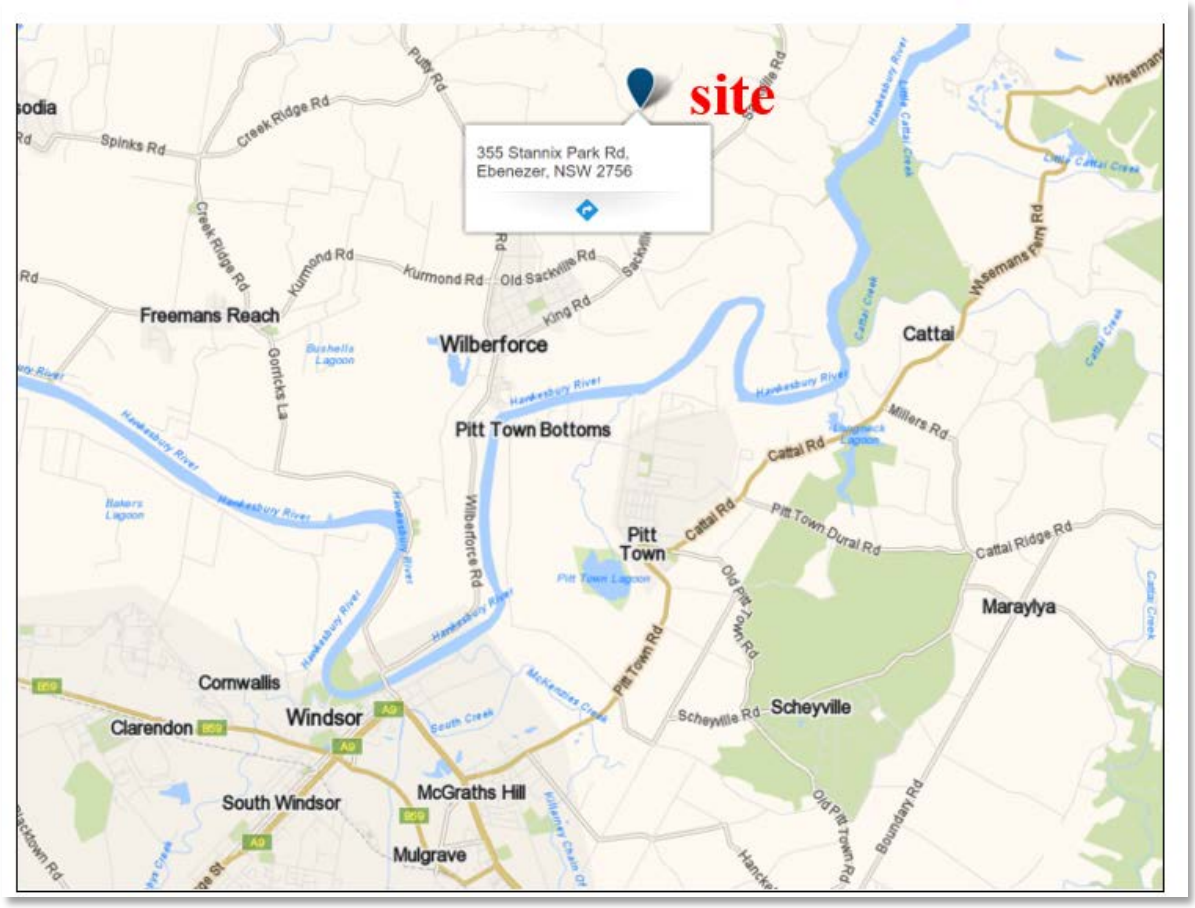

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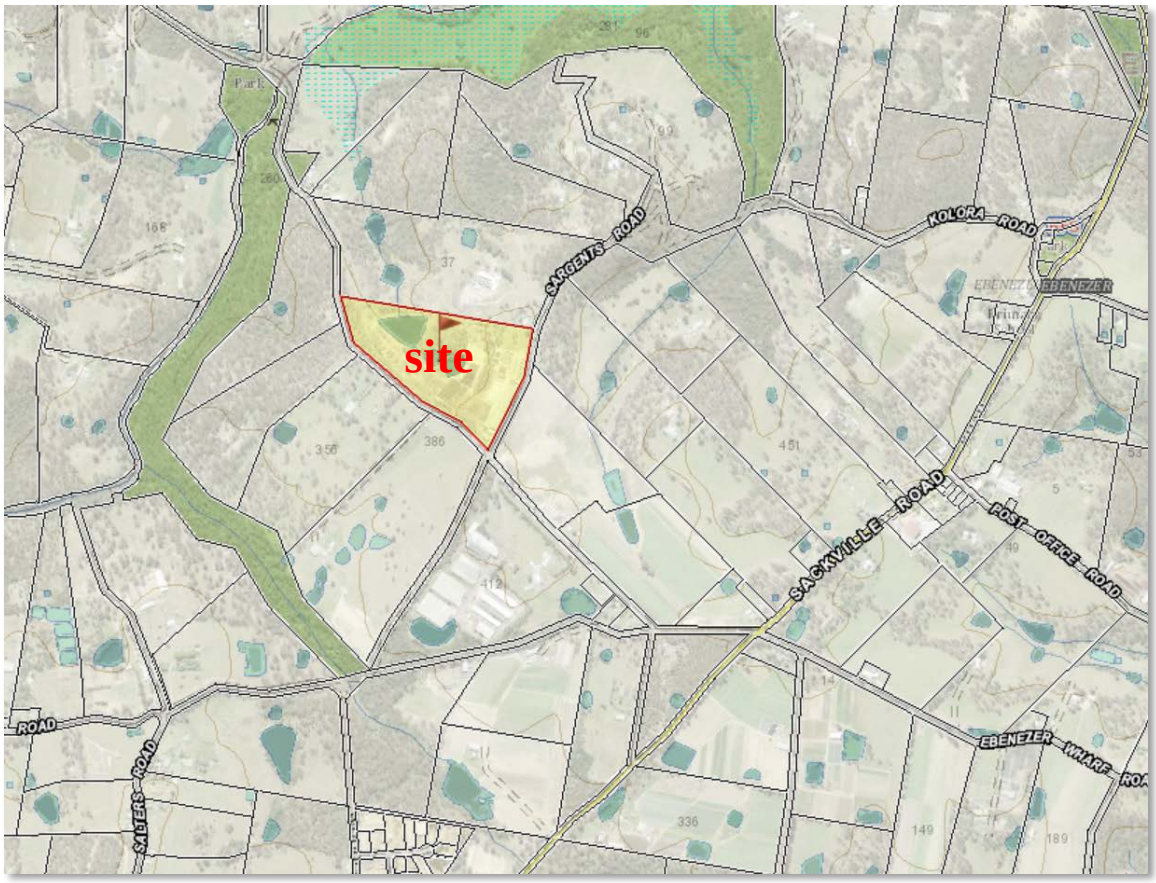

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Department of Planning and Environment

19 December 2022

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PGH Environmental Planning Pty Ltd
PO Box 714
Springwood NSW 2777

EF22/15286
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Yours sincerely

Chris Ritchie
Director
Industry Assessments
as delegate of the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

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Designated Development

SEAR Number	1744
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Applicant	PGH Environmental Planning Pty Ltd
Date of Issue	19 December 2022
General Requirements	The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the *Environmental Planning and Assessment Regulation 2021.*
Key Issues	The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed: • **strategic and statutory context** – including: - a detailed justification for the proposal and suitability of the site for the development - a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. - a description of how the proposed expansion integrates with existing on-site operations - a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development. • **suitability of the site** – including: - a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures - floor plans depicting the proposed internal layout, including the location of machinery and equipment. • **waste management** – including: - details of the type, quantity and classification of waste to be received at the site - details of the resource outputs and any additional processes for residual waste

	- details of waste handling including, transport, identification, receipt, stockpiling and quality control - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Sustainable Materials Strategy 2041*. • **air quality** – including: - a description of all potential sources of air and odour emissions during construction and operation - identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors. • **noise and vibration** – including: - a description of all potential noise and vibration sources during construction and operation, including road traffic noise - a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines - a description and appraisal of noise and vibration mitigation and monitoring measures. • **hazards and risk** – including: - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 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). - an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event • **fire and incident management** – including: - 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, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures - details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline *Fire Safety in Waste Facilities dated 27 February 2020* • **soil and water** – including: - a description of local soils, topography, drainage and landscapes - details of water usage for the proposal including existing and proposed

	water licencing requirements in accordance with the *Water Act 1912* and/or the *Water Management Act 2000* - an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment - details of sediment and erosion controls - a detailed site water balance - an assessment of potential impacts on the quality and quantity of surface and groundwater resources - details of the proposed leachate and stormwater collection, storage and disposal systems including demonstration that surface and ground waters will be protected through design, construction and management - a description and appraisal of impact mitigation and monitoring measures. • **traffic and transport** – including: - details of road transport routes and access to the site - details of types and volumes of traffic predicted for the development during construction and operation, including a daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle type - detailed site plan to demonstrate the loading and unloading capacities and parking arrangements for all vehicles expected at the site - details of driver facilities provided on site - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site - an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development. • **biodiversity** – including: - accurate predictions of any vegetation clearing on site or for any road upgrades - a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements - details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies - a detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts. • **heritage** – including: - a Statement of Heritage Impact prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual to address the impacts of the proposal on the heritage significance of *Stannix Park House, cattle tanks and site* - if the Statement of Heritage Impact identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). • **visual** – including an impact assessment at private receptors and public vantage points.

Environmental Planning Instruments and other policies	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to: • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapters 2 and 4) • State Environmental Planning Policy (Primary Production) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapters 3 and 4) • Hawkesbury Local Environmental Plan 2012 • relevant development control plans and section 7.11 plans.
Guidelines	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • Department of Planning and Environment, specifically the: o Water Group o Environment Protection Authority • Heritage NSW • Department of Regional NSW, specifically: o Department of Primary Industries – Agriculture • Transport for NSW • NSW Rural Fire Service • Deerubbin Local Aboriginal Land Council • Hawkesbury Council • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS.
Further consultation after 2 years	If you do not lodge an application under Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* within 2 years of the issue date of these SEARs, you must consult with the Planning Secretary in relation to any further requirements for lodgement.

Our Ref: PGH:22-0985 ID:456

Natural Resources Access Regulator
nrar.enquiries@nrar.nsw.gov.au

Dear Sir/Madam

Proposed Designated Development - Expansion of existing rural industry 'Grange Growing Solutions' (composting and blending facility)
Lot 292 DP 751665, No.355 Stannix Park Road Ebenezer

PGH Environmental Planning has been engaged by the owners of **No.355 Stannix Park Road** (the **subject property**) to prepare an Environmental Impact Statement (EIS) as part of a Development Application (DA) to Hawkesbury City Council for the expansion and continued operation of an existing rural industry – a composting and blending facility (refer **Site and Locality Plans**).

Description - The company has been operating since 2000 as a 'Potting Mix' facility 'rural industry' involving the processing and composting of biodegradable organic materials (pine bark and hardwood sawdust) derived from virgin forestry residues.

Products derived from these activities are re-combined with other materials to produce a range of potting mix products. The process involves the blending of composted material with raw and processed materials for production of various growing mediums for use in the horticulture, landscaping, and gardening industries. There are no new buildings proposed as part of the application. A project overview is provided (refer **Table 1**).

SEAR's - We have received SEAR's (No 1744, dated 19 December 2022) (refer **Attached**) and as required in the SEARs seek your comments to the application prior to the preparation and lodgment of the EIS.

If you have any further questions, or wish to make comment please contact us via any of the following options:

Post: PO Box 714 Springwood, NSW 2777
Email: phurley@pghep.com.au
Phone: (02) 4751 1522 (business hours)

The closing date for submissions is Monday 17 April 2023. We look forward to your feedback.

Yours faithfully
PGH Environmental Planning

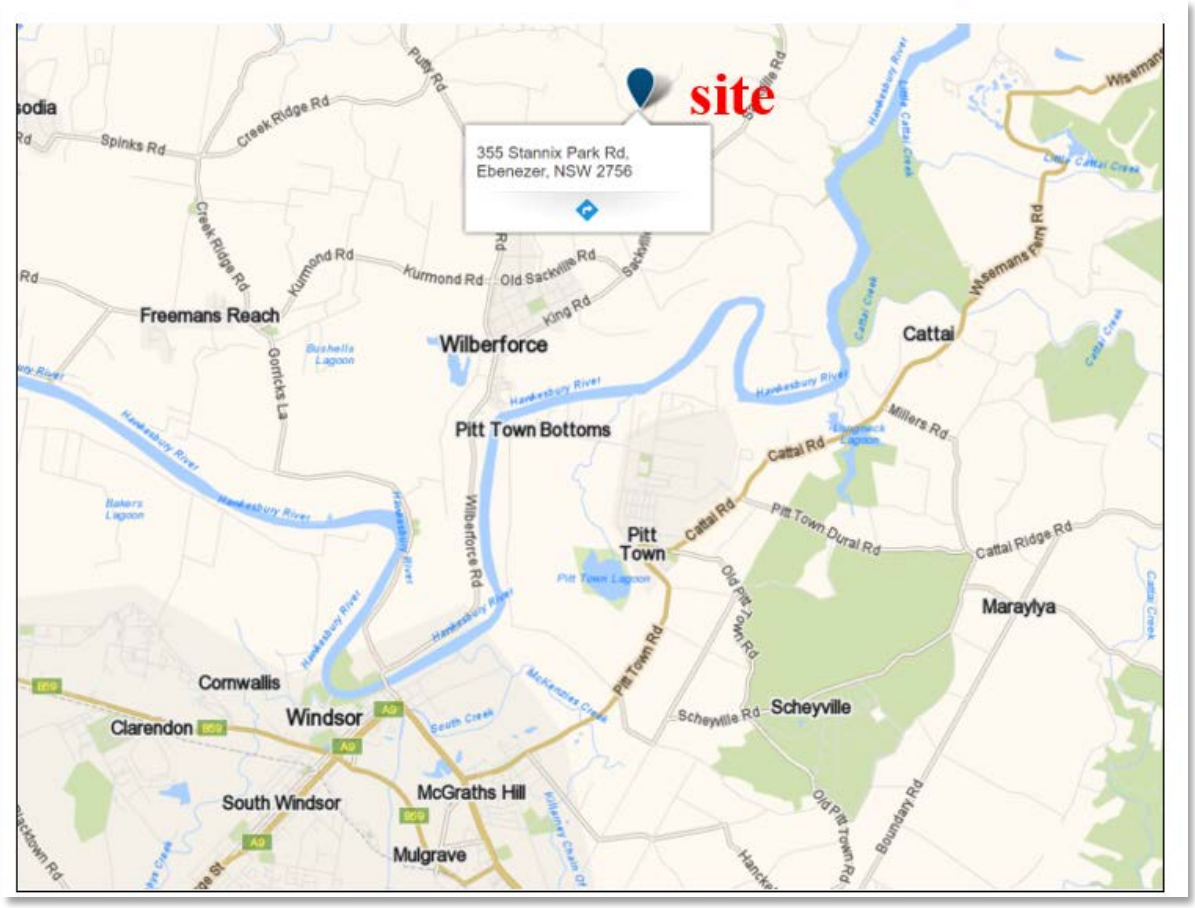
Patrick Hurley
Director
Encls

The following is a summary overview of the Proposal.

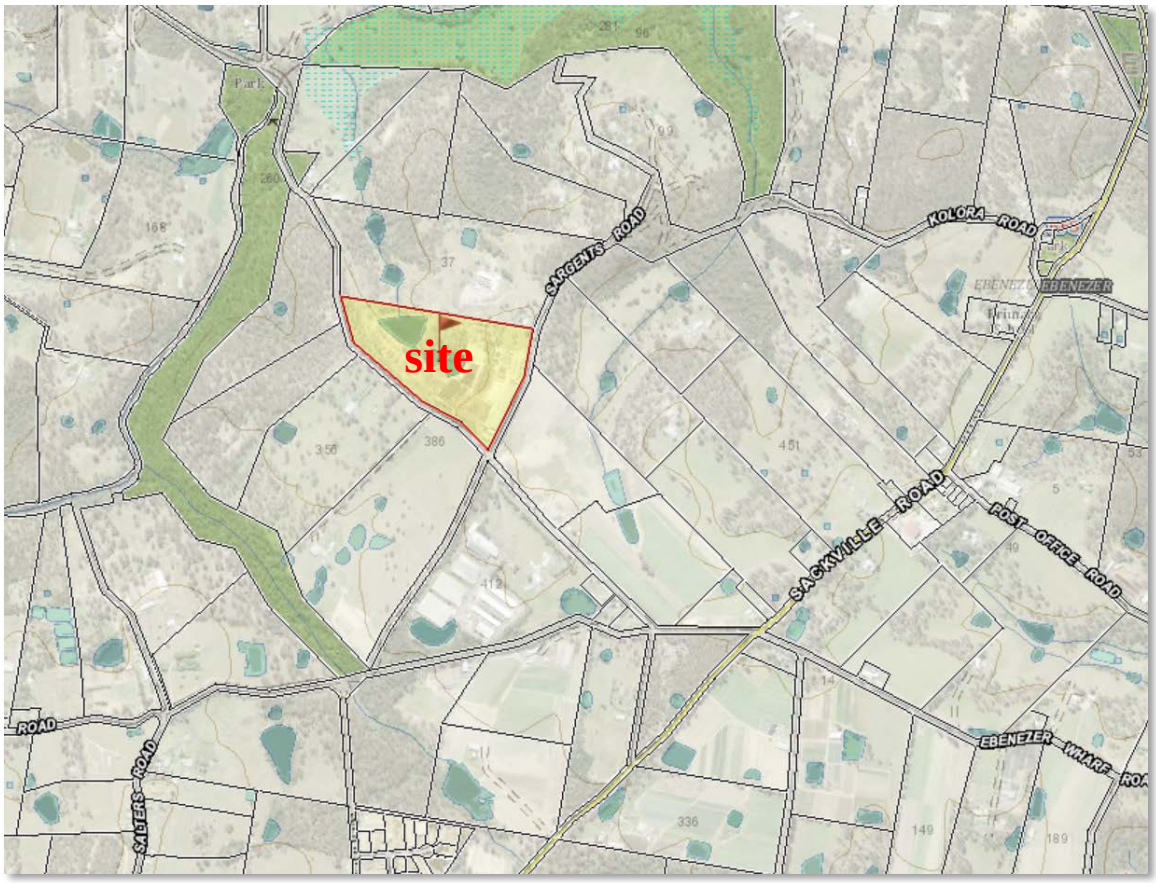
Table 1 – Proposal Summary

Project Element	Summary Description
Project description	Expansion of the existing Potting Mix Manufacturing facility (composting and blending).
Zoning	RU1 Primary Production, Hawkesbury LEP 2012.
Definition (as Per LEP/Schedule 3	**LEP 2012** – Rural Industry. **EP&A (Schedule 3)** - Composting facilities or works.
Project site area	12.37 hectares (123,700m^2).
Resource	Use of imported materials.
Disturbed area	Approximately. 6 hectares (operational area including buildings).
Building(s) Footprint	3,559m^2.
Annual production	**Current:** • Composting - 12,400t/pa. • Blended Material - 34,775 – 36,000t/pa (Total 36,000t/pa produced includes use of compost). **Proposed:** • Composting – 48,000t/pa. • Blended Material - 36,000t/pa to 99,000t/pa (the composted material volume will be approximately 49% of total processed/blended material.
Main Materials (used to create final products)	Pine fines, coconut fibre (coir), sand, ash, and peat.
Life of project	Economic dependant.
General Infrastructure	Road access, single operational entrance off Stannix Park Road.
Product transport	Truck transport - Products are transported to site via a range of bulk truck configurations (packaged, bulk (loose) or containerised). Approximately 50% of volume produced is transported from the site as palletised stock /50% as bulk product.
Waste management	Waste management through compaction and redistribution (removal from site of paper and general waste).
Water management	Water management treatment systems and recirculation.

Project Element	Summary Description
Operational workforce	Twenty-three (23) staff (current). • 8 Administration and 15 Operational.
On-site Parking	Twenty (20) spaces with ten (10) overflow parking for staff. Total thirty (30) spaces.
Hours of Operation	**Operations** The operational hours are as follows: • **Monday to Saturday**: 6.00am to 6.00pm – typical daytime operation. • **Monday to Saturday**: 6.00pm to 6.00am – automated package line operation only. (***Note*** *– 24hours - Site opens at 6.00am and closes at 6.00pm – no truck movements after 6.00pm.* *6.00pm to 6.00am – bagging machine only in operation).* • **Sundays** – 9.00am – 5.00pm - typical daytime operation. • **Public Holidays** – Closed. **Administration** • 7.00am – 5.00pm Monday – Friday.
Vehicle Movements	• Current (at 36,000t/pa) – 20 daily (10 in/10 out). • Anticipated (at 99,000tpa) – 40 daily (20 in/20 out).
Capital Investment (Excl GST)	$500,000 (cost of concrete pavement areas and associated earthworks).



Site Locality Map



Site Locality Map – Detail location

Site Locality Map – Aerial photograph

Site Plan – Proposed Operational Area (approximate

Department of Planning and Environment

19 December 2022

Patrick Hurley
PGH Environmental Planning Pty Ltd
PO Box 714
Springwood NSW 2777

EF22/15286
SEAR 1744

Dear Mr Hurley

Composting facilities or works (expansion) –
355 Stannix Road Ebenezer (Lot 292 DP 751665)
Planning Secretary's Environmental Assessment Requirements (SEAR) 1744

Thank you for your request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Protection of the Environment Operations Act 1997* and the *Water Management Act 2000*. In preparing the SEARs, the Department of Planning and Environment (the Department) has consulted with the Environment Protection Authority (EPA) and the Department's Water Group (DPE Water). A copy of the EPA requirements is attached.

Unfortunately, DPE Water was unable to respond in time. You must undertake direct consultation with them and address their requirements in the EIS.

The Department has also consulted with the Transport for NSW as required by Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021.* A copy of their requirements is attached.

Furthermore, the Department requested comment on the proposal from Heritage NSW, NSW Rural Fire Service (RFS), Department of Primary Industries and the Department of Planning and Environment Biodiversity and Conservation Division (BCD). A copy of their additional requirements for the EIS are attached, except for BCD, which had no comments on the proposal, and RFS, which was unable to respond in time.

If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake direct consultation with the relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water on (02) 6274 1111.

Should you have any further enquiries, please contact David Ansen, Planning and Assessment, at the Department on (02) 8289 6721 or via david.ansen@planning.nsw.gov.au.

Yours sincerely

Chris Ritchie
Director
Industry Assessments
as delegate of the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.
Schedule 3 of the Environmental Planning and Assessment Regulation 2021.

Designated Development

SEAR Number	1744
Proposal	Composting facilities or works, expansion of maximum processing capacity from 36,000 tonnes/year to 99,000 tonnes/year
Location	355 Stannix Road Ebenezer (Lot 292 DP 751665)
Applicant	PGH Environmental Planning Pty Ltd
Date of Issue	19 December 2022
General Requirements	The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the *Environmental Planning and Assessment Regulation 2021.*
Key Issues	The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed: • **strategic and statutory context** – including: - a detailed justification for the proposal and suitability of the site for the development - a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. - a description of how the proposed expansion integrates with existing on-site operations - a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development. • **suitability of the site** – including: - a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures - floor plans depicting the proposed internal layout, including the location of machinery and equipment. • **waste management** – including: - details of the type, quantity and classification of waste to be received at the site - details of the resource outputs and any additional processes for residual waste

	- details of waste handling including, transport, identification, receipt, stockpiling and quality control - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Sustainable Materials Strategy 2041*. • **air quality** – including: - a description of all potential sources of air and odour emissions during construction and operation - identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors. • **noise and vibration** – including: - a description of all potential noise and vibration sources during construction and operation, including road traffic noise - a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines - a description and appraisal of noise and vibration mitigation and monitoring measures. • **hazards and risk** – including: - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 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). - an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event • **fire and incident management** – including: - 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, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures - details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline *Fire Safety in Waste Facilities dated 27 February 2020* • **soil and water** – including: - a description of local soils, topography, drainage and landscapes - details of water usage for the proposal including existing and proposed

	water licencing requirements in accordance with the *Water Act 1912* and/or the *Water Management Act 2000* - an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment - details of sediment and erosion controls - a detailed site water balance - an assessment of potential impacts on the quality and quantity of surface and groundwater resources - details of the proposed leachate and stormwater collection, storage and disposal systems including demonstration that surface and ground waters will be protected through design, construction and management - a description and appraisal of impact mitigation and monitoring measures. • **traffic and transport** – including: - details of road transport routes and access to the site - details of types and volumes of traffic predicted for the development during construction and operation, including a daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle type - detailed site plan to demonstrate the loading and unloading capacities and parking arrangements for all vehicles expected at the site - details of driver facilities provided on site - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site - an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development. • **biodiversity** – including: - accurate predictions of any vegetation clearing on site or for any road upgrades - a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements - details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies - a detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts. • **heritage** – including: - a Statement of Heritage Impact prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual to address the impacts of the proposal on the heritage significance of *Stannix Park House, cattle tanks and site* - if the Statement of Heritage Impact identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). • **visual** – including an impact assessment at private receptors and public vantage points.

Environmental Planning Instruments and other policies	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to: • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapters 2 and 4) • State Environmental Planning Policy (Primary Production) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapters 3 and 4) • Hawkesbury Local Environmental Plan 2012 • relevant development control plans and section 7.11 plans.
Guidelines	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • Department of Planning and Environment, specifically the: o Water Group o Environment Protection Authority • Heritage NSW • Department of Regional NSW, specifically: o Department of Primary Industries – Agriculture • Transport for NSW • NSW Rural Fire Service • Deerubbin Local Aboriginal Land Council • Hawkesbury Council • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS.
Further consultation after 2 years	If you do not lodge an application under Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* within 2 years of the issue date of these SEARs, you must consult with the Planning Secretary in relation to any further requirements for lodgement.

Our Ref: PGH:22-0985 ID:456

NSW Rural Fire Service
pes@rfs.nsw.gov.au

Dear Sir/Madam

Proposed Designated Development - Expansion of existing rural industry 'Grange Growing Solutions' (composting and blending facility)
Lot 292 DP 751665, No.355 Stannix Park Road Ebenezer

By way of background, the Department of Planning and Environment has issued its SEAR's (SEAR 1744) on 19 December 2022. It advised in that document that it had previously contacted NSW RFS on this matter but comments were not received prior to the SEAR's being issued. We are therefore making further contact with your Agency and requesting comments prior to the preparation of the Application.

PGH Environmental Planning has been engaged by the owners of **No.355 Stannix Park Road** (the **subject property**) to prepare an Environmental Impact Statement (EIS) as part of a Development Application (DA) to Hawkesbury City Council for the expansion and continued operation of an existing rural industry – a composting and blending facility (refer **Site and Locality Plans**).

Description - The company has been operating since 2000 as a 'Potting Mix' facility 'rural industry' involving the processing and composting of biodegradable organic materials (pine bark and hardwood sawdust) derived from virgin forestry residues.

Products derived from these activities are re-combined with other materials to produce a range of potting mix products. The process involves the blending of composted material with raw and processed materials for production of various growing mediums for use in the horticulture, landscaping, and gardening industries. There are no new buildings proposed as part of the application. A project overview is provided (refer **Table 1**).

SEAR's - We have received SEAR's (No 1744, dated 19 December 2022) (refer **Attached**) and as required in the SEARs seek your comments to the application prior to the preparation and lodgment of the EIS.

If you have any further questions, or wish to make comment please contact us via any of the following options:

Post: PO Box 714 Springwood, NSW 2777
Email: phurley@pghep.com.au
Phone: (02) 4751 1522 (business hours)

The closing date for submissions is Monday 17 April 2023. We look forward to your feedback.

Yours faithfully
PGH Environmental Planning

Patrick Hurley
Director

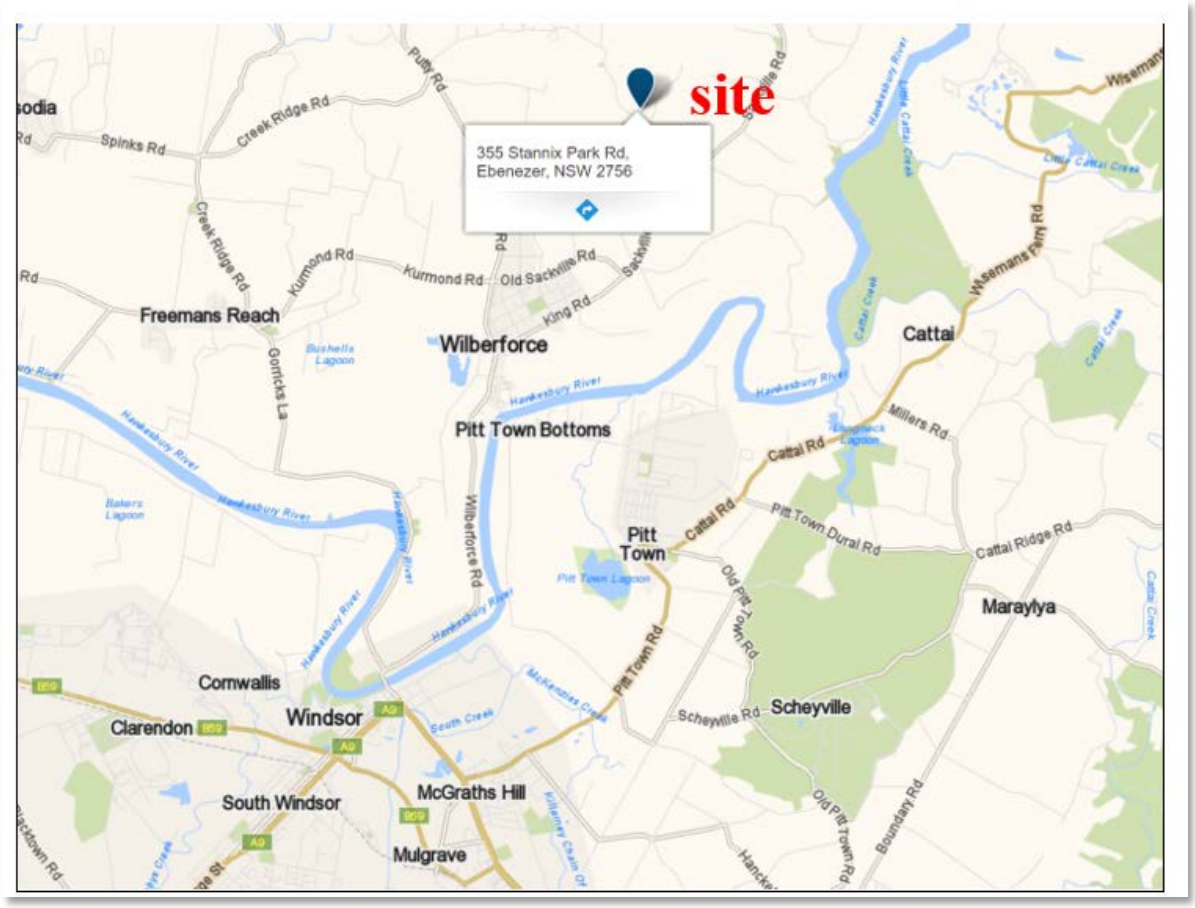
Encls

The following is a summary overview of the Proposal.

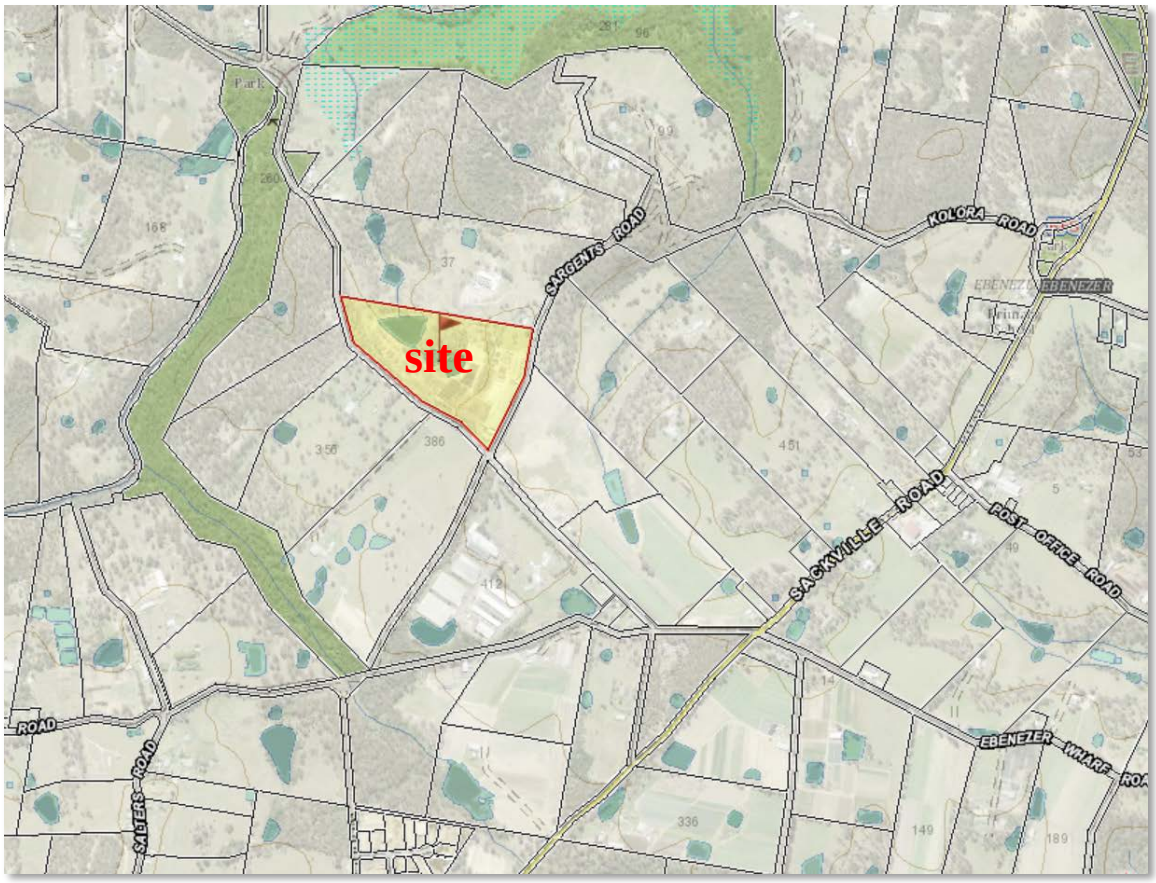
Table 1 – Proposal Summary

Project Element	Summary Description
Project description	Expansion of the existing Potting Mix Manufacturing facility (composting and blending).
Zoning	RU1 Primary Production, Hawkesbury LEP 2012.
Definition (as Per LEP/Schedule 3	**LEP 2012** – Rural Industry. **EP&A (Schedule 3)** - Composting facilities or works.
Project site area	12.37 hectares (123,700m^2).
Resource	Use of imported materials.
Disturbed area	Approximately. 6 hectares (operational area including buildings).
Building(s) Footprint	3,559m^2.
Annual production	**Current:** • Composting - 12,400t/pa. • Blended Material - 34,775 – 36,000t/pa (Total 36,000t/pa produced includes use of compost). **Proposed:** • Composting – 48,000t/pa. • Blended Material - 36,000t/pa to 99,000t/pa (the composted material volume will be approximately 49% of total processed/blended material.
Main Materials (used to create final products)	Pine fines, coconut fibre (coir), sand, ash, and peat.
Life of project	Economic dependant.
General Infrastructure	Road access, single operational entrance off Stannix Park Road.
Product transport	Truck transport - Products are transported to site via a range of bulk truck configurations (packaged, bulk (loose) or containerised). Approximately 50% of volume produced is transported from the site as palletised stock /50% as bulk product.
Waste management	Waste management through compaction and redistribution (removal from site of paper and general waste).
Water management	Water management treatment systems and recirculation.

Project Element	Summary Description
Operational workforce	Twenty-three (23) staff (current). • 8 Administration and 15 Operational.
On-site Parking	Twenty (20) spaces with ten (10) overflow parking for staff. Total thirty (30) spaces.
Hours of Operation	**Operations** The operational hours are as follows: • **Monday to Saturday**: 6.00am to 6.00pm – typical daytime operation. • **Monday to Saturday**: 6.00pm to 6.00am – automated package line operation only. (***Note*** *– 24hours - Site opens at 6.00am and closes at 6.00pm – no truck movements after 6.00pm.* *6.00pm to 6.00am – bagging machine only in operation).* • **Sundays** – 9.00am – 5.00pm - typical daytime operation. • **Public Holidays** – Closed. **Administration** • 7.00am – 5.00pm Monday – Friday.
Vehicle Movements	• Current (at 36,000t/pa) – 20 daily (10 in/10 out). • Anticipated (at 99,000tpa) – 40 daily (20 in/20 out).
Capital Investment (Excl GST)	$500,000 (cost of concrete pavement areas and associated earthworks).



Site Locality Map



Site Locality Map – Detail location

Site Locality Map – Aerial photograph

Site Plan – Proposed Operational Area (approximate

Department of Planning and Environment

19 December 2022

Patrick Hurley
PGH Environmental Planning Pty Ltd
PO Box 714
Springwood NSW 2777

EF22/15286
SEAR 1744

Dear Mr Hurley

Composting facilities or works (expansion) –
355 Stannix Road Ebenezer (Lot 292 DP 751665)
Planning Secretary's Environmental Assessment Requirements (SEAR) 1744

Thank you for your request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Protection of the Environment Operations Act 1997* and the *Water Management Act 2000*. In preparing the SEARs, the Department of Planning and Environment (the Department) has consulted with the Environment Protection Authority (EPA) and the Department's Water Group (DPE Water). A copy of the EPA requirements is attached.

Unfortunately, DPE Water was unable to respond in time. You must undertake direct consultation with them and address their requirements in the EIS.

The Department has also consulted with the Transport for NSW as required by Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021.* A copy of their requirements is attached.

Furthermore, the Department requested comment on the proposal from Heritage NSW, NSW Rural Fire Service (RFS), Department of Primary Industries and the Department of Planning and Environment Biodiversity and Conservation Division (BCD). A copy of their additional requirements for the EIS are attached, except for BCD, which had no comments on the proposal, and RFS, which was unable to respond in time.

If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake direct consultation with the relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of Climate Change, Energy, the Environment and Water on (02) 6274 1111.

Should you have any further enquiries, please contact David Ansen, Planning and Assessment, at the Department on (02) 8289 6721 or via david.ansen@planning.nsw.gov.au.

Yours sincerely

Chris Ritchie
Director
Industry Assessments
as delegate of the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.
Schedule 3 of the Environmental Planning and Assessment Regulation 2021.

Designated Development

SEAR Number	1744
Proposal	Composting facilities or works, expansion of maximum processing capacity from 36,000 tonnes/year to 99,000 tonnes/year
Location	355 Stannix Road Ebenezer (Lot 292 DP 751665)
Applicant	PGH Environmental Planning Pty Ltd
Date of Issue	19 December 2022
General Requirements	The Environmental Impact Statement (EIS) must comply with the assessment requirements and meet the minimum form and content requirements in sections 190 and 192 of the *Environmental Planning and Assessment Regulation 2021.*
Key Issues	The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed: • **strategic and statutory context** – including: - a detailed justification for the proposal and suitability of the site for the development - a Land Use Conflict Risk Assessment prepared in accordance with relevant Department of Primary Industries guidelines - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. - a description of how the proposed expansion integrates with existing on-site operations - a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development. • **suitability of the site** – including: - a detailed justification that the site can accommodate the proposed processing capacity, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures - floor plans depicting the proposed internal layout, including the location of machinery and equipment. • **waste management** – including: - details of the type, quantity and classification of waste to be received at the site - details of the resource outputs and any additional processes for residual waste

	- details of waste handling including, transport, identification, receipt, stockpiling and quality control - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Sustainable Materials Strategy 2041*. • **air quality** – including: - a description of all potential sources of air and odour emissions during construction and operation - identify the potential cumulative air quality impacts (odour and particulates) from the proposal and associated wastewater treatment, and detail management and mitigation measures for any potential impacts on surrounding receptors. • **noise and vibration** – including: - a description of all potential noise and vibration sources during construction and operation, including road traffic noise - a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines - a description and appraisal of noise and vibration mitigation and monitoring measures. • **hazards and risk** – including: - a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 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). - an assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development, and the development's impact (including filling) on flood behaviour of the site and adjacent lands; and address adequate egress and safety in a flood event • **fire and incident management** – including: - 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, fire management (including the location of fire hydrants and water flow rates at the hydrants) and containment measures - details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the NSW Fire and Rescue guideline *Fire Safety in Waste Facilities dated 27 February 2020* • **soil and water** – including: - a description of local soils, topography, drainage and landscapes - details of water usage for the proposal including existing and proposed

	water licencing requirements in accordance with the *Water Act 1912* and/or the *Water Management Act 2000* - an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment - details of sediment and erosion controls - a detailed site water balance - an assessment of potential impacts on the quality and quantity of surface and groundwater resources - details of the proposed leachate and stormwater collection, storage and disposal systems including demonstration that surface and ground waters will be protected through design, construction and management - a description and appraisal of impact mitigation and monitoring measures. • **traffic and transport** – including: - details of road transport routes and access to the site - details of types and volumes of traffic predicted for the development during construction and operation, including a daily inbound and outbound traffic profile by time of day and day of week broken down per vehicle type - detailed site plan to demonstrate the loading and unloading capacities and parking arrangements for all vehicles expected at the site - details of driver facilities provided on site - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site - an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development. • **biodiversity** – including: - accurate predictions of any vegetation clearing on site or for any road upgrades - a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements - details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies - a detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts. • **heritage** – including: - a Statement of Heritage Impact prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual to address the impacts of the proposal on the heritage significance of *Stannix Park House, cattle tanks and site* - if the Statement of Heritage Impact identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). • **visual** – including an impact assessment at private receptors and public vantage points.

Environmental Planning Instruments and other policies	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to: • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Chapters 2 and 4) • State Environmental Planning Policy (Primary Production) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapters 3 and 4) • Hawkesbury Local Environmental Plan 2012 • relevant development control plans and section 7.11 plans.
Guidelines	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the: • Department of Planning and Environment, specifically the: o Water Group o Environment Protection Authority • Heritage NSW • Department of Regional NSW, specifically: o Department of Primary Industries – Agriculture • Transport for NSW • NSW Rural Fire Service • Deerubbin Local Aboriginal Land Council • Hawkesbury Council • the surrounding landowners and occupiers that are likely to be impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS.
Further consultation after 2 years	If you do not lodge an application under Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* within 2 years of the issue date of these SEARs, you must consult with the Planning Secretary in relation to any further requirements for lodgement.

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Appendix No. 4

HAWKESBURY COUNCIL PRE-LODGEMENT ADVICE

Pre-lodgement Meeting Advice

Applicant

Mr P Hurley
PGH Environmental Planning
PO Box 714
SPRINGWOOD NSW 2777

Date of Advice:	7 July 2023
Pre-lodgement Application No.	PD0023/23
Proposal	Rural Industry – Expansion of composting facility
Property Address	355 Stannix Park Road EBENEZER NSW 2756
Legal Description	Lot 292 DP 751665
Area	12.3700 Hectares
Zoning	RU1 Primary Production

Reference is made to your meeting with Council's Pre-Lodgement Advisory Panel on 23 May 2023 to discuss a proposal for the expansion of the composting facility at 355 Stannix Park Road, Ebenezer. Council Officers Sean Khoo and Andrew Johnston were in attendance.

Whilst all efforts have been made to identify issues of relevance and likely concern, the comments and views expressed in this letter are based on the information submitted for preliminary assessment and the discussions held during the meeting. A full and detailed assessment of the proposal is only able to be undertaken with the lodgement of a development application.

Please find below a summary of the matters discussed at this meeting and other relevant information that you may wish to consider in the preparation of any application:

The Development Proposal

Proposal Description

The matter presented to Council during the pre-lodgement meeting involves the expansion of the existing composting facility at 355 Stannix Park Road, Ebenezer, to increase production from 36,000 tonnes per year to 90,000 tonnes per year.

This property is used by Grange Growing Solutions for the processing and manufacture of potting mixes and growing media. The company's website suggests it is the largest potting mix manufacturer in NSW.

The supplied documentation provides the following annual production details for the facility:

Current Annual Production:

Composting: 12,400 tonnes per annum.

Blended Material: 34,775 – 36,000 tonnes per annum (Total 36,000 tonnes per annum produced includes use of compost).

Proposed Annual Production:

Composting: 48,000 tonnes per annum
Blended Material: 36,000 to 99,000 tonnes per annum (the composted material volume will be approximately 49% of total processed/blended material)

The proposed operating hours are 6:00am to 6:00pm Monday to Saturday (typical daytime operation). In addition, the automated package line is proposed to operate 6:00pm to 12:00am (midnight) Monday to Saturday.

The site is to open at 6:00am and close at 6:00pm; no truck movements are to occur after 6.00pm. Only the bagging machines will be in operation between 6:00pm and 12:00am.

The administration operating hours are nominated as 7:00am to 5:00pm Monday to Friday.

The facility is to be closed on Sundays and public holidays.

Permissibility

The subject land is zoned RU1 Primary Production under the provisions of the Hawkesbury Local Environmental Plan (LEP) 2012. The proposed development would be defined as a 'rural industry' and this is a permissible form of development within the RU1 Primary Production zone.

Key Issues

A. Secretary's Environmental Assessment Requirements

Council has received a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) dated 19 December 2022 (SEAR No. 1744). The Environmental Impact Statement (EIS) for the development must address the Key Issues identified in the SEARs.

The SEARS require the preparation of Air Quality, Noise and Vibration, Preliminary Risk Screening and Traffic and Parking Reports to demonstrate the suitability of the proposed development.

B. Designated Development

Part 2(16) of Schedule 3 of the EP&A Regulation 2021 outlines the following thresholds for composting facilities or works that are categorised as 'designated development':

Composting facilities or works (being works involving the controlled aerobic or anaerobic biological conversion of organic material into stable cured humus-like products, including bioconversion, biodigestion and vermiculture):

(a) that process more than 5,000 tonnes per year of organic materials, or

(b) that are located:

- *(i) in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area, or*
- *(ii) in an area of high watertable, highly permeable soils, acid sulphate, sodic or saline soils, or*
- *(iii) within a drinking water catchment, or*
- *(iv) within a catchment of an estuary where the entrance to the sea is intermittently open, or*
- *(v) on a floodplain, or*
- *(vi) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, visual impacts, air pollution (including odour, smoke, fumes or dust), vermin or traffic.*

As detailed in the supplied SEARs, the proposal will exceed the processing thresholds of Schedule 3 of the EP&A Act 2021 and the operation would be categorised as designated development.

C. Integrated Development

The SEARs indicate that the proposal is categorised as 'integrated development' as approvals are required under the Protection of the Environment Operations Act 1997 and the Water Management Act 2000.

The Environment Protection Authority (EPA) have been consulted and their requirements have been provided as part of the SEARs.

It is noted that the Department of Planning and Environment – Water ((DPR – Water) have not provided feedback so they should be contacted separately to determine their requirements.

Matters to Consider

Plans and Documentation

1. A site plan shall be provided that clearly outlines the location of external processing areas, storage areas, parking areas. Any new work is to be clearly detailed.

2. Development Application No. DA0505/18 was previously submitted to Council for a hardstand storge area and retaining walls. The hardstand storage area and retaining walls should be included as part of the application should operations be proposed within this area.

3. Consideration should be given the staging of the development so that any impacts associated with increased productions can be appropriately managed.

Noise

4. A Noise and Vibration Report must be provided as detailed in the Key Issues Section of the SEARs.

   Any equipment used externally from the shed shall be nominated and the Acoustic Report must clearly detail any mitigation measures required to minimise noise impacts.

5. The supplied documentation indicates that approval is sought for automated package lines to operate within the shed until 12:00am Monday to Saturday. Council has investigated noise complaints in this area before so extended hours are only able to considered where the Noise and Vibration Report demonstrates that the noise will not impact sensitive receivers and appropriate mitigation measures are implemented.

Traffic

6. The supplied documentation indicates that no access is to be provided from Sargents Road.

   It is noted that Sargents Road would require significant upgrading works to allow heavy vehicle access.

Contamination

7. Any Development Application for subdivision must address contamination and the suitability of the land having regard to the provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP).

   At a minimum, a Preliminary Stage 1 Contamination Report should be provided in support of any application for the expansion of the facility. The Preliminary Stage 1 Contamination Report should advise on the suitability of the land and, noting the expansion and continued use of the land, clarify if any further investigations (Detailed Site Investigation Report) are required.

8. Should contamination be present the submission of a Remedial Action Plan (RAP) will be required.

Other Matters

9. The biodiversity assessment provisions contained within the Biodiversity Conservation Act 2016 came into force for the Hawkesbury on 25 November 2019.

   At the time of the preparation of these notes, sections of the land are shown to contain identified vegetation under the Biodiversity Values Map:

   https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap

   Applications for development consent above a risk-based threshold will be subject to the Biodiversity Offsets Scheme (BOS). The BOS will apply to local developments that are likely to significantly affect threatened species. These are defined in the Biodiversity Conservation Act 2016 as a development that:

   - impacts on an area of 'Outstanding Biodiversity Value';
   - exceeds the BOS threshold;
   - is likely to significantly affect threatened species, ecological communities or their habitats according to the test of significance in Section 7.3 of the Biodiversity Conservation Act 2016.

   Any application must indicate if a Biodiversity Development Assessment Report (BDAR) is required under the Biodiversity Conservation Act 2016. An application that meets any of the criteria must engage an accredited assessor to prepare a BDAR in support of the development.

10. A Landscaping Plan should be prepared for the site. This plan should indicate vegetation to be retained onsite and any landscaping proposed to mitigate visual impacts.

11. Trees and structures proposed for removal shall be specified on the plans.

Integrated Development

12. A watercourse is shown to burden the property on the Hydro Line Spatial Data map maintained by the Department of Industry:

    https://www.industry.nsw.gov.au/water/licensing-trade/hydroline-spatial-data

    Works within 40m of an identified water body or watercourse requires referral to Department of Planning and Environment – Water as integrated development under the Water Management Act 2000.

Determining Authority – Hawkesbury Local Planning Panel

13. Applications subject to particular criteria, such as variations to development standards or the receipt of 10 or more unique submissions in the form of an objection, are required to be determined by the Hawkesbury Local Planning Panel in accordance with the Ministerial Directions issued under Section 9.1 of the EP&A Act 1979.

    The Hawkesbury Local Planning Panel is the determining authority for designated development applications.

Relevant Planning Controls

14. Any development application is to be designed, assessed and considered having regard to the requirements of the following relevant planning controls:

    - EP&A Act 1979
    - EP&A Regulation 2021
    - Biodiversity Conservation Act 2016
    - Resilience and Hazards SEPP
      - Chapter 3 Hazardous and offensive development
      - Chapter 4 Remediation of land

- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)
  - Chapter 4 Koala habitat protection 2021
  - Chapter 6 Water catchments
- State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP):
  - Chapter 3 Advertising and signage
- Hawkesbury LEP 2012
- Hawkesbury Development Control Plan (DCP) 2002

15. A detailed assessment of the proposal against the provisions of the Hawkesbury LEP 2012 is required. Provisions of the Plan that are relevant to the proposed development include:

- Clause 1.2 – Aims of Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.6 – Subdivision – Consent requirements
- Clause 2.7 – Demolition requires development consent
- Clause 4.3 – Height of buildings
- Clause 6.1 – Acid sulfate soils
- Clause 6.2 – Earthworks
- Clause 6.4 – Terrestrial biodiversity
- Clause 6.7 – Essential services

16. A detailed assessment of the proposal against the provisions of the Hawkesbury DCP 2002 is required. Chapters of the Plan that are relevant to the proposed development include:

- Part C Chapter 2 – Car Parking and Access
- Part C Chapter 3 – Signs
- Part C Chapter 4 – Soli Erosion and Sediment Control
- Part C Chapter 7 – Effluent Disposal
- Pat C Chapter 8 – Management of Construction and Demolition Waste
- Part D Chapter 7 – Landfill
- Appendix E – Civil Works Specification

Documentation Requirements

17. Applications must be uploaded to the NSW Planning Portal.

Council has prepared a series of use-specific checklists to assist in the preparation of development applications. These checklists outline the documentation that would need to be supplied based on the nature and type of the proposal. These checklists may be obtained from Council's website:

http://www.hawkesbury.nsw.gov.au/development/development-information/publications-and-forms

In addition to the requirements outlined in the application checklist, the following key documents are required to be submitted with a development proposal of this nature:

(a) **Application Form and Completed Checklist**
(b) **Cost Summery Report** setting out an estimate of the proposed cost of carrying out the development.
(c) **Detail Survey** to Australian Height Datum (AHD)
(d) **Statement of Environmental Effects** describing the environmental impact of the development, compliance with relevant planning controls or any variations being sought
(e) **Site Plan** (to scale)
(f) **Floor, Elevation and Section Plans** (to scale)
(g) **Air Quality Report**
(h) **Noise and Vibration Report**
(i) **Preliminary Risk Screening Report**
(j) **Traffic and Parking Report**

(k) **Civil/Engineering/Hydraulic Plans** (to scale)
(l) **Landscape Plan** (to scale)
(m) **Notification Plan** (A4 size showing site plan and elevations)
(n) **Traffic Assessment Report**
(o) **Preliminary Contamination Report** (and Detailed Contamination Report and RAP if recommended by Preliminary Contamination Report)
(p) **Heritage Impact Report**
(q) **Erosion and Sediment Control Plan**
(r) **Stormwater Report and Concept Drainage Plan**
(s) **Bushfire Assessment Report**
(t) **Waste Management Plan**

The documentation and reports must be prepared in conjunction with one another to avoid conflicting and contradictory information and recommendations.

Note: Council's Development Application Glossary should be reviewed for further information and details regarding Council's requirements for each document.

***

Should you require further information in relation to this matter please contact the undersigned on (02) 4560 4549.

Yours faithfully,

Andrew Johnston | Senior Town Planner | Hawkesbury City Council
☎ (02) 4560 4549 | (02) 4587 7740 | www.hawkesbury.nsw.gov.au

DISCLAIMER

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based only on the plans and information submitted for preliminary assessment and discussion at the pre-lodgement meeting. You are advised that:

- The matters discussed and advice provided during the meeting was preliminary in nature and a detailed assessment of the proposal is only able to be undertaken with the lodgement of a development application.
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified.
- Additional matters not identified or discussed during the meeting may be raised in the future and you may be requested to modify the proposal or provide additional information in this regard.
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice.
- This pre-lodgement advice does not bind Council officers, the elected Council members, or other bodies beyond Council in any way whatsoever.

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Appendix No. 5

AHIMS SEARCH

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : PGH 22-0985

Client Service ID : 899856

PGH Environmental Planning

PO Box 714

Springwood New South Wales 2777

Attention: Patrick Hurley

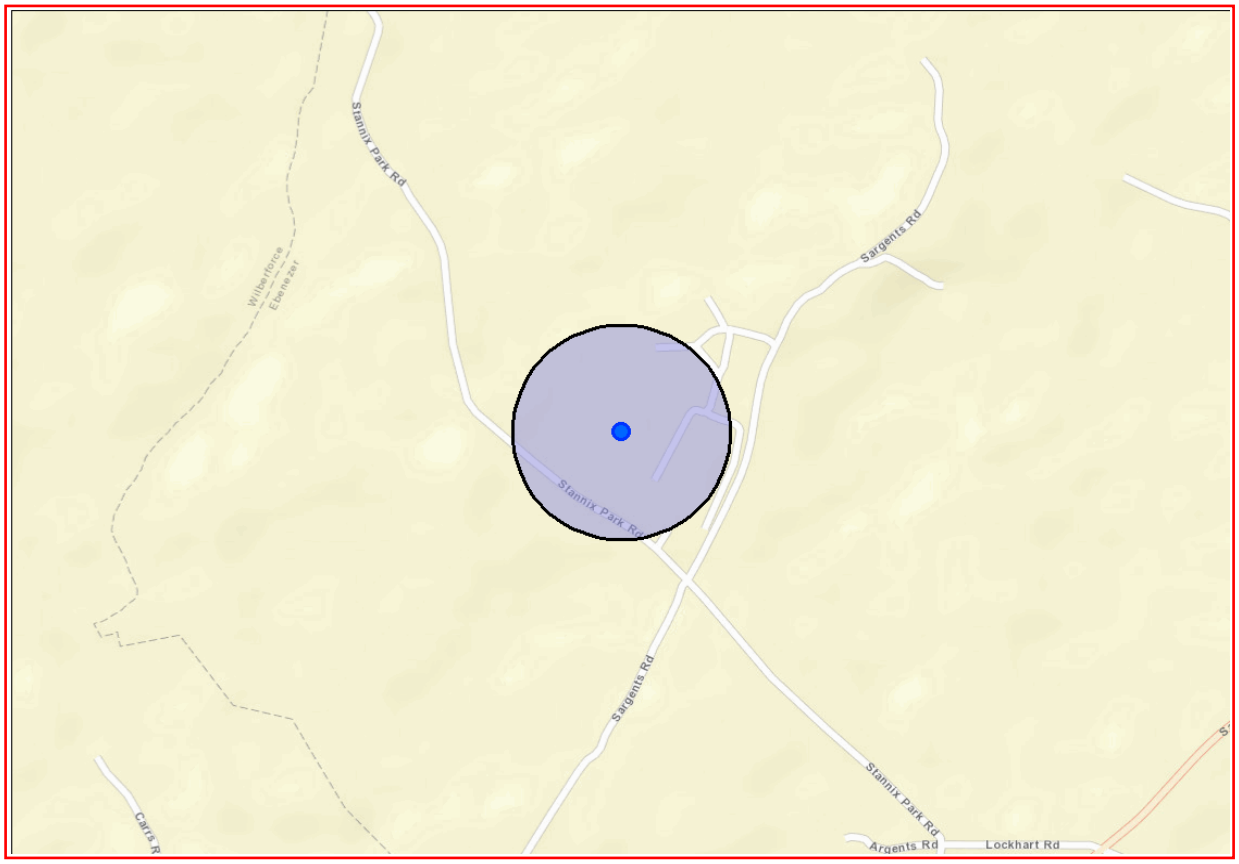
Email: phurley@pghep.com.au

Date: 11 June 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 355 STANNIX PARK ROAD EBENEZER 2756 with a Buffer of 200 meters, conducted by Patrick Hurley on 11 June 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

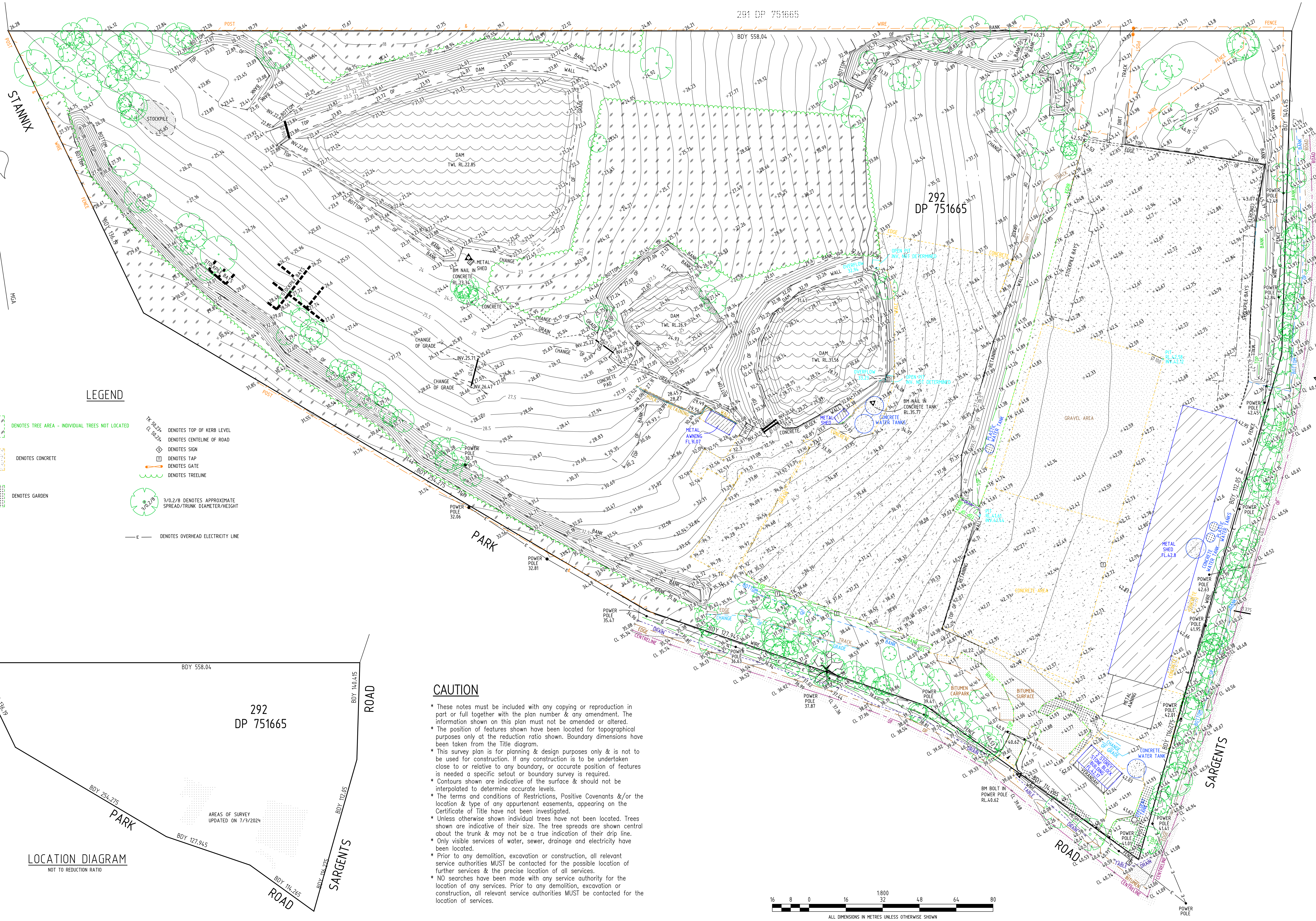
PGH ENVIRONMENTAL PLANNING

Appendix No. 6

DEVELOPMENT PLANS

- SURVEY PLAN
- SITE LAYOUT PLANS
- EROSION & SEDIMENT CONTROL PLAN

A1



LEGEND

DENOTES TREE AREA - INDIVIDUAL TREES NOT LOCATED

DENOTES CONCRETE

DENOTES GARDEN

TK 50.23+ DENOTES TOP OF KERB LEVEL

CL 50.23+ DENOTES CENTELINE OF ROAD

DENOTES SIGN

DENOTES TAP

DENOTES GATE

DENOTES TREELINE

3/0.2/8 DENOTES APPROXIMATE SPREAD/TRUNK DIAMETER/HEIGHT

DENOTES OVERHEAD ELECTRICITY LINE

AREAS OF SURVEY UPDATED ON 7/3/2024

LOCATION DIAGRAM

NOT TO REDUCTION RATIO

CAUTION

* These notes must be included with any copying or reproduction in part or full together with the plan number & any amendment. The information shown on this plan must not be amended or altered.
* The position of features shown have been located for topographical purposes only at the reduction ratio shown. Boundary dimensions have been taken from the Title diagram.
* This survey plan is for planning & design purposes only & is not to be used for construction. If any construction is to be undertaken close to or relative to any boundary, or accurate position of features is needed a specific setout or boundary survey is required.
* Contours shown are indicative of the surface & should not be interpolated to determine accurate levels.
* The terms and conditions of Restrictions, Positive Covenants &/or the location & type of any appurtenant easements, appearing on the Certificate of Title have not been investigated.
* Unless otherwise shown individual trees have not been located. Trees shown are indicative of their size. The tree spreads are shown central about the trunk & may not be a true indication of their drip line.
* Only visible services of water, sewer, drainage and electricity have been located.
* Prior to any demolition, excavation or construction, all relevant service authorities MUST be contacted for the possible location of further services & the precise location of all services.
* NO searches have been made with any service authority for the location of any services. Prior to any demolition, excavation or construction, all relevant service authorities MUST be contacted for the location of services.

1:800

16 8 0 16 32 48 64 80

ALL DIMENSIONS IN METRES UNLESS OTHERWISE SHOWN

DIAL 1100 BEFORE YOU DIG

Date		REVISION
	F	
	E	
	D	
	C	
	B	
7/3/2024	A	AREAS SHOWN UPDATED

0 10 20 30 40 50 MILLIMETRES AT A1 100 110 120 130 140 150

DESIGN BY	
SURVEY BY	G.DOUGLAS
CALCS BY	
DRAWN BY	G.DOUGLAS
CHECKED BY	A.EDWARDS

REDUCTION RATIO AT A1 1:800

CONTOUR INTERVAL 0.5m
ORIGIN OF LEVELS RTK GNSS (GPS)

DATUM APPROXIMATE A.H.D (±0.1m)

McKINLAY MORGAN & ASSOCIATES Pty Ltd.

ACN 169 615 801 ABN 90 169 615 801

CONSULTING SURVEYORS - PROJECT MANAGERS

333 George Street,
Windsor NSW 2756
PO Box 217
Windsor NSW 2756

Phone: 4577 6011
Fax: 4577 4910
Email: mail@mckinlaymorgan.com.au
www.mckinlaymorgan.com.au

DATE OF SURVEY 28-30/11/2017 & 27-29/3/2018

FILE No. 89692

COUNCIL REF

CLIENT NAME GRANGE GROWING SOLUTIONS SIMON GRANGE

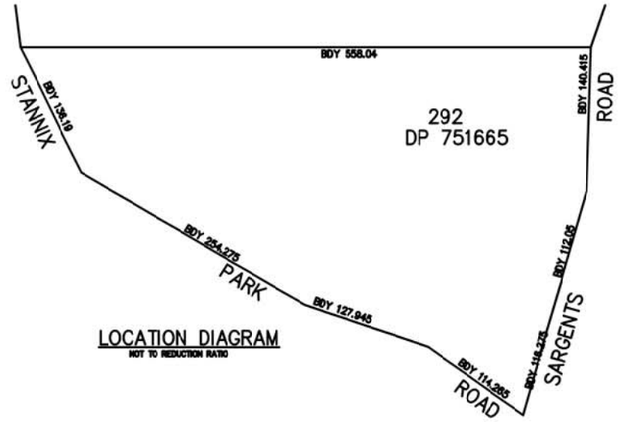
LOCALITY EBENEZER LGA HAWKESBURY

PLAN No. 89692:D:4 C.FILE: 89692D4-A.DWG

PLAN SHOWING LEVELS AND CONTOURS OVER LOT 292 DP 751665 STANNIX PARK RD, EBENEZER

SHEET No. 1 OF 1 SHEETS

SITE LOCALITY
Not to scale



LOCATION DIAGRAM
NOT TO REDUCTION RATIO

PGH Environmental Planning
Town Planning + Bushfire Consultants
PO Box 714
Springwood NSW 2777
Ph. (02) 4751 1522

PGH ENVIRONMENTAL PLANNING
PIA Planning Institute Australia Registered Planner
BPAD Bushfire Planning & Design Accredited Practitioner Level 2
FPA AUSTRALIA BRONZE MEMBER Fire Protection Association Australia

A	26/03/2024	Issued for DA.
B	27/03/2024	Issued for DA - Amend descriptions.

EXPANSION OF EXISTING RURAL INDUSTRY
(GRANGE GROWING SOLUTIONS)

LOT 292 DP 751665
355 STANNIX PARK ROAD
EBENEZER NSW

SITE PLAN

DWG. No. PGH 22-0985
DATE: 21/03/2024
SCALE: 1:2000 @ A3

0 40 80
20 60 100M

A3

LEGEND

- Approximate extent of approved works area. (DA 1314/04 - As Modified)
- Existing Dams included as part of approved works
- Existing Earth Berms (Stannix Park Road and Sargents Road)
- Existing Trees and Vegetation

PGH Environmental Planning
Town Planning + Bushfire Consultants
PO Box 714
Springwood NSW 2777
Ph. (02) 4751 1522

A	26/03/2024	Issued for DA.
B	27/03/2024	Issued for DA - Amend descriptions.

EXPANSION OF EXISTING RURAL INDUSTRY (GRANGE GROWING SOLUTIONS)

LOT 292 DP 751665
355 STANNIX PARK ROAD
EBENEZER NSW

SITE PLAN - APPROVED (2004) OPERATIONS

DWG. No. PGH 22-0985
DATE: 21/03/2024
SCALE: 1:2000 @ A3

0 40 80
20 60 100M

A3

LEGEND

1	TWO STOREY ADMINISTRATION BUILDING
2	SHED - PRODUCT STORAGE SHED - BAGGING MACHINES
3	DISPATCH (BAGGED PRODUCTS)
4	PRODUCT STORAGE AND MIXING AREA (BULK ORDERS)
5	BAGGED PRODUCT STORAGE
6	MATERIAL SHREDDING, WOODCHIP/ BARK PROCESSING
7	WOODCHIP GRADING AND COMPOSTING
8	PRODUCT STORAGE AND MIXING
9	PRODUCT STORAGE
A	EXISTING PARKING
	EXISTING EARTH BERMS (STANNIX PARK ROAD AND SARGENTS ROAD)

PGH Environmental Planning
Town Planning + Bushfire Consultants

PO Box 714
Springwood NSW 2777
Ph. (02) 4751 1522

PIA Planning Institute Australia Registered Planner
BPAD Bushfire Planning & Design Accredited Practitioner Level 2
FPA AUSTRALIA BRONZE MEMBER Fire Protection Association Australia

A	26/03/2024	Issued for DA.
B	27/03/2024	Issued for DA - Amend descriptions.

EXPANSION OF EXISTING RURAL INDUSTRY (GRANGE GROWING SOLUTIONS)

LOT 292 DP 751665
355 STANNIX PARK ROAD
EBENEZER NSW

SITE PLAN - EXISTING/PROPOSED OPERATIONS

DWG. No. PGH 22-0985
DATE: 21/03/2024
SCALE: 1:2000 @ A3

0 40 80
20 60 100M

A3

LEGEND

- EXISTING EARTH BERMS (STANNIX PARK ROAD AND SARGENTS ROAD)
- MAPPED BIODIVERSITY VALUES (BV) VEGETATION
- EXISTING TREES AND VEGETATION

Note: The illustration of the use of the various areas (refer Sheet 3) has been retained on this sheet to demonstrate that there is no impact upon the mapped Biodiversity Values Vegetation.

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EXPANSION OF EXISTING RURAL INDUSTRY (GRANGE GROWING SOLUTIONS)

LOT 292 DP 751665
355 STANNIX PARK ROAD
EBENEZER NSW

SITE PLAN - BIODIVERSITY MAPPING & EXISTING VEGETATED AREAS

DWG. No. PGH 22-0985
DATE: 21/03/2024
SCALE: 1:2000 @ A3

0 40 80
20 60 100M

A3

A1 **ISSUED FOR CERTIFIER/COUNCIL APPROVAL**

NOT TO BE USED FOR CONSTRUCTION UNLESS APPROPRIATELY STAMPED BY COUNCIL OR CERTIFIER

DESIGN PLANS FOR CONSTRUCTION OF WORKS AT GRANGE GROWING SOLUTIONS

CONSTRUCTION, ENVIRONMENTAL MANAGEMENT & REHABILITATION NOTES

CONSTRUCTION NOTES

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH HAWKESBURY CITY COUNCIL'S DCP APPENDIX E CIVIL WORKS SPECIFICATIONS AS DIRECTED BY THE COUNCIL'S ENGINEER OR CERTIFIER. THE CONTRACTOR MUST NOTIFY COUNCIL AT LEASE TWO DAYS PRIOR TO THE COMMENCEMENT OF WORKS OF THE INTENTION TO COMMENCE ANY WORKS ON THESE PLANS & HAVE A PRE-COMMENCEMENT MEETING WITH COUNCIL PRIOR TO ANY WORKS COMMENCING.
2. TOILET FACILITIES TO BE AVAILABLE AT THE RATIO OF ONE PLUS ONE FOR EVERY 20 PERSONS ONSITE. A GARBAGE RECEPTACLE IS TO BE PROVIDED ONSITE PRIOR TO COMMENCEMENT & MAINTAINED UNTIL THE WORKS ARE COMPLETE. THE RECEPTACLE MUST HAVE A TIGHT FITTING LID & BE SUITABLE FOR FOOD SCRAPS & PAPERS & IS TO BE EMPTIED ON A REGULAR BASIS.
3. ALL CONSTRUCTION & DELIVERY OF MATERIALS IS TO BE CARRIED OUT BETWEEN 7am & 5pm MONDAY TO FRIDAY INCLUSIVE AND BETWEEN 8am & 1pm SATURDAYS. NO WORKS PERMITTED ON SUNDAYS OR PUBLIC HOLIDAYS.
4. THE CONTRACTOR IS TO KEEP A COPY OF ALL PLANS CERTIFIED FOR CONSTRUCTION (INCLUDING LANDSCAPING PLANS & STRUCTURAL ENGINEERING OR PAVEMENT DESIGNS) & ANY OTHER PERMITS ONSITE AT ALL TIMES - INCLUDING WHERE REQUIRED, A CONTROLLED ACTIVITY APPROVAL.
5. THE CONTRACTOR WILL KEEP A SPILL KIT ONSITE AT ALL TIMES & ALL MACHINERY IN SAFE WORKING ORDER. SAFE WORK PRACTICES TO WORK COVER STANDARDS ARE TO BE IN USE AT ALL TIMES.
6. THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING PRIVATE & PUBLIC SERVICES PRIOR TO ANY CONSTRUCTION & MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITIES TO RELOCATE OR ADJUST IF NECESSARY. THIS PLAN IS NOT TO BE SOLELY RELIED UPON FOR EXISTING SERVICE LOCATIONS.
7. THE CONTRACTOR IS TO MAINTAIN ALL SERVICES & ALL WEATHER ACCESS TO ADJOINING PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL STOP WORK & CONTACT COUNCIL IF ANY ARCHAEOLOGICAL, ABORIGINAL OR HERITAGE ITEM IS FOUND OR EXPOSED OR DAMAGED.
9. THE CONTRACTOR IS TO CLEAR THE SITE BY REMOVING & DISPOSING OF AT AN APPROVED FACILITY ALL DEMOLITION MATERIALS, WASTE, RUBBISH, FENCES, OUT HOUSES CAR BODIES A& DEBRIS ETC. COPIES OF ALL TIP RECEIPTS TO BE PROVIDED TO THE SUPERINTENDENT.
10. SURPLUS EXCAVATED MATERIAL IS TO BE STOCKPILED OR SPREAD AS DIRECTED BY THE SUPERINTENDENT.
11. ALL NEW WORKS TO MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS.
12. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THIS SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES.
13. THE SITE IS TO BE SECURED BY A FENCE IN ACCORDANCE WITH NSW WORKCOVER REQUIREMENTS. ENTRY & EXIT POINTS SHALL BE SECURED AT ALL TIMES TO PREVENT PUBLIC ACCESS & THE UNAUTHORISED ENTRY OF VEHICLES & TO PREVENT THE DUMPING OF WASTE & POTENTIALLY CONTAMINATED MATERIAL ONSITE.
14. ALL MATERIALS & EQUIPMENT MUST BE STORED WHOLLY WITHIN THE WORK SITE UNLESS APPROVED BY COUNCIL. ALL VEHICLES ENTERING OR LEAVING THE SITE MUST HAVE THEIR LOADS COVERED. ANY PUBLIC PLACE AFFECTED BY WORKS MUST BE KEPT LIT BETWEEN SUNSET & SUNRISE IF IT IS LIKELY TO BE A HAZARD TO THE PUBLIC. IN THE EVENT IT IS NOT POSSIBLE TO KEEP THE FOOTPATH OR ROAD RESERVE CLEAR DURING CONSTRUCTION WORKS, WRITTEN APPROVAL FROM COUNCIL SHALL BE OBTAINED PRIOR TO CLOSING THE ROAD RESERVE OR FOOTPATH AREA. THE CLOSURE SHALL TAKE PLACE IN ACCORDANCE WITH COUNCIL'S WRITTEN APPROVAL. THE AREA SHALL BE SIGNPOSTED & SUCH SIGNPOSTING BE MAINTAINED IN A WAY THAT ENSURES PUBLIC SAFETY AT ALL TIMES.
15. TRAFFIC CONTROL TO WORK COVER/RMS STANDARDS TO BE IN PLACE AT ALL TIMES WHERE CONSTRUCTION IS ON PUBLIC ROAD OR MATERIAL IS TO BE DELIVERED TO THE SITE.
16. THE CONTRACTOR IS TO COMPLY WITH COUNCIL/RMS REQUIREMENTS AS REGARDS INSPECTIONS BY COUNCIL OFFICERS & TESTING BY A GEOTECHNICAL OR STRUCTURAL ENGINEER.
17. A SIGN IS TO BE ERECTED ADJACENT TO THE ACCESS POINT TO THE SITE FOR THE DURATION OF THE SITE WORKS STATING THE FOLLOWING:
    A) OWNER OF SITE AND ADDRESS;
    B) PERSON/COMPANY CARRYING OUT SITE WORKS & PHONE NUMBER (OUTSIDE WORKING HOURS);
    C) CONSENT NUMBER, DATE OF APPROVAL & PRINCIPAL CERTIFYING AUTHORITY (NAME, ADDRESS & PHONE NUMBER);
    D) STATING "UNAUTHORISED ENTRY TO THE WORK SITE IS PROHIBITED".
18. SUBGRADE TO BE RIPPED TO A DEPTH OF 200mm WHEN EXCAVATION IS IN ROCK OR ROCK PLATFORMS OR AS DIRECTED BY THE SUPERINTENDENT/COUNCIL ENGINEER.
19. ATTENTION IS DRAWN TO PART 2 SECTION 4 OF COUNCILS CIVIL WORKS SPECIFICATION WITH REGARDS TO THE COMPACTION OF EMBANKMENTS.
20. WASTE DISPOSAL - ALL RECORDS DEMONSTRATING THE LAWFUL DISPOSAL OF WASTE MUST BE RETAINED & KEPT READILY ACCESSABLE ON SITE FOR INSPECTION BY REGULATORY AUTHORITIES SUCH AS COUNCIL & THE ENVIRONMENTAL PROTECTION AUTHORITY.

ENVIRONMENTAL AND VEGETATION PROTECTION

1. TO PREVENT THE SPREAD OF WEEDS & FUNGAL PATHOGENS ALL MACHINERY SHALL BE CLEANED OF SOIL AND DEBRIS BEFORE ENTERING THE SUBJECT SITE.
2. ONLY TREES & VEGETATION SHOWN ON THE PLAN FOR TRIMMING & REMOVAL ARE PERMITTED TO BE TRIMMED OR REMOVED.
3. UNLESS SHOWN HEREON FOR REMOVAL COUNCIL'S TREE PRESERVATION ORDER MUST BE OBSERVED & NO TREE IS TO BE FELLED OR REMOVED WITHOUT PRIOR APPROVAL OF COUNCIL'S ENGINEER OR COUNCIL'S PARKS & RECREATION OFFICER. COUNCIL'S PARKS & RECREATION OFFICER MUST BE CONTACTED PRIOR TO REMOVAL OF ANY TREE ON COUNCIL OR PUBLIC LAND.
4. UNDISTURBED AREAS OR AREAS OF NATURAL VEGETATION TO BE RETAINED ARE TO BE PROTECTED WITH SILT FENCING, PARAWEB BUNTING OR SIMILAR ERECTED AT THE DRIP LINE OR 4m FROM THE TRUNK (WHICHEVER IS GREATER). NO PEDESTRIAN, VEHICLES, MACHINERY OR STORAGE OF MACHINERY OR SOIL IS PERMITTED BETWEEN THE FENCING AND THE TRUNK. THE FENCING IS TO BE ERECTED PRIOR TO ANY SITE WORKS & MAINTAINED FOR THE DURATION OF THE WORKS.
5. ALL TREES, STUMPS & SHRUBS REMOVED ARE TO BE MULCHED & REUSED ON SITE OR DEPOSITED AT AN APPROVED WASTE DISPOSAL CENTRE FOR RECYCLING. WASTE DISPOSAL RECEIPST ARE TO BE PROVIDED TO THE SUPERINTENDENT. BURNING OF ANY MATERIAL ON SITE IS PROHIBITED.
6. THE CONTRACTOR IS TO PROTECT & PRESERVE ANY KNOWN OR IDENTIFIED THREATENED OR ENDANGERED FLORA OR ECOLOGICAL COMMUNITY.

SEDIMENT & EROSION CONTROL NOTES

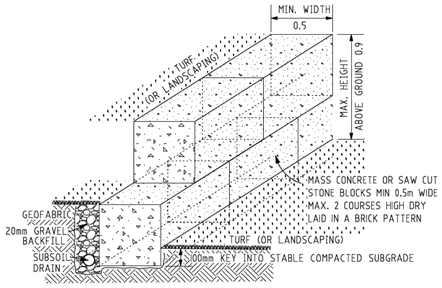
1. ALL SEDIMENT & EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY EARTHWORKS & MAINTAINED FOR THE DURATION OF WORKS. THE LOCATION OF CONTROL DEVICES SHOWN IS INDICATIVE & THEIR FINAL LOCATION SHOULD BE DETERMINED ONSITE. GENERALLY SEDIMENT FENCING IS TO BE INSTALLED 9m DOWNSLOPE OF ALL EARTHWORKS. ALL SEDIMENT CONTROL DEVICES ARE TO BE CHECKED & CLEANED AFTER EVERY RAINFALL EVENT OR AS DIRECTED BY COUNCIL/CERTIFIER/SUPERINTENDENT.
2. THE CONTRACTOR SHALL NOT ALLOW VEHICLES LEAVING THE SITE TO DEPOSIT OR TRACK DEBRIS OR SOIL ON ANY PUBLIC ROAD. ALL VEHICLES ENTERING OR LEAVING THE SITE MUST HAVE THEIR LOADS COVERED.
3. SEDIMENT FENCING IS TO BE INSTALLED AROUND ALL STOCKPILES. ANY MATERIAL TO BE STOCKPILED FOR MORE THAN SIX WEEKS DURATION WILL BE SEEDED WITHIN 14 DAYS. STOCKPILES ARE NOT TO EXCEED 3m IN HEIGHT ABOVE NATURAL GROUND LEVEL.
4. DURING ANY TRENCH EXCAVATION ALL SPOIL IS TO BE MOUNDED ON THE UPSLOPE SIDE OF THE TRENCH. IMMEDIATELY AFTER TRENCH BACKFILLING THE DISTURBED ARE IS TO BE SEEDED OR TURFED. IF NOT SEEDED OR TURFED IMMEDIATELY OR IF RAIN IS FORECAST HAY BALE SEDIMENT BARRIERS ARE TO BE PLACED ACROSS EACH TRENCH AT 20m INTERVALS.
5. DUST IS TO BE SUPPRESSED BY REGULARLY WATERING CONSTRUCTION AREAS & AREAS OFF EXPOSED OR DUSTY SURFACES. ALL CONSTRUCTION OTHER THAN ATER TRUCKS TO CEASE WHEN WIND VELOCITY EXCEEDS 20km/HR OR PREVAILING WINDS ARE CARRYING DUST TOWARD ADJOINING RESIDENCES OR PROPERTIES.
6. ALL DISTURBED AREAS ARE TO BE SCARIFIED & SEEDED (WITH A TACKIFIER WHERE DIRECTED) & TURF IS TO BE PLACED AND WATERED
    a) IN THE INVERT OF THE TABLE DRAINS
    b) IN ALL TAIL OUT DRAINS & AROUND ALL HEADWALLS
7. INSTALL & MAINTAIN SEDIMENT TRAPS TO ALL SURFACE INLET PITS AND MAINTAIN UNTIL VEGETATION IN DRAINS IS ESTABLISHED.

FILLING NOTES

1. TOPSOIL SHALL ONLY BE STRIPPED FROM APPROVED AREAS AND SHALL BE STOCKPILED FOR RE-USE DURING SITE REHABILITATION & LANDSCAPING.
2. ALL DISTURBED AREAS ARE TO BE STABILISED/REVEGETATED USING A MINIMUM OF 300mm SURFACE LAYER OF TOPSOIL AS SOON AS PRACTICAL AFTER THE COMPLETION OF THE FILLING WORKS.
3. ONCE THE TOPSOIL HAS BEEN REMOVED THE NATURAL BATTER SHOULD BE SUITABLY STEPPED, SCARIFIED OR ROUGHENED TO PREVENT SLIPPING & THE FILL IS TO BE KEYED IN TO HOLD THE TOE OF THE FILL BATTER IN PLACE.
4. WHERE BATTERS EXCEED A RATIO OF THREE HORIZONTAL TO ONE VERTICAL, RETAINING WALLS. STONE FLAGGING OR TERRACING SHALL BE CONSTRUCTED. ANY RETAINING WALL HIGHER THAN 0.9m REQUIRES STRUCTURAL CERTIFICATION BY A QUALIFIED STRUCTURAL ENGINEER.
5. SUBGRADE IS TO BE RIPPED TO A DEPTH OF 200mm WHEN FILLING IS IN ROCK OR ROCK PLATFORMS OR AS DIRECTED BY COUNCIL/CERTIFIER/SUPERINTENDENT.
6. FILLING SHALL BE CARRIED OUT IN HORIZONTAL LAYERS EXTENDING THE FULL WIDTH OF THE AREA BEING FILLED IN NOT MORE THAN 300mm THICKNESS COMPACTED LAYERS. EACH LAYER SHALL BE COMPACTED TO A DENSITY OF AT LEAST 98% OF THE DENSITY OBTAINABLE IN ACCORDANCE WITH AS1289.
7. REFER TO SEDIMENT & EROSION CONTROL NOTES FOR SEDIMENT & EROSION CONTROL DURING & AFTER FILLING.

UNEXPECTED FINDS

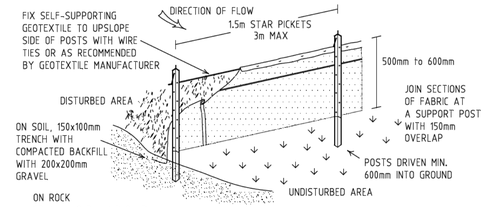
1. UNEXPECTED FINDS DURING CONSTRUCTION INCLUDE BUT ARE NOT LIMITED TO: ASBESTOS (INCLUDING PIPES, BONDED SHEETS OR FRIABLE OR BROKEN FRAGMENTS), ANY ABORIGINAL OR HISTORIC ARTIFACT (INCLUDING MIDENS, ROCK ART, CONVICT OR SIMILAR BRICKS, HAND CUT SANDSTONE ETC), CATTLE DIPS, BURIED REMAINS (BOTH HUMAN AND ANIMAL), BURIED FUEL TANKS, PESTICIDE DRUMS ETC.
2. UNEXPECTED FINDS CAN EITHER BE INSITU OR DEPOSITED BY ILLEGAL DUMPING OR IN IMPORTED MATERIAL.
3. UNEXPECTED FINDS MAY BE VISIBLE IN THE CASE OF ASBESTOS PIPES OR BY ODOUR FROM PUTRESCIBLE REMAINS OR HYDROCARBAONS.
4. ALL UNEXPECTED FINDS ARE TO BE IMMEDIATELY REPORTED TO THE SITE SUPERVISOR & PROJECT MANAGER. THE SITE SUPERVISOR AOR PROJECT MANAGER IS TO CONTACT COUNCIL OR IRRELEVANT GOVERNMENT AGENCY - HERITAGE COUNCIL, EPA, POLICE, HAZMAT ETC
5. THE PROJECT MANAGER WILL REPORT ALL FINDS IMMEDIATELY TO THE CERTIFYING AUTHORITY, EPA, ABORIGINAL LAND COUNCIL & ANY OTHER AUTHORITY AS DIRECTED BY THE CERTIFIER.
6. THE AREA SURROUNDING THE UNEXPECTED FINDS IS TO BE IMMEDIATELY CORDONED OR FENCED OFF AT A SUITABLE DISTANCE RELATIVE TO THE PERCEIVED THREAT WITH FENCING, BUNTING OR SIMILAR.
7. IF THE FINDS PROVIDES A THREAT OR HAZARD TO THE PUBLIC OR WORKERS THE SITE IS TO BE SHUT DOWN UNTIL MADE SAFE.
8. THE CONTRACTOR WILL LIASE WITH THE CERTIFIER & PROJECT MANAGER & ANY EXTERNAL CONSULTANTS TO DETERMINE WORK THAT CAN CONTINUE AROUND THE EXCLUSION ZONE.
8. ONLY CERTIFIED CONSULTANTS WILL REMOVE THE UNEXPECTED FINDS OR CONTRACTORS WITH THE RELEVANT CERTIFICATION.
10. THE SITE WILL BE REOPENED UPON SUITABLE CERTIFICATION BY AN ENVIRONMENTAL CONSULTANT, HYGIENIST, ARCHAEOLOGIST OR SIMILAR & ON INSTRUCTION FROM THE CERTIFIER.



WHERE HEIGHT EXCEEDS 0.9m STRUCTURAL CERTIFICATION IS REQUIRED

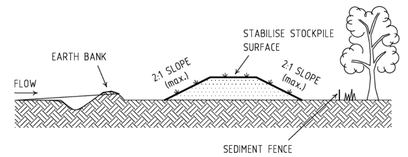
ROCK/CONCRETE BLOCK WALL DETAIL

NOT TO A REDUCTION RATIO



SILT FENCE DETAIL

NOT TO A REDUCTION RATIO



NOTES.
- LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
- WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
- CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

STOCKPILE DIAGRAM

NOT TO A REDUCTION RATIO

DIAL 1100 BEFORE YOU DIG

F		0 10 20 30 40 50 MILLIMETRES AT A1 100 110 120 130 140 150
E		DESIGN BY
D		SURVEY BY G.DOUGLAS
C		CALCS BY
B		DRAWN BY G.DOUGLAS
A		CHECKED BY A.EDWARDS
Date	REVISION	REDUCTION RATIO AT A1 / CONTOUR INTERVAL ORIGIN OF LEVELS / DATUM

McKINLAY MORGAN & ASSOCIATES Pty Ltd.
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DATE 12 MAY 2020
FILE No. 89692
COUNCIL REF

CLIENT NAME GRANGE GROWING SOLUTIONS SIMON GRANGE
LOCALITY EBENEZER LGA HAWKESBURY
PLAN No. 89692:E:1 C.FILE: 89692E1.DWG

CONSTRUCTION NOTES

SHEET No. 1