Industry, Key Sites & Social Projects
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Our ref: 14/06115

Mr Vince Hardy
Cityscape Planning + Projects Pty Ltd
PO Box 127
GLENBROOK NSW 2773

Dear Mr Hardy

Waste Management Facility – St Marys (EAR 823)
Environmental Assessment Requirements

I refer to your request for the Secretary's Environmental Assessment Requirements (EARs) for the preparation on an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements

In your Form A, you indicated that your proposal would require a license and/or approval under the *Protection of the Environment Operations Act 1997*. The Department has consulted with the Office of Environment and Heritage (OEH), NSW Environmental Protection Agency (EPA) and Roads and Maritime Services (RMS) and they had no additional requirements for the EIS. Notwithstanding the department draws your attention to the consultation requirements set out within the EAR.

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 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 Department of Sustainability, Environment, Water, Population and Communities on 6274 1111 or www.environment.gov.au .

If you have any further enquiries, please contact Douglas Cunningham on (02) 9228 6517.

Yours sincerely,

26/5/14

Chris Ritchie
Manager
Industry, Key Sites & Social Projects
as the Secretary's nominee

Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979.*

Designated Development

DGR Number	823
Proposal	Waste Management Facility
Location	22 Christie Street, St Marys (Lot 1152 DP 773154)
Applicant	Vince Hardy
Date of Expiry	April 2016
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000.*
Key Issues	• **strategic context** –including: – detailed justification for the proposal and suitability of the site for the development; and – a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies. • **waste management** – including: - identify, classify and quantify the likely waste streams that would be handled/stored/disposed of at the facility as well as the waste recovery goals for the facility; - describe how waste would be stored and handled on site, and transported to and from the site; and - the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidelines in the NSW Waste Avoidance and Resource Recovery Strategy 2007 • **hazards and risk** - including a preliminary risk screening undertaken in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DoP, 2011), and if necessary, a Preliminary Hazard Analysis (PHA). • **air quality** - including odour and dust assessment in accordance with relevant Environment Protection Authority guidelines. The assessment must consider any potential impacts on nearby private receptors and measures to mitigate or manage these impacts. • **noise** – in accordance with relevant Environment Protection Authority guidelines. The assessment must consider any potential impacts on nearby private receptors and measures to mitigate or manage these impacts. • **soil and water** - including: – surface water, groundwater, stormwater management, wastewater management and flooding; – details of erosion and sediment controls; – details of water requirements including water supply; – the potential for soil and groundwater contamination; – details of contaminated soil and groundwater management; and – details of leachate management. • **flora and fauna** – including the potential impacts of the project on any threatened species, populations, ecological communities or their habitats. • **traffic and transport** – during construction and operation. • **visual impacts** - particularly with regards to the potential for any impacts on nearby private receptors.

	• **heritage** – including Aboriginal cultural heritage.
Environmental Planning Instruments	The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to • *Penrith Local Environmental Plan 2010;* • *Sydney Regional Environmental Plan No. 20 Hawkesbury- Nepean River (No. 2- 1997);* • *State Environmental Planning Policy No 33 – Hazardous and Offensive Development;* • Relevant development control plans and section 94 plans.
Guidelines	There are no specific guidelines for waste management facilities.
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: • NSW Environmental Protection Agency; • NSW Office of Environment and Heritage; • Roads and Maritime Services; • Penrith City Council; and • 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.