



Mr Rod Wall  
Coastal Design Link  
23 Albany Street  
POINT FEDERICK NSW 2250

16/14241  
SEAR 1108

Dear Mr Wall

**Resource Recovery Facility (Waste management facilities or works)  
1 Vere Place, Somersby (Lot 10 DP 876323)  
Secretary's Environmental Assessment Requirements (SEAR) 1108**

Thank you for your request for the 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*.

In preparing the SEARs, the Department has consulted with the Office of Environment and Heritage, the Department of Primary Industries and WaterNSW. A copy of their requirements for the EIS are attached.

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 the Environment on (02) 6274 1111.

Should you have any further enquiries, please contact Bianca Thornton at the Department on (02) 8217 2040.

Yours sincerely

Sally Munk  
**A/Director**  
**Industry Assessments**  
as delegate of the Secretary

# Environmental Assessment Requirements

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

Designated Development

<b>SEAR Number</b>	1108
<b>Proposal</b>	Construction and operation of a resource recovery facility capable of processing 12,000 tonnes per annum (tpa) of waste.
<b>Location</b>	1 Vere Place, Somersby (Lot 10 DP 876323), in the Central Coast local government area.
<b>Applicant</b>	Coastal Design Link
<b>Date of Issue</b>	January 2017
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Key Issues</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• <b>strategic context</b> – including: <ul style="list-style-type: none"> <li>– a detailed justification for the proposal and suitability of the site for the development;</li> <li>– a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies; and</li> <li>– a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.</li> </ul> </li> <li>• <b>waste management</b> – including: <ul style="list-style-type: none"> <li>– details of the type, quantity and classification of waste to be received at the site;</li> <li>– details of the resource outputs and any additional processes for residual waste;</li> <li>– details of waste handling including, transport, identification, receipt, stockpiling and quality control; and</li> <li>– the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i>.</li> </ul> </li> <li>• <b>hazards and risk</b> – including: <ul style="list-style-type: none"> <li>– the Environmental Impact Statement must include a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (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 <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011); and</li> <li>– bushfire risk.</li> </ul> </li> <li>• <b>air quality</b> – including: <ul style="list-style-type: none"> <li>– a description of all potential sources of air and odour emissions;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>– an air quality impact assessment in accordance with relevant Environment Protection Authority guidelines; and</li> <li>– a description and appraisal of air quality impact mitigation and monitoring measures.</li> <li>• <b>noise and vibration</b> – including: <ul style="list-style-type: none"> <li>– a description of all potential noise and vibration sources during construction and operation, including road traffic noise;</li> <li>– a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines; and</li> <li>– a description and appraisal of noise and vibration mitigation and monitoring measures.</li> </ul> </li> <li>• <b>traffic and transport</b> – including: <ul style="list-style-type: none"> <li>– details of road transport routes and access to the site;</li> <li>– road traffic predictions for the development during construction and operation;</li> <li>– an assessment of impacts to the safety and function of the road network; and</li> <li>– the details of any road upgrades required for the development.</li> </ul> </li> <li>• <b>soil and water</b> – including: <ul style="list-style-type: none"> <li>– the details of stormwater, waste water and leachate management;</li> <li>– the details of soil and erosion controls during construction and operation;</li> <li>– an assessment of surface water, flooding, and soil impacts;</li> <li>– a detailed site water balance;</li> <li>– details of the proposed stormwater management system and other measures to mitigate surface and groundwater impacts;</li> <li>– characterisation of the nature and extent of any contamination on the site and surrounding area; and</li> <li>– an assessment in accordance with ASSMAC Guidelines for the presence and extent of acid sulfate soils (ASS) and potential acid sulfate soils (PASS) on the site and, where relevant, appropriate mitigation measures.</li> </ul> </li> <li>• <b>biodiversity</b> – including: <ul style="list-style-type: none"> <li>– accurate predictions of any vegetation clearing on site or for any road upgrades;</li> <li>– 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; and</li> <li>– a detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts.</li> </ul> </li> <li>• <b>visual</b> – including an impact assessment at private receptors and public vantage points.</li> <li>• <b>heritage</b> – including Aboriginal and non-Aboriginal cultural heritage.</li> </ul>
<b>Environmental Planning Instruments and other policies</b>	<p>The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to:</p> <ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007</i>;</li> <li>• <i>State Environmental Planning Policy No. 33 Hazardous and Offensive Development</i>;</li> <li>• <i>State Environmental Planning Policy No. 44 Koala Habitat</i>;</li> <li>• <i>State Environmental Planning Policy No. 55 Remediation of Land</i>;</li> <li>• <i>Gosford Local Environmental Plan 2014</i>; and</li> <li>• relevant development control plans and section 94 plans.</li> </ul>
<b>Guidelines</b>	<p>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 <a href="http://planning.nsw.gov.au">planning.nsw.gov.au</a> under Development Proposals/Register of Development Assessment Guidelines. 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.</p>

<b>Consultation</b>	<p>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:</p> <ul style="list-style-type: none"> <li>• Environment Protection Authority;</li> <li>• Office of Environment and Heritage;</li> <li>• Department of Primary Industries;</li> <li>• WaterNSW;</li> <li>• Roads and Maritime Services;</li> <li>• Rural Fire Service;</li> <li>• Central Coast Council; and</li> <li>• the surrounding landowners and occupiers that are likely to be impacted by the proposal.</li> </ul> <p>Details of the consultation carried out and issues raised must be included in the EIS.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge an application under Section 78A (8) of the <i>Environmental Planning and Assessment Act 1979</i> within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.</p>