



27 October 2021

Mr Matthew O'Donnell  
Director  
Mod Urban  
Shop 1, 118 Macpherson Street  
Bronte NSW 2024

EF21/14837  
SEAR 1617

Dear Mr O'Donnell

**Waste Management Facility (Scrap Metal)  
50-52 Buffalo Road, Gladesville (Lot 1 DP 390558 and Lot C DP 419774)  
Planning Secretary's Environmental Assessment Requirements (SEAR) 1617**

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*. In preparing the SEARs, the Department of Planning, Industry and Environment (the Department) has consulted with the Environment Protection Authority (EPA).

Unfortunately, EPA 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 (TfNSW) and Roads and Maritime Services (RMS) as required by Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. A copy of their requirements is 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 Agriculture, Water and the Environment on (02) 6274 1111.

Should you have any further enquiries, please contact Kathryn Moreira, Planning and Assessment, at the Department on (02) 9274 6086 or via [kathryn.moreira@dpie.nsw.gov.au](mailto:kathryn.moreira@dpie.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 2000.

## Designated Development

<b>SEAR Number</b>	1617
<b>Proposal</b>	Construction and operation of a waste transfer station for up to 25,000 tpa of scrap metal.
<b>Location</b>	50-52 Buffalo Road, Gladesville (Lot 1 DP 390558 and Lot C DP 419774)
<b>Applicant</b>	Circular Metals Gladesville Pty Ltd
<b>Date of Issue</b>	27 October 2021
<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 Environmental Planning and Assessment Regulation 2000.
<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 and statutory 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</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>suitability of the site</b> – including: <ul style="list-style-type: none"> <li>– 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</li> <li>– floor plans depicting the proposed internal layout, including the location of machinery, equipment and stockpiles.</li> </ul> </li> <li>• <b>waste management</b> – including: <ul style="list-style-type: none"> <li>– a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles</li> <li>– details of the source of the waste streams</li> <li>– details of how and where waste would be stored and handled on site, including the maximum daily storage capacity of 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</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <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 Sustainable Materials Strategy 2041</i>.</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</li> <li>- a description and appraisal of noise and vibration mitigation and monitoring measures.</li> </ul> </li> <li>• <b>hazards and risk</b> – including: <ul style="list-style-type: none"> <li>- 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).</li> </ul> </li> <li>• <b>fire and incident management</b> – including: <ul style="list-style-type: none"> <li>- 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</li> <li>- details of the size and volume of stockpiles and their arrangements to minimise fire spread and facilitate emergency vehicle access</li> <li>- 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 <i>Fire Safety in Waste Facilities dated 27 February 2020</i>.</li> </ul> </li> <li>• <b>air quality and odour</b> – including: <ul style="list-style-type: none"> <li>- a description of all potential sources of air and odour emissions during construction and operation</li> <li>- an air quality impact assessment in accordance with relevant Environment Protection Authority guidelines</li> <li>- a description and appraisal of air quality impact mitigation and monitoring measures.</li> </ul> </li> <li>• <b>soil and water</b> – including: <ul style="list-style-type: none"> <li>- a description of local soils, topography, drainage and landscapes</li> <li>- details of water usage for the proposal including existing and proposed water licencing requirements in accordance with the <i>Water Act 1912</i> and/or the <i>Water Management Act 2000</i></li> <li>- an assessment of potential impacts stormwater management</li> <li>- details of sediment and erosion controls</li> <li>- a detailed site water balance</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> <li>- an assessment of potential impacts on the quality and quantity of surface and groundwater resources</li> <li>- details of the proposed stormwater and wastewater management systems (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts</li> </ul> </li> </ul>
--	--

	<ul style="list-style-type: none"> <li>– characterisation of the nature and extent of any contamination of soil and groundwater within the site and surrounding area including an assessment against the provisions of SEPP 55</li> <li>– a description and appraisal of impact mitigation and monitoring measures.</li> </ul> <ul style="list-style-type: none"> <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>– swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site</li> <li>– an assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development</li> <li>– details of the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian carparking standards.</li> </ul> </li> <li>• <b>visual</b> – including an impact assessment at private receptors and public vantage points.</li> <li>• <b>biodiversity</b> – including a description of any potential vegetation clearing needed to undertake the proposal and any impacts on flora and fauna.</li> <li>• <b>heritage</b> – including an assessment of 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>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>• State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Ryde Local Environmental Plan 2014</li> <li>• relevant development control plans and section 7.11 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="https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries">https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Industries</a>. 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>• City of Ryde Council</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 4.12(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 Planning Secretary in relation to any further requirements for lodgement.</p>



20 October 2021

Ms Kiersten Fishburn  
Secretary  
Department of Planning, Industry and Environment  
Locked Bag 5022,  
Parramatta NSW 2124

Attention: Kathryn Moreira

Dear Ms Fishburn,

**WASTE MANAGEMENT FACILITY  
50-52 BUFFALO ROAD, GLADESVILLE**

Thank you for referring the Secretary's Environmental Assessment Requirements (SEARs) regarding SEAR 1617 'Waste Management Facility to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted information and request the following issues in **TAB A** to be addressed as part of the traffic and transport impact assessment for the proposed development.

If you have any further inquiries in relation to this development application please contact Narelle Gonzales, Development Assessment Officer, on 0409 541 879 or by email at: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

**Brendan Pegg**  
**Senior Land Use Planner**  
**Planning and Programs, Greater Sydney Division**

## **TAB A**

### **Traffic and Accessibility Assessment**

Provide a transport and accessibility impact assessment, which includes, but is not limited to the following:

- Details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes and vehicle types. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation;
- An assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. This is to include the identification and consideration of approved and proposed developments/planning proposals/road upgrades in the vicinity;
- Plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network;
- Detailed plans of the site access and proposed layout of the internal road and pedestrian network and parking on site in accordance with the relevant Australian Standards and Council's DCP;
- Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site;
- Details of road upgrades, infrastructure works, or new roads or access points required for the development;
- 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;
- Details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development; and
- Measures to integrate the development with the existing/future public transport network.

#### **Relevant Policies and Guidelines:**

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- 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).
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020).
- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 890.3).