



14 January 2022

Shannon Clarence  
Town Planner  
Smart Planning and Design  
Level 4, 80 Market Street  
South Melbourne VIC 3205

EF21/16870  
SEAR 1616

Dear Shannon

**Waste Management Facility (Scrap Metal)  
8 Noonan Road, Ingleburn (Lot 25 DP 809258)  
Planning Secretary's Environmental Assessment Requirements (SEAR) 1616**

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 designated development under Part 4 of the *Environmental Planning and Assessment Act 1979*. In preparing the SEARs, the Department of Planning, Industry and Environment (the Department) has consulted with the Environment Protection Authority (EPA) and the Natural Resources Access Regulator (NRAR). A copy of EPA's requirements is attached.

Unfortunately, NRAR 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 (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 email at [kathryn.moreira@dpie.nsw.gov.au](mailto:kathryn.moreira@dpie.nsw.gov.au).

Yours sincerely



Joanna Bakopanos  
A/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>	1616
<b>Proposal</b>	Waste management facility with a capacity to process up to 4,800 tpa of metal
<b>Location</b>	8 Noonan Road, Ingleburn (Lot 25 DP 809258)
<b>Applicant</b>	Shine Motors
<b>Date of Issue</b>	14 January 2022
<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> <li>– a description of any amendments to and/ or additional licence(s) or approval(s) required to carry out the proposed development.</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 operation, including road traffic noise</li> <li>- a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines, including consideration of cumulative impacts from nearby industry</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 operation</li> <li>- an air quality impact assessment in accordance with relevant Environment Protection Authority guidelines, including consideration of cumulative impacts from nearby industry</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>- 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>- a detailed site water balance</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> <li>- a description and appraisal of impact 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> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>- road traffic predictions for the development during 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</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> <ul style="list-style-type: none"> <li>• <b>visual</b> – including an impact assessment at private receptors and public vantage points.</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 (Koala Habitat Protection) 2021</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>• Campbelltown Local Environmental Plan 2015</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>• Campbelltown City 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>



DOC21/932221-2

[REDACTED]  
Planning Officer  
Department of Planning, Industry and Environment  
12 Darcy Street  
Parramatta NSW 2150

Email: [kathryn.moreira@dpie.nsw.gov.au](mailto:kathryn.moreira@dpie.nsw.gov.au)

Dear Ms Moreira

**RE: Local SEARs - Request for Input - Waste Management Facility (Scrap Metal)  
8 Noonan Road, Ingleburn (Lot 25 DP 809258) - SEAR 1616**

I refer to your request seeking the NSW Environment Protection Authority's (EPA) input for Secretary's Environmental Assessment Requirements (SEARs) for the Shine Motors Waste Management Facility (Scrap Metal Recycling).

The EPA has reviewed the proposal for the Request for Secretary's Environmental Assessment Requirements and the Discussion Paper and Compliance Table dated 2 July 2021 for the Shine Motors Waste Management Facility and advises that the designated development will not need an Environment Protection Licence if consent is granted. Accordingly, the EPA will not be providing SEARs for this project.

Please contact Sam Bannon on (02) 9585 6092 or by email at [samuel.bannon@epa.nsw.gov.au](mailto:samuel.bannon@epa.nsw.gov.au) if you have any questions regarding this matter.

Yours sincerely

[REDACTED]  
6 November 2021

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4 November 2021

TfNSW Reference: SYD21/01313/01  
Client Reference: SEAR 1616

Director  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Kathryn Moreira

**REQUEST FOR SEARS – WASTE MANAGEMENT FACILITY (SCRAP METAL RECYCLING) – 8 NOONAN ROAD, INGLEBURN (LOT 25 DP 809258)**

Dear Sir/Madam,

Reference is made to Department of Planning, Industry and Environment's correspondence dated 22 October 2021 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**

- 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 plan site layout 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;
- 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. The assessment needs to include the following intersections;

- Williamson Road/MacDonald Road
- Williamson Road/Henderson Road
- Detailing how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes;
- 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;
- 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).

If you have any further questions, Ms Shoba Sivasubramaniam would be pleased to take your call on 0431 446 623 or email [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,



**Malgy Coman**  
Senior Land Use Planner