



**Industry Assessments**

Contact: John Booth

Phone: (02) 8275 1281

Email: [john.booth@planning.nsw.gov.au](mailto:john.booth@planning.nsw.gov.au)

Dr Mark Jackson  
Director  
Jackson Environment and Planning Pty Ltd  
Suite 102, Level 1  
25-29 Berry Street  
North Sydney NSW 2060

EF18/9081  
SEAR 1238

Dear Mr Jackson

**Waste Management Facility  
26 Endeavour Street, Oberon (Lot 33 & 34 DP 1228591)  
Secretary's Environmental Assessment Requirements (SEAR) 1238**

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 Environment Protection Authority (EPA), the Office of Environment and Heritage (OEH) and the Roads and Maritime Services (RMS). 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. You must also ensure that the EIS characterises the development in a manner for the consent authority to be satisfied the proposal is not State significant development.

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 and Energy on (02) 6274 1111.

Should you have any further enquiries, please contact John Booth, Planning Services, at the Department on the details above.

Yours sincerely

Chris Ritchie  
Director  
Industry Assessments  
*as delegate of the Secretary*

30/11/18.

# Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*.

## Designated Development

<b>SEAR Number</b>	1238
<b>Proposal</b>	The proposed construction and operation of a Bark/Timber Processing and Landscape Supplies Production facility which has the capacity to process up to 99,000 tonnes per annum of wood material.
<b>Location</b>	26 Endeavour Street, Oberon, Oberon LGA (33 & 34 DP 1228591)
<b>Applicant</b>	Borg Manufacturing Pty Ltd
<b>Date of Issue</b>	29/11/2018
<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>– consideration of impacts to surrounding agricultural resources and land;</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>– 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).</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> <li>– an air quality impact assessment in accordance with relevant Environment</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Protection Authority guidelines; and</li> <li>- a description and appraisal of air quality impact mitigation, management 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, management 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 on floodplain and stormwater management and any impact to flooding in the catchment;</li> <li>- details of sediment and erosion controls;</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; and</li> <li>- a description and appraisal of impact mitigation, management 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 the details of any road upgrades required for the development; and</li> <li>- A traffic impact study prepared in accordance with the methodology set out in Section 2 of the <i>RTA's Guide to Traffic Generating Developments</i>.</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>- details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies; 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 (Rural Lands) 2008</i>;</li> <li>• <i>State Environmental Planning Policy No 33–Hazardous and Offensive Development</i>;</li> <li>• <i>State Environmental Planning Policy No 55–Remediation of Land</i>;</li> <li>• <i>Oberon Local Environmental Plan 2013</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</p>

	some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
<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>• Roads and Maritime Services;</li> <li>• Rural Fire Service;</li> <li>• Oberon 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>	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 Secretary in relation to any further requirements for lodgement.