

Economy, Destination and Events Advisory Committee

Under Separate Cover Annexures

Tuesday, 15 July 2025

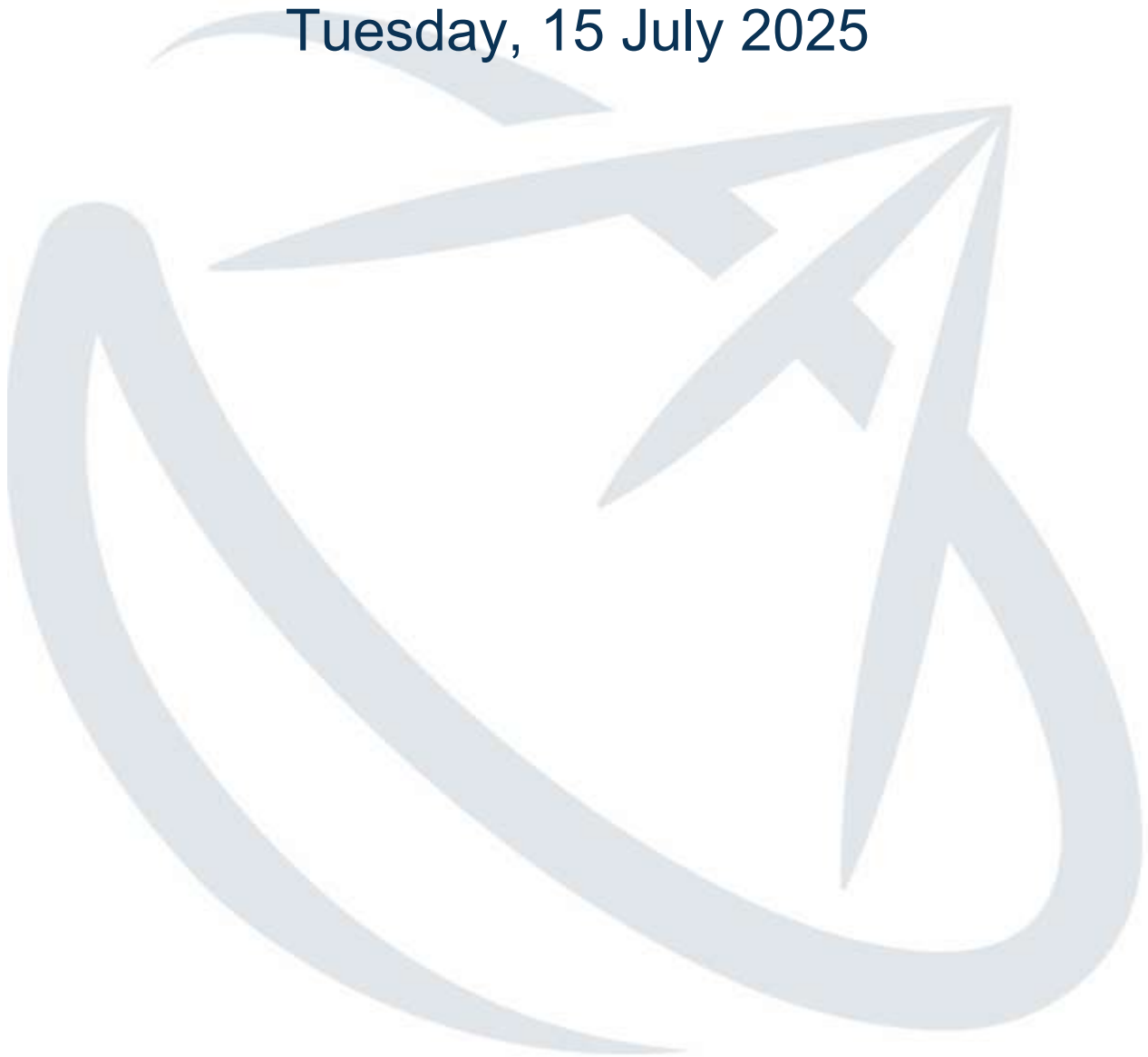


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Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 10395
Project Name	Western Sydney Energy and Resource Recovery Centre
Location	339 Wallgrove Road, Eastern Creek (Lot 1 DP 1059698)
Applicant	Cleanaway Operations Pty Ltd
Date of Issue	12 December 2019
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the EP&A Regulation).</p> <p>In addition, the EIS must include a:</p> <ul style="list-style-type: none"> • detailed description of the site including any existing or approved operations, site history and development consents • detailed description of the development, including: <ul style="list-style-type: none"> ○ need for the proposed development ○ alternatives considered ○ justification for the proposed development ○ likely staging of the development - including demolition, construction, and operational stage/s ○ likely interactions between the development and existing, approved and proposed operations in the vicinity of the site ○ plans of any proposed building works ○ contributions required to offset the proposal • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • consideration of issues identified in Attachment 2 (public authority responses to key issues) • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> ○ a description of the existing environment, using sufficient baseline data ○ an assessment of the potential impacts of all stages of the development, including any cumulative impacts of the proposed facility with any approved (but not yet constructed) developments, including The Next Generation's proposal for an energy from waste facility at Eastern Creek (currently subject to proceedings in the NSW Land and Environment Court). ○ a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment ○ a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS • consideration of the likely impacts of any related development associated with the development, including any pre-processing infrastructure, ash management infrastructure and the high voltage electricity connection.

	<p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the EP&A Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV • an estimate of jobs that will be created during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> 1. Community and Stakeholder Engagement – including: <ul style="list-style-type: none"> - a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including justification for the approach - a description of the form of engagement activities undertaken - a report on the results of the implementation of the strategy including issues raised by the community and the surrounding occupiers and landowners that may be impacted by the proposal - details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal - details of the proposed approach to future community and stakeholder engagement based on the results of the consultation - details of how monitoring data will be communicated and made publicly accessible to the community - a commitment to the establishment of a Community Liaison Group comprised of key local stakeholders. 2. Suitability of the Site – including: <ul style="list-style-type: none"> - need and justification for the development having regard to its location and impacts, the suitability of the site and public interest - details of all development consents and approved plans previously and/or currently applicable to the site. 3. Statutory and Strategic Context – including: <ul style="list-style-type: none"> - demonstration the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, district plans and justification for any inconsistencies - addressing the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: <ul style="list-style-type: none"> o State Environmental Planning Policy No. 33 – Hazardous and Offensive Development o State Environmental Planning Policy No.55 – Remediation of Land o State Environmental Planning Policy No.64 – Advertising and Signage o State Environmental Planning Policy (Coastal Management) 2018 o State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (Western Sydney Parklands) 2009 o Blacktown Local Environmental Plan 2012. 4. Key Policies - including <ul style="list-style-type: none"> - addressing the relevant provisions in, and consistency with, the following State and international waste legislation and policy: <ul style="list-style-type: none"> o NSW Energy from Waste Policy Statement (EPA 2015)

	<ul style="list-style-type: none"> ○ NSW Protection of the Environment Operations (Waste) Regulations 2014 ○ NSW Waste Avoidance and Resource Recovery Strategy 2014-2021 ○ NSW Waste Classification Guidelines ○ NSW Waste Levy Guidelines (EPA 2018) ○ European IPPC Bureau 'Industrial Emissions Directive' and BAT (Best Available Techniques) Reference Document (BREF) BREF 2019. <p>5. Air Quality and Odour – including:</p> <ul style="list-style-type: none"> - a quantitative assessment of the potential air quality, dust and odour impacts of all stages of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with the relevant Environment Protection Authority guidelines, including 'worst case' emission scenarios (including a trip or emergency shutdown) - identification of all potential fugitive and point source emissions of pollutants and odour for all stages of the proposal - details of the receiving environment, including meteorology and climate, topography, surrounding land use, sensitive receptors and ambient air quality - justification for the level of assessment undertaken on the basis of risk factors, including but not limited to the proposal location, characteristics of the receiving environment and the type and quantity of the pollutants emitted - details of the proposed technology and a demonstration that it is technically fit for purpose, including details of commissioning and proof of performance - details of emission control techniques and practices, including emission sampling and monitoring, that will be employed, and benchmark these against best practice emission control and management, with reference to the European IPPC Bureau 'Industrial Emissions Directive', BAT (Best Available Techniques) Reference Document (BREF) BREF 2019 and the Environment Protection Authority's 'NSW Energy from Waste Policy' (2015) - demonstrate a commitment to continual improvement with respect to emission control techniques and practices - an assessment of cumulative air quality impacts associated with the facility and surrounding developments, including any approved (but not yet constructed) developments and The Next Generation's proposal for an energy from waste facility at Eastern Creek (currently subject to proceedings in the NSW Land and Environment Court). <p>6. Human Health Risk – including:</p> <ul style="list-style-type: none"> - a quantitative human health risk assessment in accordance with the 'Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards' (enHealth, 2012) covering the inhalation of criteria pollutants and exposure (from all pathways, i.e. inhalation, ingestion and dermal) to specific air toxics, including impacts from the transport of waste material - consideration of the impacts on drinking water sources such as Prospect Reservoir and rainwater tanks, including the impacts on water quality and human health. <p>7. Waste Management – including:</p> <ul style="list-style-type: none"> - details and a description of the sources, classes, quantities and composition of waste streams that would be thermally treated at the facility - details of the processing capacity of the facility including typical, maximal and minimal rates of processing - demonstrate that waste used as a feedstock in the facility would be the residual from a resource recovery process that maximises the recovery of material in accordance with Environment Protection Authority guidelines and 'NSW Energy from Waste Policy Statement' (2015) - a detailed description of waste processing procedures for each waste type received at the premises, including the types of pollution which may result from the storage and processing of that waste, mitigation measures for managing any such impacts and contingency measures that would be implemented if inappropriate materials are identified
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	<ul style="list-style-type: none"> - details of the maximum annual throughput of waste and the maximum volume of waste to be stored at the premises at any one time - details of how the EPA's record keeping and reporting requirements will be met - a list and description, including quantities, composition and classification of waste material produced (solid, liquid and gaseous) from the facility, including details of proposed management and disposal of those waste materials - procedures for the management of other solid, liquid and gaseous waste streams - demonstrate that any waste material produced from the energy from waste facility for land application is fit-for-purpose and poses minimal risk of harm to the environment in order to meet the requirements for consideration of a resource recovery exemption by the Environment Protection Authority - identify the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014 - 2021. <p>8. Soils and Water – including:</p> <ul style="list-style-type: none"> - a description of existing baseline conditions including soil, water, groundwater resources, topography, hydrology, drainage lines, watercourses and riparian lands on or nearby to the site - an assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, watercourses and riparian land and measures proposed to reduce and mitigate these impacts - an assessment to demonstrate the development will have a Neutral or Beneficial Effect (NorBE) on water quality in the Sydney drinking water catchment - proposed surface and groundwater monitoring activities and methodologies - consideration of relevant NSW Government guidelines and legislation, including the <i>Water Act 1912</i> and <i>Water Management Act 2000</i>, NSW Water Quality and River Flow Objectives, Guidelines for Controlled Activities on Waterfront Land (2018) - a detailed site water balance, including identification of water requirements for the life of the project, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise water use at the site - a flood impact assessment, including an assessment of overland flow paths and flood risk associated with the development both on and off the site - details of any groundwater extraction and any works with the potential to intercept the groundwater table - a stormwater management strategy that provides details of stormwater and wastewater management systems including the capacity of onsite detention systems, details of water sensitive urban design measures, discharge locations, pathways and quality and measures to treat, reuse or dispose of water - details of construction works and spoil disposal, including a description of erosion and sediment controls, bulk earthworks, the management of acid sulfate soils and contingency plans for potential construction incidents - characterisation of the nature and extent of any contamination on the site and a description of proposed management measures in accordance with SEPP 55. <p>9. Noise and Vibration – including:</p> <ul style="list-style-type: none"> - a quantitative assessment of potential construction, operational and transport noise and vibration impacts, including impacts on nearby sensitive receivers, landowners and businesses, in accordance with relevant Environment Protection Authority guidelines - details and justification of the proposed noise management, mitigation and monitoring measures. <p>10. Hazard and Risk – including:</p> <ul style="list-style-type: none"> - a Preliminary Hazard Analysis (PHA) prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-Level Risk Assessment (DoP 2011) - details of fire/emergency measures and procedures
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	<ul style="list-style-type: none"> - detailed contingency measures for any potential incidents or equipment failure or in the event of a shutdown. <p>11. Traffic and Transport – including:</p> <ul style="list-style-type: none"> - a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services guidelines that assesses both construction and operational traffic - daily and peak traffic movements likely to be generated by the proposed development during construction and operation, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model and the need (and associated funding) for road improvement works (if required) - an assessment of impacts on the intersection of Wallgrove Road and the Austral Bricks Road (Unnamed) - details of the proposed site access / egress and parking provisions, including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle widths, etc.) - detailed plans of the proposed layout of the internal road network, heavy and light vehicle traffic movements and parking on site in accordance with the relevant Australian Standards - identification of the truck routes between waste source locations and the site for fuel deliveries, and between the site and potential waste disposal sites for waste fuel products - details of the types of material being transported and whether the material would be classified as dangerous goods under the Australian Dangerous Goods Code - consideration of the NSW Government’s Freights and Ports Plan 2018 – 2023 - a draft construction traffic management plan - an assessment of the accessibility of the development by public and active transport, including details of measures to prevent detrimental impacts on any bike and active transport routes in the vicinity of the site, the potential for implementing a location-specific sustainable travel plan. <p>12. Visual – including:</p> <ul style="list-style-type: none"> - a landscape character and visual impact assessment that includes a description of the visual catchment and considers the potential visual impacts of the development on the amenity of the surrounding area particularly from nearby public receivers and significant vantage points of the broader public domain - consideration of the proposed building height, stack height, bulk and scale, signage, lighting and the emissions plume within the context of the locality - details of architectural design measures to ensure a high-quality design - justification for the positioning and height of the stack, including consideration of options for stack design and height - details of materials and finishes and all proposed mitigation measures - a detailed photo-montage based analysis of the visual impacts of the development and emission stack - details of landscape works that will complement and screen the development showing the use of high-quality landscaping material - consideration of the use of green walls, green roof or cool roof design having regard to the ‘Urban Green Cover in NSW Technical Guidelines’ (OEH 2015). <p>13. Social – including:</p> <ul style="list-style-type: none"> - a social impact assessment, which: <ul style="list-style-type: none"> o identifies and analyses the potential social impacts of the development, from the points of view of the affected community / ies and other relevant stakeholders o assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity / scale, sensitivity / importance, and level of concern / interest o includes mitigation measures for likely negative social impacts, and any proposed enhancement measures
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	<ul style="list-style-type: none"> ○ details how social impacts will be adaptively monitored and managed over time ○ details community benefits of the facility. <p>14. Aircraft Safety – including:</p> <ul style="list-style-type: none"> - a plume rise assessment in accordance with relevant Civil Aviation Safety Authority guidelines. <p>15. Greenhouse Gas and Energy Efficiency – including:</p> <ul style="list-style-type: none"> - a quantitative analysis of potential Scope 1, 2 and 3 greenhouse gas emissions from the development and an assessment of potential impacts on the environment in accordance with relevant guidelines - a description of construction and operational control measures to be implemented to ensure the development is energy efficient and minimises greenhouse gas generation. <p>16. Heritage – including:</p> <ul style="list-style-type: none"> - an Aboriginal cultural heritage assessment report in accordance with the 'Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW' (OEH 2010) and the Guide to investigation, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW 2011) - consultation with Aboriginal people must be undertaken and documented in accordance with the 'Aboriginal cultural heritage consultation requirements for proponents' (DECCW 2010). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR - impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to the Environment, Energy and Science Group in the Department of Planning, Industry and Environment. <p>17. Utilities and Services – including:</p> <ul style="list-style-type: none"> - details of existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with the relevant service providers - a description of the staging, if any, of infrastructure works, any infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the site and a description of the arrangements that would be put in place to ensure that these upgrades are implemented in a timely manner and maintained - demonstration that satisfactory arrangements have been made for drinking water, wastewater and recycled water (if required) services - a feasibility study for the preferred connection to the electricity grid - details of measures to protect existing Sydney Water assets or easements. <p>18. Biodiversity – including:</p> <ul style="list-style-type: none"> - an assessment of biodiversity impacts in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report - measures to avoid, mitigate or offset all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method. - a vegetation management plan that includes restoration of the riparian corridor. <p>19. Planning Agreement/Contributions – including:</p> <ul style="list-style-type: none"> - including consideration of Council's Section 7.11 Contribution Plan and/or details of any Voluntary Planning Agreement.
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Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. The EIS must include high quality files of maps and figures of the subject site and proposal
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - Blacktown City Council - Fairfield Council - Environment Protection Authority - Department of Primary Industries - Environment, Energy and Science (previously Office of Environment and Heritage) - Transport for NSW (including Roads and Maritime Services) - NSW Ministry of Health - Western Sydney Local Health District - NSW Fire and Rescue - Department of Planning, Industry and Environment – Water and Natural Resources Access Regulator (previously WaterNSW) - Sydney Water - Endeavour Energy - SafeWork NSW - Western Sydney Airport Corporation - Civil Aviation Safety Authority - Department of Energy and Environment - nearby landowners, businesses and occupiers that may be affected by the proposal. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

Attachment 1 - Policies, Guidelines & Plans

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (m²) and north point
 - the existing levels of the land in relation to buildings and roads
 - location and height of existing structures on the site
 - location and height of adjacent buildings and private open space
 - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
 - watercourses including nearby rivers and creeks, and dams
 - significant local features such as heritage items
 - the location and uses of nearby buildings, shopping and employment areas, hospitals and schools
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. An indication of the location of the site with respect to the relevant Land Zoning Map within the State Environmental Planning Policy (Western Sydney Parklands) 2009.
4. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of the existing and proposed buildings and structures, which clearly show all proposed internal and external infrastructure.

Documents to be submitted

Documents to submit include:

- one electronic copy of all the documents and plans for review prior to exhibition
- other copies as determined by the Department once the development application is lodged.

Technical Guidelines and Policies

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

- <http://www.planning.nsw.gov.au>
- <http://www.bookshop.nsw.gov.au>
- <http://www.publications.gov.au>

Aspect	Policy / Methodology
Air Quality and Odour	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA 2014)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolids Products (EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Human Health Risk	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
Waste	Waste Avoidance and Resource Recovery Strategy 2007 (DECC)
	NSW Energy from Waste Policy Statement (EPA, 2015)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
Soil and Water	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites (OEH 2011)
	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)	
NSW State Rivers and Estuaries Policy (1993)	
State Water Management Outcomes Plan	
NSW Government Water Quality and River Flow Environmental Objectives (DECC)	

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	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)	
	Managing Urban Stormwater: Soils & Construction (Landcom)	
	Managing Urban Stormwater: Treatment Techniques (DECC)	
	Managing Urban Stormwater: Source Control (DECC)	
	Technical Guidelines: Bunding & Spill Management (DECC)	
<i>Groundwater</i>	National Water Quality Management Strategy: Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)	
	NSW State Groundwater Policy Framework Document 1997 (DLWC)	
	NSW State Groundwater Quality Protection Policy 1998 (DLWC)	
	NSW State Groundwater Quantity Management Policy 2002 (DLWC)	
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)	
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)	
	NSW Aquifer Interference Policy (NOW 2012)	
	MDBC Guidelines on Groundwater Flow Modelling 2000	
	Australian Groundwater Modelling Guidelines 2012	
<i>Wastewater</i>	Environmental Guidelines: Use of Effluent by Irrigation (DECC)	
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) 2006 (EPHC, NRMCC & AHMC)	
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMCC & AHMC)	
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)	
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)	
	Recycled Water Guidance Document: Recycled Water Management Systems (DPI, 2015)	
	Traffic and Transport	
		Guide to Traffic Generating Development (RTA)
	Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads 2016)	
	NSW Long Term Transport Master Plan (TfNSW 2012)	
	Road Design Guide (RTA)	
Noise and Vibration		
<i>Noise</i>	NSW Industrial Noise Policy (EPA 2000)	
	NSW Road Noise Policy (EPA 2011)	
	Environmental Criteria for Road Traffic Noise (EPA 1999)	
<i>Vibration</i>	Interim Construction Noise Guideline (DECC 2009)	
	Assessing Vibration: A Technical Guideline (DEC 2006)	
Hazards and Risk		
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development	
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)	
	AS/NZS 4360:2004 Risk Management	
	HB 203:2006 Environmental Risk Management – Principles and Process	
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis	
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)	
	Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)	
Visual		
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)	

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State Environmental Planning Policy No 64 - Advertising and Signage	
Greenhouse Gas	National Greenhouse Accounts (NGA) Factors (Department of Environment) The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development and World Resources Institute National Greenhouse and Energy Reporting System, Technical Guidelines Australian Greenhouse Emissions Information System (AGEIS) National Greenhouse Accounts (NGA) Factors (Department of Environment) Guidelines for Energy Savings Action Plans (DEUS, 2005) AGO Factors and Methods Workbook (AGO)
Biodiversity	NSW Biodiversity Offsets Policy for Major Projects (OEH, 2014) and the Framework for Biodiversity Assessment State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44) The NSW State Groundwater Dependiant Ecosystem Policy (DWLC)
Heritage	NSW Heritage Manual (NSW Heritage Office and DUAP)
<i>Non-Aboriginal</i>	Statements of Heritage Impact 2002 (HO & DUAP) The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
<i>Aboriginal</i>	Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010) Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011) The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Social	Social impact assessment guideline (Department of Planning and Environment, 2017)
Ecologically Sustainable Development	NSW and ACT Government Regional Climate Modelling (NAECliM) climate change projections are used to inform the building design Urban Green Cover in NSW Technical Guidelines (OEH 2015)

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Attachment 2 – Government Authority Responses

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-21184278
Project Name	Woodlawn Advanced Energy Recovery Centre
Development	<p>Construction and operation of:</p> <ul style="list-style-type: none"> • an energy from waste facility with a capacity to thermally treat up to 380,000 tonnes per annum of residual municipal solid waste and commercial and industrial waste fuel • ancillary infrastructure including waste feedstock handling and storage area, administration buildings, education centre, landscaping and stormwater infrastructure • incinerator bottom ash maturation area and handling equipment • air pollution control residue disposal area • site access, internal roads, car parking and weighbridges • utilities and services, comprising a new substation and transmission infrastructure.
Location	Woodlawn Eco Precinct, Collector Road
Applicant	Veolia Environmental Services (Australia) Pty Ltd
Date of Issue	2 July 2021
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> - an accurate history of the site, including development consents - the need and justification for the proposed development - alternatives considered including a description of feasible options within the development which may include a layout options analysis - likely staging of the development, including details of decommissioning - details of construction, including timetable, hours and construction methods - likely interactions between the development and existing, approved and proposed operations on the site and in the vicinity of the site - plans of any proposed building works, including temporary construction buildings - contributions required to offset the proposal - infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data - an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes and - a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment - a demonstration of how the development is committed to implementing industry best practices and ongoing environmental improvement.

	<ul style="list-style-type: none"> • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal • a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV - an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development - certification that the information provided is accurate at the date of preparation.
<p>Key issues</p>	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and Strategic Context – including: <ul style="list-style-type: none"> - justification for the proposal and that the proposal is permissible with consent - a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 o State Environmental Planning Policy No 33 - Hazardous and Offensive Development o State Environmental Planning Policy No 55 – Remediation of Land o Draft Remediation of Land State Environmental Planning Policy o Goulburn Mulwaree Local Environmental Plan 2009. • Key Policies – including: <ul style="list-style-type: none"> - addressing the relevant provisions in, and consistency with, the following State and international waste legislation and policy: <ul style="list-style-type: none"> o NSW Energy from Waste Policy Statement (EPA, 2021) o NSW Protection of the Environment Operations (Waste) Regulations 2014 o NSW Waste and Sustainable Materials Strategy 2041 o NSW Waste Classification Guidelines o NSW Waste Levy Guidelines (EPA, 2018) o European IPPC Bureau 'Industrial Emissions Directive' and BAT (Best Available Techniques) Reference Document (BREF) BREF 2019. • Suitability of the Site – a detailed justification that the site can accommodate the proposed development having regard to: <ul style="list-style-type: none"> - existing site operations, their environmental impacts and mitigation measures - the proposal's potential environmental impacts and existing site constraints - the compatibility of the proposed use with surrounding land uses. • Community and Stakeholder Engagement – a community and stakeholder participation strategy identifying key community groups and stakeholders, including: <ul style="list-style-type: none"> - details and justification for the proposed consultation approach(s) - a description of the form of engagement activities undertaken, including details of how the Applicant has engaged in a genuine dialogue with the community - clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted - details of issues raised by the community and surrounding landowners and occupiers, how issues have been addressed and whether they have resulted in changes to the development

	<ul style="list-style-type: none"> - details of the proposed approach to future community and stakeholder engagement based on the results of consultation - details of how monitoring data will be communicated and made publicly accessible to the community, in accordance with the NSW Energy from Waste Policy Statement (EPA, 2021) • Air Quality and Odour – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority (EPA) guidelines, including: <ul style="list-style-type: none"> - a description of all potential air emissions and odours and their sources, including construction, operational, transport sources and dust generation - details of the receiving environment, including meteorology and climate, topography, surrounding land use, sensitive receptors and ambient air quality - modelling of 'worst case' (including a trip or emergency shutdown), regulatory and reference facility emission scenarios - consideration of the recent (May 2021) amendments to air pollutant standards in the National Environment Protection (Ambient Air Quality) Measure (NEPC, 1998) - justification for the level of assessment undertaken based on risk factors, including but not limited to the proposal location, characteristics of the receiving environment and the type and quantity of the pollutants emitted - details of the proposed technology and a demonstration that it is technically fit for-purpose, including details of commissioning and proof of performance - details of emission control techniques and practices, including emission sampling and monitoring, that will be employed, and benchmark these against best practice emission control and management, with reference to the European IPPC Bureau 'Industrial Emissions Directive', BAT (Best Available Techniques) Reference Document (BREF) BREF 2019 and the NSW Energy from Waste Policy Statement (EPA, 2021) - demonstrate a commitment to continual improvement with respect to emission control techniques and practices - an assessment of cumulative air quality and odour impacts associated with the facility and surrounding developments, including any approved (but not yet constructed) developments and the proposed Jerrara Power Energy from Waste Facility (SSD-22879238) - details of all air quality and odour management, mitigation and monitoring measures. • Human Health Risk – a quantitative human health risk assessment in accordance with the 'Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards' (enHealth, 2012), including: <ul style="list-style-type: none"> - an assessment of the inhalation of criteria pollutants and exposure (from all pathways, i.e. inhalation, ingestion and dermal) to specific air toxics, including impacts from the transport of waste material - consideration of the impacts on drinking water sources and rainwater tanks, including the impacts on water quality and human health - consideration of the potential health related impacts caused by the incineration of per- and polyfluoroalkyl substances (PFAS) which may be present within the proposed waste fuel, including an assessment of the potential for intake via drinking water and food consumption - an assessment of cumulative human health risk impacts associated with the facility and surrounding developments, including any approved (but not yet constructed) developments and the proposed Jerrara Power Energy from Waste Facility (SSD-22879238). • Waste Feedstock – including: <ul style="list-style-type: none"> - details and a description of the sources, classes, quantities and composition of waste streams that would be thermally treated at the facility - a waste availability analysis that includes details of waste supply arrangements in the short and long term and an assessment of any competition for waste feedstock - detailed comparison of the proposed plant design, treatment technology and waste feedstock with the selected reference facility(ies) - details of the processing capacity of the facility including typical, maximum and minimum rates of processing, the maximum annual throughput of waste and the maximum volume of waste to be stored at the premises at any one time
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	<ul style="list-style-type: none"> - demonstration that waste used as a feedstock in the facility would be the residual from a resource recovery process that maximises the recovery of material in accordance with the NSW Energy from Waste Policy Statement (EPA, 2021) - a detailed waste input sampling and monitoring program including a detailed description of waste processing procedures for each waste type received, how inappropriate materials will be excluded from the waste stream and contingency measures that would be implemented if inappropriate materials are identified. • Waste Management – a waste management assessment, including: <ul style="list-style-type: none"> - a list and description, including quantities, composition and classification, of waste material produced (solid, liquid and gaseous) from the facility, including incinerator bottom ash, air pollution control residues and filtrate from the demineralising plant - describe how waste produced at the site would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these activities, including leaching potential and proposed offsite waste disposal methods - demonstration that any waste material produced from the facility for land application or use in the construction industry is fit-for-purpose and poses minimal risk of harm to the environment in order to meet the requirements for consideration of a resource recovery exemption by the EPA - identify the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste and Sustainable Material Strategy 2041 and the NSW Plastics Action Plan (EPA, 2021) - detailed description of any proposed immobilisation process for the flue gas residues, which immobilisation approval intended to be used (general or specific) and how the process will comply with the Protection of the Environment Operations (Waste) Regulation - a detailed encapsulation cell design that demonstrates the contaminants can be adequately managed - details on the location and size of stockpiles of any waste at the site. • Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes: <ul style="list-style-type: none"> - details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, distribution of movements, duration of impacts, vehicle types and queuing impacts - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including a review of crash data and consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model - 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 - details and plans of the internal road network, loading dock servicing and provisions and on-site parking provisions in accordance with the relevant Australian Standards - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site - details of road and intersection upgrades, infrastructure works or new roads or access points required for the development, if necessary - identification of the truck routes between waste source locations and the site for fuel deliveries, and between the site and potential disposal sites for waste generated - details of the types of material being transported and whether the material would be classified as dangerous goods under the Australian Dangerous Goods Code - a draft construction and operational traffic management plan. • Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant EPA guidelines and Australian Standards which includes: <ul style="list-style-type: none"> - the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment - details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
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	<ul style="list-style-type: none"> - a cumulative impact assessment inclusive of impacts from existing site operations and other nearby developments - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs. • Soils and Water – a surface and groundwater assessment that includes: <ul style="list-style-type: none"> - an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses (Crisps Creek and the Mulwaree River sub-catchment), riparian areas, groundwater, and groundwater-dependent communities - a detailed site water balance including a description of the water demands and breakdown of water supplies, any water licensing requirements, identification of an adequate and secure water supply for the life of the project and details of how the proposal will interact with the existing water management system for the Eco Precinct - details of the stormwater/wastewater management system including the capacity of the onsite detention system(s), onsite sewage management system and measures to treat, reuse or dispose of water - demonstration of a Neutral or Beneficial Effect on water quality in accordance with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 - a detailed flooding assessment - a geotechnical assessment of land capability, ground stability and soil suitability for the development, including the placement of air pollution control residues - a site contamination assessment in accordance with relevant EPA guidelines - description of the proposed erosion and sediment controls during construction - details of all soil and water management, mitigation and monitoring measures. • Fire and Incident management – including: <ul style="list-style-type: none"> - identification of the aggregate quantities of combustible waste products to be stockpiled at any one time - technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures - details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load - details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access - consideration of consistency with NSW Fire & Rescue Fire Safety Guideline – Fire Safety in Waste Facilities (February 2020). • Hazards and Risk – including a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> 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 <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). • Airspace Safety – including a plume rise assessment prepared in accordance with relevant Civil Aviation Safety Authority guidelines. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - identification of any infrastructure upgrades required off-site to facilitate the development and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained - details of existing transmission infrastructure constraints and all required transmission infrastructure upgrades, including an assessment of any impacts of any upgrade works and details of management and mitigation measures. • Socio-Economic – including: <ul style="list-style-type: none"> - a social impact assessment in accordance with the Department's relevant guidelines - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
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