

## Office of the Secretary

Ref No. SEAR No. 859

Mr Stuart Wilmot  
Principal  
Urban Perspectives  
PO Box 4507  
SYDNEY NSW 2001

Dear Mr Wilmot

### **Secretary's Environmental Assessment Requirements for a Sand Storage and Distribution Facility at Glebe Island (SEAR No. 852)**

Thank you for your request for Secretary's Environmental Assessment Requirements (SEARs) for the above development.

I have attached a copy of these requirements.

In support of your application, you indicated that your proposal would require a license and/or approval under the *Protection of the Environment Operations Act 1997*. The Department has consulted with the Environment Protection Agency (EPA) and all other relevant public authorities and a copy of their requirements for the EIS are attached to this letter (Attachment 1).

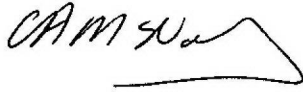
If other integrated approvals are identified before the Development Application (DA) is lodged, you must undertake your own direct consultation with the relevant agencies, and address their requirements in the EIS.

When you lodge the DA for the proposal, you must provide five hard and five CD copies of the EIS to the department.

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 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 Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) in Canberra on 6274 1111 or [www.environment.gov.au](http://www.environment.gov.au).

Your contact officer for this proposal, Andrew Hartcher, Senior Planner at the Department of Planning and Environment can be contacted on (02) 9228 6503 or via email at [andrew.hartcher@planning.nsw.gov.au](mailto:andrew.hartcher@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CAM' followed by a stylized flourish.

Carolyn McNally  
Secretary

10.11.14

# Secretary's Environmental Assessment Requirements

## Section 78A(8) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

### Designated and Integrated Development

<b>SEAR Application No.</b>	852
<b>Proposal Name</b>	Sand Storage and Distribution Facility
<b>Location</b>	Sommerville Road (part Lot 10 DP 1065973), Glebe Island in the Leichhardt local government area.
<b>Applicant</b>	Metro Environmental Logistics Pty Ltd
<b>Date of Issue</b>	10. 11. 14
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Key issues</b>	<p><b>1. Strategic Context</b> – including:</p> <ul style="list-style-type: none"> <li>– detailed justification for the proposal and suitability of the site for the development; and</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> </ul> <p><b>2. Traffic</b> – including a Traffic Impact Assessment (TIA) for construction and operation activities of the proposed facility, including but not limited to:</p> <ul style="list-style-type: none"> <li>– details of traffic movements likely to be generated;</li> <li>– details of access arrangements to the proposed facility;</li> <li>– detailed plans of the proposed layout of the internal road network and parking arrangement on site in accordance with the relevant Australian Standards;</li> <li>– indicative construction program and other construction projects likely to occur adjacent to the site;</li> <li>– proposed transportation of materials to the site including haulage routes, type of vehicles accessing the site and proposed locations for handling materials;</li> <li>– details of emergency vehicles and maintenance/service vehicle movements and access arrangements;</li> <li>– details of the proposed truck marshalling area during peak construction and operation of the facility;</li> <li>– an assessment of the predicted traffic and safety impacts on the road network located adjacent to the facility including any impacts of pedestrians, cyclists, bus services and bus stops;</li> <li>– cumulative impacts associated with other activities within the Glebe Island area;</li> <li>– mitigation measures for the safety and traffic impacts identified during the traffic and transport assessment; and</li> <li>– details of any maintenance and/or upgrade works required to the surrounding road network to ensure vehicle movements to and from the facility to arterial roads could be safely accommodated.</li> </ul> <p><b>3. Noise and Vibration</b> – including a Noise and Vibration Impact</p>

	<p>Assessment of construction, operation and traffic impacts prepared in accordance with the relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on nearby sensitive receivers and outline proposed noise mitigation and monitoring measures.</p> <p><b>4. Air Quality</b> – including an Air Quality and Odour Impact Assessment during construction and operation prepared in accordance with relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on nearby sensitive receivers and outline proposed noise mitigation and monitoring measures.</p> <p><b>5. Heritage</b> – including a Heritage Impact Statement (HIS) which assesses the likely impacts of the proposal on the significance of heritage items in the vicinity of the site, particularly the White Bay Power Station and Glebe Island Silos.</p> <p><b>6. Soil and Water</b> – including:</p> <ul style="list-style-type: none"> <li>– assess impacts on water quality of White Bay and surface and groundwater hydrology and quality during construction and operation;</li> <li>– proposed management, mitigation and monitoring measures for the containment of pollutants (e.g. fuel and sewage) and prevention of potential water quality impacts;</li> <li>– a detailed water balance for the development outlining the measures that would be implemented to ensure an adequate and secure water supply is available for the proposal;</li> <li>– consideration of alternative water supply arrangements and water conservation measures;</li> <li>– wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water in accordance with the relevant guidelines;</li> <li>– erosion, sediment and stormwater management and controls during construction and operation;</li> <li>– identification of any water licensing requirements or other approvals required under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i>;</li> <li>– consideration of any impacts on groundwater dependent ecosystems, flooding and acid sulphate soils; and</li> <li>– inclusion a suitable water quality monitoring program.</li> </ul> <p><b>7. Contamination</b> – details of any ground disturbance, consideration of any impacts on contamination including a Phase 1 contamination assessment and demonstration that the development is consistent with requirements of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>.</p> <p><b>8. Visual Impacts</b> – including an assessment of the visual impact of the proposal, particularly:</p> <ul style="list-style-type: none"> <li>– on land uses along the foreshore areas of White Bay;</li> <li>– on private properties and significant vantage points in the public domain;</li> <li>– on the scenic quality of White Bay; and</li> <li>– at night-time including consideration of impacts from light-spill.</li> </ul> <p><b>9. Built Form</b> – including an assessment of the built form of the all buildings and structures, within specific consideration of the massing, waterfront interface, setbacks and visual impacts.</p> <p><b>10. Hazards and Risk</b> – including a Preliminary Hazards Analysis of the development.</p> <p><b>11. Waste Management</b> – including:</p>
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	<ul style="list-style-type: none"> <li>– identification, classification and quantification the likely waste streams that would be handled/stored/disposed of at the facility;</li> <li>– a description of how this waste would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues; and</li> <li>– details of the measures that would be implemented to reduce and (where possible) and recycle waste in line with NSW Government waste policy.</li> </ul> <p><b>12. Flora and Fauna</b> – including:</p> <ul style="list-style-type: none"> <li>– assessment of potential impacts on any flora and fauna, including threatened species, populations or communities (e.g. <i>Psodonia seagrass</i>) or their habitats; and</li> <li>– recommendation of appropriate mitigation measures during construction and operation.</li> </ul> <p><b>13. Navigation and Safety</b> – address potential navigation and safety impacts including:</p> <ul style="list-style-type: none"> <li>– an assessment of the impacts of increased vessel movements on water based traffic and scheduling, wharf capacity, waterway access (including equity), waterway sharing and existing users of White Bay in the vicinity of the site; and</li> <li>– consideration of measures to ensure the safety of any recreational users of White Bay and its surrounds.</li> </ul> <p><b>14. Cumulative Impacts</b> – consideration of cumulative impacts from existing and approved developments in the area (e.g. the Sydney Exhibition Centre, White Bay Cruise Ship Terminal and the Sydney Super Yacht Marina) particularly potential air, noise and vibration and traffic impacts during construction and operation.</p>
<b>Environmental Planning Instruments and other policies</b>	<p>The EIS must assess the proposal against the relevant environmental planning instruments, policies and guidelines, including but not limited to:</p> <ul style="list-style-type: none"> <li>– <i>State Environmental Planning Policy (Major Development) 2005</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>Sydney Regional Environmental Plan No. 26 - City West</i>;</li> <li>– <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>;</li> <li>– <i>Sydney Harbour Foreshores and Waterways DCP 2005</i>; and</li> <li>– <i>Rozelle and Blackwattle Bay Master Plan</i>.</li> </ul>
<b>Consultation</b>	<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"> <li>• Leichardt Municipal Council;</li> <li>• Transport for NSW;</li> <li>• Roads and Maritime Services;</li> <li>• Environment Protection Authority;</li> <li>• Office of Environment and Heritage;</li> <li>• Heritage Council of NSW;</li> <li>• Sydney Ports Corporation; and</li> <li>• Other relevant government authorities.</li> </ul> <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</p>

	to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
<b>Further consultation after 2 years</b>	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.



## Policies & Guidelines

Aspect	Policy /Guideline/Plan
<b>Traffic</b>	<ul style="list-style-type: none"> <li>Guide to Traffic Generating Development (RMS)</li> <li>Guide to Road Design (AUSTROADS)</li> <li>Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)</li> </ul>
<b>Noise and Vibration</b>	<ul style="list-style-type: none"> <li>NSW Industrial Noise Policy 2000 (EPA)</li> <li>NSW Industrial Noise Policy – application notes 2013 (EPA)</li> <li>NSW Road Noise Policy 2001 (DECCW)</li> <li>NSW Road Noise Policy – application notes 2013 (EPA)</li> <li>Assessing Vibration: A Technical Guideline 2006 (DEC)</li> <li>Interim Construction Noise Guideline 2009 (DECC)</li> </ul>
<b>Air Quality</b>	<ul style="list-style-type: none"> <li>Protection of the Environment Operations Act 1997</li> <li>Protection of the Environment Operations (Clean Air) Regulation 2002</li> <li>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005)</li> <li>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007)</li> <li>Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council, 2012)</li> <li>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006)</li> <li>Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 2006)</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)</li> <li>NSW Heritage Manual (NSW Heritage Office &amp; DUAP)</li> <li>The Burra Charter (The Australia ICOMOS charter for places of cultural significance)</li> <li>Assessing Significance for Historical Archaeological Sites and Relics (OEH, 2009)</li> <li>How to Prepare Archival Records of Heritage Items (OEH, 1998)</li> <li>Levels of Heritage Significance (OEH, 2008)</li> <li>Movable Heritage Principals (OEH, 2000)</li> <li>Objects in Their Place: An Introduction to Movable Heritage (OEH, 2004)</li> <li>Photographic Recording of Heritage Items Using Film or Digital Capture (OEH, 2006)</li> <li>Revealing the Past: An Introduction to Maritime Archaeology (OEH, 2004)</li> <li>Stabilising Stuff: A Guide for Conserving Archaeological Finds in the Field (OEH, 2012)</li> <li>Statements of Heritage Impact (OEH, 2002)</li> </ul>
<b>Soil and Water</b>	<ul style="list-style-type: none"> <li>Managing Urban Stormwater: Treatment Techniques (OEH)</li> <li>Managing Urban Stormwater: Source Control (OEH)</li> <li>Managing Urban Stormwater: Erosion and Sediment Control and Managing Urban Stormwater: Harvesting and Reuse (OEH)</li> <li>Managing Urban Stormwater: Soils &amp; Construction (Landcom)</li> </ul>

	Australia Runoff Quality 2004 (Engineers Australia)
	Water Sensitive Urban Design Engineering Procedures: Stormwater 2005 (Melbourne Water)
	Water Sensitive Urban Design: Basic Procedures for 'Source Control' of Stormwater – A Handbook for Australian Practice 2007 (Engineers Australia)
	Technical Guidelines: Bunding & Spill Management (OEH)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)
<b>Contamination</b>	
	State Environmental Planning Policy (Remediation of Land) No.55
	Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998 (DP&I)
	Guidelines for Consultants on Reporting on Contaminated Sites (1997) (EPA)
	Contaminated Land Management Act 1997
	National Environment Protection (Assessment of Site Contamination) Measure 1999
<b>Visual Impacts</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
<b>Hazards and Risk</b>	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
<b>Waste Management</b>	
	Waste Classification Guidelines 2008 (OEH)
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
<b>Flora and Fauna</b>	
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007).
	Policy and Guidelines for Fish Habitat Conservation and Management (NSW Fisheries, 2013)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)



## **Attachment 1 – Agency EIS Requirements**