

# 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>	1340
<b>Proposal</b>	Construction and operation of a proposed Organics Recycling Facility (ORF) processing up to 35,000 tpa of organic waste material.
<b>Location</b>	284 Gidley Appleby Road, Gidley, Tamworth Regional Council LGA (Lot 61 DP 707563).
<b>Applicant</b>	Tamworth Regional Council
<b>Date of Issue</b>	29 May 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>– a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies</li> <li>– a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.</li> </ul> </li> <li>• <b>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</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>– the Environmental Impact Statement must include 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> </ul>

	<ul style="list-style-type: none"> <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 Protection Authority guidelines</li> <li>– a description and appraisal of air quality impact mitigation and monitoring measures.</li> </ul> </li> <li>• <b>noise and vibration</b> – including: <ul style="list-style-type: none"> <li>– a description of all potential noise and vibration sources during construction and operation, including road traffic noise</li> <li>– a noise and vibration assessment in accordance with the relevant Environment Protection Authority guidelines</li> <li>– a description and appraisal of noise and vibration mitigation and monitoring measures.</li> </ul> </li> <li>• <b>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</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> <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.</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</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>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Rural Lands) 2008</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>• Tamworth Region Local Environmental Plan 2010</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>• Department of Primary Industries</li> <li>• Roads and Maritime Services</li> <li>• Natural Resources Access Regulator</li> <li>• Tamworth Regional 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>	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.