Australian Capital Territory

Planning and Development (Waste Plastics to Fuel Conversion Facility - Hume) Scoping Document 2016

Notifiable instrument NI2016–332

made under the

Planning and Development Act 2007, section 212 (Scoping of EIS)

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1 Name of instrument

This instrument is the *Planning and Development (Waste Plastics to Fuel Conversion Facility - Hume) Scoping Document 2016.*

2 Commencement

This instrument commences on the day after notification.

3 Scoping of EIS

Under section 212 of the *Planning and Development Act 2007* (the Act), the planning and land authority has prepared the scoping document in the schedule.

4 Expiry

Under section 213 of the Act, the scoping document and the notice including the text of the scoping document expire 18 months after the day this notice is notified.

Brett Phillips
Delegate of the planning and land authority
27 June 2016

Schedule
(see section 3)

ACT Government
Environment and Sustainable Development

Form

Scoping Document

Under Part 8 of the *Planning and Development Act 2007*

APPLICATION NUMBER: 201600038	**DATE OF THIS NOTICE:** 8 June 2016	
DATE LODGED: 27 April 2016		
PROJECT: Waste Plastics to Fuel Conversion Facility		
POTENTIAL SITES (block and section) IN THE DIVISION OF HUME:	Block 3 Section 29	
	Block 10 Section 21	
	Block 11 Section 21	
ADDRESS: 25 (3/29) or 30 (10/21) or 36 (11/21) Couranga Crescent, Hume		
APPLICANT: FOY Group Limited		
LAND CUSTODIAN: Land Development Agency		

SCOPING DOCUMENT:

The planning and land authority within the Environment and Planning Directorate (EPD) received your application under Section 212(1) of the *Planning and Development Act 2007* (the P&D Act) for Scoping of an EIS for the above proposed development. Pursuant to Section 212(2) of the P&D Act EPD has:

a) Identified the matters that are to be addressed by an Environmental Impact Statement (EIS) in the relation to the development proposal

b) Prepared a written notice (the ***scoping document***) of the matters.

NB: The attached scoping document is final. The Environmental Impact Statement must conform to the requirements of this scoping document. This document does not indicate approval, or support in any way, nor does it indicate approval in principle.

TERM OF SCOPING DOCUMENT

Pursuant to Section 213 of the P&D Act, this Scoping Document is effective for 18 months from the day after the date of this notice.

FORM AND FORMAT OF EIS

EPD requires that the Proponent prepares an EIS in the following form and format:

- The EIS must be prepared in accordance with section 50 of the *Planning and Development Regulation 2008*
- The EIS document sized A4 with maps and drawings in A4 or A3 format
- The proponent must supply three copies of the draft EIS and revised EIS

- The EIS must be presented for circulation and web posting in an electronic format
- Electronic documents are to achieve AA accessibility standard as defined in the *W3C Web Content Accessibility Guidelines 2.0*
- The Proponent must supply two CD/DVD copies of the draft EIS and three CD/DVD copies of the revised EIS. Additional CD/DVD copies must be produced on request
- Digital files must not exceed 4 MB each
- The EIS must be written in plain English and avoid the use of jargon as much as possible
- The EIS is required to be provided in the same structure as described in this Final Scoping Document as closely as possible. A table that cross-references the EIS to the final scoping document must be included if the structure is different
- Additional technical detail, including relevant data, technical reports and other sources of the EIS analysis must be provided in appendices
- Maps, diagrams and other illustrative material should be included in the EIS to assist readers to interpret information.

COST OF PREPARATION OF EIS

The proponent is responsible for the preparation of the draft and revised EIS and any related applications and associated costs. This includes additional copies of the draft and revised EIS and other associated documents as required by EPD from time to time.

NEXT STEPS:

Pursuant to Section 216(2) of the Act, you are now required to:

a) Prepare a document (a ***draft EIS***) that addresses each matter raised in the scoping document for the proposal
b) Pay the public notification fee once you receive the fee advice from Customer Services, Access Canberra
c) Prepare a document (a ***revised EIS***) that addresses each matter raised in EPD's comments and the representations on the draft EIS
d) Submit the revised EIS to EPD for evaluation.

If you have any queries about the requirements outlined in this scoping document, please contact Jonathan Teasdale to arrange a suitable time to discuss.

Delegate
Jonathan Teasdale
Manager
Impact Assessment
Environment and Planning Directorate
8 June 2016

Contact
Adam McLachlan
Assessment Officer
Impact Assessment
Environment and Planning Directorate
E: adam.mclachlan@act.gov.au
T: (02) 6205 8932

GENERAL REQUIREMENTS FOR THE EIS

i. Cover Page

The cover page must clearly display the following:

- The name of the proposal (project title)
- The block identifier and street address for the proposal
- The date of the preparation of the document
- Full name and postal address of the designated proponent
- Name of the person/organisation who prepared the documents
- Address, telephone and email contact details for the person/organisation who prepared the document
- Name of person/organisation for which the document was prepared.

ii. Glossary

Provide a glossary of technical terms, acronyms and abbreviations used in the EIS.

iii. Executive Summary

Provide a non-technical summary of the EIS including a description of the proposal, key findings and recommendations.

1 Introduction

Summarise the proposal background and justification for the proposal.

2 Proposal Details

2.1 Project Description

Provide a description of the proposal, including:

a) The location of the land to which the proposal relates, including detailed maps

b) If the land is leased – the lessee's name

c) If the land is unleased or public land – the custodian of the land

d) The purposes for which the land may be used

e) If the land is leased –

   a. The division name, and block and section number of the land under the *Districts Act 2002*

   b. The volume and folio of the lease in the register under the *Land Titles Act 1925*.

f) Clearly identify all lands subject to direct disturbance from the proposal and associated infrastructure and geomorphic features such as waterways and wetlands

g) An outline of any developments that have been, or are being, undertaken by the proponent, or other person(s) or entities, within the proposal area and broadly in the region. Describe how the proposal relates to those in the region affected by the proposal

h) A description of all the components of the proposal, including the proposal specifications, the predicted timescale for implementation (design, approvals, construction and decommissioning) and project life

i) A description of the construction methodologies for the proposal.

2.2 Future Expansion

Provide a description of potential expansion of activities at the site past the four modules identified in the application documents.

2.3 Alternatives to the proposal

Provide details of any alternatives to the proposal considered in developing the proposal by providing a description of:

a) Reasons for selecting the location and siting of the proposal. Include any detailed analysis of site selection as an attachment to the EIS

b) Any matters considered to avoid or reduce potential impacts prior to the selection of the site

c) Details of the consequences of not proceeding with the proposal.

2.4 Objectives

Describe the objectives of and justification for the proposal.

3 Legislative Context

A description of the EIS process including any statutory approvals obtained or required for the proposal.

3.1 Statutory requirements

The description must include information on statutory requirements for the preparation of an EIS:

- *Planning and Development Act 2007*
- *Planning and Development Regulation 2008*
- Related statutory approvals.

3.2 Other requirements

The description must also include information on how each of the following has been considered in the preparation of the EIS:

- *Territory Plan 2008*
- *National Capital Plan*
- *AP2 - ACT Climate Change Strategy*
- *ACT Waste Management Strategy 2011-2025*
- *Environment Protection Act 1997*
    - *Environment Protection Regulation 2005*
    - Environment Protection Policies
    - Separation Distance Guidelines for Air Emissions (draft or as endorsed)
- Other relevant planning and environmental guidelines and management plans.

3.2.1 Ecologically sustainable development

Provide a description of the proposed action in relation to the long-term and short-term considerations of economic development, social development and environmental protection. The proponent should ensure that the EIS adequately addresses the principles of ecologically sustainable development as defined by section 9 of the P&D Act.

3.2.2 Territory Plan strategic directions

A statement must be provided regarding the proposal's compatibility with the principles in the Statement of Strategic Directions in the *Territory Plan 2008* (Section 2.1 - Strategic Direction).

4 Risk Assessment

4.1 Risk Assessment Methodology

Provide a risk assessment in accordance with the Australian and New Zealand Standard for risk management AS/NZS ISO 31000:2009 *Risk Management – Principles and guidelines.* The proposed criteria for determining which risks are potentially significant impacts must be described. This should be based upon the Preliminary Risk Assessment (PRA) submitted with your request for the scoping application.

Should any risk levels change during the preparation of the EIS or any new risks become apparent, these must be assessed and included within the EIS, and where relevant, the residual risk assessment.

-Risk Assessment-			
Provide a table with the headings below to describe the risks identified and the original risk rating without any mitigation strategies in place. This table format is one option, however alternative formats can be used provided the methodology is clearly described and in accordance with AS/NZS ISO 31000:2009 *Risk Management – Principles and guidelines*			
Risk	Likelihood	Consequence	Risk rating

5 Assessment of Impacts

Sufficient information is required to provide EPD with an adequate understanding of the environmental impacts associated with the proposal.

Table 1 identifies the impacts that EPD has identified as potentially significant impacts that must be assessed for risk in the EIS. The impacts were determined from the information submitted with the PRA, comments received from entities on the request for scoping document application and EPD's assessment.

Table 1 – Identified Impacts and requirements to be addressed in the EIS

	Pollution	Matters also raised by entity
A.1	Spill of fuel or feedstock	
A.2	Leakage/Seepage of fuel to soil and groundwater	
A.3	Soil contamination affecting the health of construction and operational workers	HPS
A.4	Odour from operation of the facility and the stored feedstock	EPA
A.5	Hazardous air emissions from the facility, including cumulative impacts with other developments in the air shed	HPS, EPA, QPRC
A.6	Untreated stormwater or wastewater impacting on receiving land and water	HPS, EPA
A.7	Dust from construction activities	HPS, EPA
A.8	Noise from operation of the facility and vehicle movement	EPA

	Hazards and Risks	
B.1	Fire or explosion within the facility affecting neighbouring land uses and the health and safety of workers	Construction, Environment and Workplace Protection
B.2	Bushfire or fire on neighbouring premises impacting on the proposal	ESA
B.3	Insufficient water supply from tanks and mains for fire suppression in the event of an emergency	ESA
B.4	Hazard to aircraft operations from stack flaring	
B.5	Poor quality feedstock impacting on operations	
B.6	Facilities and materials storage providing harbour to vermin and pest animals which impact on health and amenity	
B.7	On-site stormwater management facilities providing habitat to water borne pests	HPS
B.8	Visual impacts from the storage of materials and from lighting the facility	
B.9	Critical infrastructure failure, including emission control technology	EPA
B.10	Generation of process waste that poses a risk to the environment or human health	EPA

5.1 Potentially significant impacts

For each individual impact with a risk rated at medium or above the information as required by sections 5.2 to 5.7 is to be provided.

5.2 Environmental conditions and values

Describe the environmental conditions and identify the environmental values for each aspect (air, water and soil quality and presence of existing pollution or contamination, the existing noise and visual conditions). This section should outline the existing environmental conditions (baseline information, prior to the development including effects of current land uses).

5.3 Investigations

Identify the findings and results of any environmental investigation in relation to the land to which the proposal relates.

5.4 Impacts

Describe the effects of the environmental impact as a result of construction and operation for each environmental aspect (including cumulative, consequential and indirect effects) on physical and ecological systems and human communities. Particular emphasis should be placed on the potentially significant impacts identified in the risk assessment. Include a discussion of the timeframes of impacts i.e. short or long term, their nature and extent and whether they are reversible or irreversible, unknown or unpredictable. Include an analysis of the significance of the relevant impacts. Information must include any technical data and other information used or needed to make a detailed assessment of the relevant impacts.

5.5 Mitigation

Discuss the proposed measures to avoid and minimise the impacts of the proposal, to control the adverse effects of the development. This is to include:

a) A description and an assessment of the proposed impact prevention and mitigation measures to deal with the environmental impact of the proposal

b) A description of the expected or predicted effectiveness of the mitigation measures

c) Any statutory or policy basis for the mitigation measures

d) An outline of an environmental management plan (EMP) that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing

e) The frequency, duration and objectives of monitoring proposed

f) A description of the cost effectiveness of environmental mitigation or rehabilitation measures proposed and the expected or predicted effectiveness of those measures.

5.6 Expected condition

A description of the expected environmental conditions after the development and any impacts have occurred, and mitigation measures have been applied. This should include a description of the environmental changes associated with any other planned projects which can be reasonably expected to occur.

5.7 Residual risk

Provide a table that details the residual risk for the potentially significant impacts identified. A residual risk assessment is only required where the significance of impact is determined as medium or above after the mitigation measures have been applied. The calculation of the residual risk should take into account the influence of implementation of mitigation measures on the impacts identified by the risk assessment. A discussion of how the calculations were determined should also be included.

-Residual Risk Assessment-				
Provide a table with the headings below to describe the risks identified and the original risk rating without any mitigation. The residual risk assessment will include the consideration of management, mitigation and monitoring strategies applied to each risk identified. The residual risk rating describes the final risk with the mitigation measures in place.				
Impact identified in Section 4.1	**Original risk rating from items identified in 4.1**	**Residual likelihood**	**Residual consequence**	**Residual risk rating**

5.8 General Information

In addition to the risks identified in table 1, the following information should be provided. This information may be provided in the relevant section of the EIS which addresses the risks associated with each environmental aspect.

5.8.1 Planning and land status

- Include a description of planning context of the area where the project will be located
- Describe planning and development status of any land or project relevant to the proposal

- Describe land use of the proposed land and any land to be affected (including, but not limited to zoning of ACT and NSW lands)
- Identify potential sensitive receivers of impacts from the facility

5.8.2 Materials and waste

- Describe hazardous materials and dangerous chemicals to be used or stored on site during construction and operation
- Describe the nature, sources, location and quantities of all materials to be handled, including the storage, stockpiling and disposal of materials and waste
- Describe the feedstock quality assurance practices and monitoring regimes
- Describe fuel quality assurance practices and contingencies for disposal/reprocessing of fuel which does not meet standards
- Describe the assessment, management and disposal processes for kiln residues

5.8.3 Landscape and visual

- Undertake a visual assessment of the site and surrounds to describe the current landscape character of the area
- Identify important view sheds and significant views and vistas to and from the site
- Conduct a visual impact analysis that details predicted impacts the proposal may have on the landscape character of the site and surrounds

5.8.4 Soils, water and contamination

- Describe the soil and geology features of the area
- Describe the present and potential water uses and users within the affected catchment of the proposal. Include a map of the catchment
- Describe how water will be managed on the site
- Provide information on the stormwater management both during construction and during operation including any on site detention and water quality protection measures
- Describe the current groundwater quality and measures proposed to maintain and monitor ground water quality

5.8.5 Air quality

- Discuss the potential air emissions from the proposed development during construction and operation
- Assess the potential impacts associated with emissions from the facility using NSW EPA *Approved Methods for the Modelling and Assessment of Air Pollutants.* Modelling is to be based on stack emissions meeting NSW Group 6 limits
- Assess the impacts of and provide mitigation measures for the scenario of a critical failure of emissions control equipment

5.8.6 Technology

- Provide a technology comparison of the facility and technology prepared by an independent consultant. Technology comparison is to demonstrate proof of performance for the overall plant (either show another plant operates in the same way using the same technology and achieves ACT emissions standards or demonstrate the proposed technologies have separately been proved and add up to achieving ACT emissions standards)

5.8.7 Hazard and risk

- Describe the potential for hazard and risk associated with the construction and operation of the project including flooding, vandalism and accidents
- Describe how the site is suitable for the proposed use by considering identified hazards and risks

5.8.8 All other impacts

- Describe any potential impacts that have not been discussed in the previous sections.

6 Community and stakeholder consultation

The proponent must consult with:

- Lease holders and land managers of land potentially impacted by the proposal
- Any recreational groups which will be affected by the proposal
- Any volunteer conservation, landscape management or land care groups active in the area to be effected by the proposal
- The local community.

6.1 Describe the community consultation undertaken (methodology and criteria for identifying stakeholders and the communication methods used).

6.2 The revised EIS must include the representations received, issues raised in the representations and a response to the issues and values identified. The summary response must clearly identify the representation(s) to which the responses relate.

6.3 Describe how any concerns have been considered in light of the proposal and any future development planned.

7 Recommendations

7.1 Provide a summary of any commitments to impact prevention, mitigation measures and other actions within the EIS.

7.2 Provide a summary table outlining the residual risk assessment results.

7.3 Describe the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals.

8 Other relevant information

The proponent may wish to include issues outside of the scope of the EIS, as a separate section of the EIS. This allows the proponent to identify matters, not required to be addressed in the EIS, but that would be subject to development assessment consideration and notification. This can provide additional context for members of the public regarding management of environmental issues, by ensuring that the public is aware that these issues will be addressed in the detailed design of the proposal.

9 References

A reference list using standard referencing systems must be included.

10 Required Appendices

10.1 Final scoping document for the EIS

A copy of the final scoping document should be included in the EIS. Where it is intended to bind appendices in a separate volume from the main body of the EIS, the final scoping document should be bound with the main body of the EIS for ease of cross-referencing.

10.2 Scoping Document Reference

Include a table that cross-references the EIS to the scoping document.

10.3 Proponent's Environmental History

Provide details of any proceedings under a Commonwealth or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:

- The person proposing to take the action
- For an action for which a person has applied for a permit, the person making the application.

If the person proposing to take the action is a corporation, then provide details of the corporation's environmental policy and planning framework. Enough information is required to satisfy s136(4) of the EPBC Act.

10.4 Information Sources

For information given provide the; source, currency, reliability (and any cross checking/testing) and what uncertainties (if any) are in the information.

10.5 Study team

The qualifications and experience of the study team and specialist sub-consultants and expert reviewers must be provided.

10.6 Specialist studies

All reports generated based on specialist studies undertaken as part of the EIS are to be included as appendices.

10.7 Research

Any proposals for researching alternative environmental management strategies or for obtaining any further necessary information should be outlined in an appendix.

Attachment A

ENTITY REQUIREMENTS

Where not otherwise identified as a potentially significant impact, provide information in accordance with the requirements of the entities. If the issues raised by entities have been addressed in other sections of the EIS, this must be cross referenced in this section.

A1. Environment Protection Authority

Consideration of all relevant EPA environment protection policies, guidelines and information sheets noting that alternative sites are still being considered and that different policies may be required depending on the final site selected and the final plant design and operations. Activities proposed to be carried out at the facility – including a facility designed for the storage of more than 50m3 of petroleum products and a facility designed for the production of more than 100t of petroleum products – are classified as Class A activities under the Environment Protection Act 1997. The facility, if approved, will be required to operate in accordance with Environmental Authorisations administered by the Environment Protection Authority.

Environmental Authorisations will be required to be obtained following approval of a Development Application, prior to operation of the site and will set a range of conditions including for managing and monitoring impacts on the environment. Standard EPA conditions may also apply to the development approval such as those relating to contaminated land, soil movement and waterway works during construction. Additionally, the EPA notes fuel is a regulated dangerous substance and any use of fuel, chemicals and dangerous substances is expected to comply with other relevant ACT legislation (such as the Dangerous Substances Act administered by Worksafe).

Quantitative assessment of the potential air quality and odour impacts of the development on surrounding areas and details of all proposed mitigation, management and monitoring measures. This assessment must be carried out in accordance with the NSW EPA Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales. The dispersion modelling must be based on stack emissions which meet Group 6 limits from the NSW Clean Air Regulation. The assessment must include further advice on expected/planned feedstock management and handling including accurate estimates of the total quantities and details of the type of feedstock to be stored on site. Feedstock could have potential to be odorous and also to effect emissions. EPA would like to understand which polymers are proposed, how stockpiles will be managed, is the feedstock clean etc. Odour from feedstock should be included in the odour assessment. The assessment must also include risk mitigation measures and potential impacts from critical equipment failure, including particular emission control technology. The assessment must also provide further advice on waste management in particular the assessment, management and disposal of kiln residue.

A technology comparison of the plastics to fuel facility is to be conducted by independent consultants. The technology comparison is to demonstrate proof of performance for the overall plant (either show another plant operates in the same way using the same technology and achieves ACT emissions standards or can demonstrate the proposed technologies separately have been proved and add up to achieving ACT emissions standards). The independent peer review may require more than one type of consultant which will be dependent on a range of variables including whether similar plants exist, whether technologies are proven or unproven, feedstock types, emissions, plant design, management techniques etc.

A2. Health Protection Service

The HPS requests that the EIS for the project consider the following:

- Any influence upon the existing air quality, particularly the likelihood of cumulative effects of the development within the locality should be identified. Assessment should be conducted regarding dust generation or dust movement while the site is under construction.
- The impact of contaminated runoff to any surface water including the water quality of the proposed retention areas. Assessment needs to consider the potential for creation and management of water borne pest habitats.
- The EIS should assess all soil contaminants, their impact upon the environment and the potential for health impacts where personal contact is likely.

The HPS notes the included process water flow diagram specifies that first flush rainwater will be combined with mains water to supply make up water to a cooling tower. The HPS does not support the use of first flush rainwater in the cooling tower due to the risks posed by introducing increased nutrient load and contaminants into the cooling tower system, however the applicant is advised to contact the HPS for further information.

A3. Emergency Services Agency

Fire Station Response Area
The location of the proposed development indicates that ACTF&R will be able to maintain operational response to the area and its surrounds.

Water Supplies
Light Industry and Large installations are classified as Fire Risk type F4. The proponents are to seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Bushfire Prone Land Requirements
Bushfire Risk Assessment and Compliance Report
The proposal is located on land that is considered "Bushfire Prone" in the 2014 Strategic Bushfire Management Plan. Application of appropriate bushfire protection measures for the type of development is required, and assessment of the proposal by an accredited bushfire consultant is recommended as part of a development application.

Hazardous Materials
An environmental report will be required to demonstrate that the handling and storage of hazardous materials will be in accordance with AS 1940 and any other relevant requirements.

A4. Environment Protection Policy

The proponent should include an assessment of the proposal against the relevant ACT environment protection policies and legislation and the ACT Waste Management Strategy 2011-2025.

The proponent should liaise with the ACT EPA on the technical criteria that apply to modelling air emissions. Further guidance on specific legislation, regulations and policies which may apply can be found at:
http://www.environment.act.gov.au/environment/environment_protection_authority/legislation_and_policies .

The Environment Protection Regulation 2005 details the noise zone standards that apply in the ACT

and the Air and Noise Environment Protection Policies provide additional information relevant to proposals of this nature.

Provided the environmental assessment in relation to air, land and water impacts is consistent in scope with that provided for the plant in NSW within the ACT context then it should address the likely areas of environmental concern from operations of the proposed facility. The details required by the NSW EPA for the NSW proposal should also be included for the ACT proposal, particularly as detailed on page 11 of the Coffey 13 November 2015 report. This is of course subject to details of the facility proposed in the ACT, its location and operational details and environmental impact assessments particularly in relation to air and noise emissions.

It is noted that the closest sensitive receptors are potentially much closer with proposals for the adjacent Tralee residential development in NSW, some of which is yet to be resolved, this should be considered in the assessments for air and noise emissions.

Based on the information available the operations would be required to be authorised (licensed) under the *Environment Protection Act 1997* under Schedule 1 A, Items 30 and 31 for the storage of fuels and production of petroleum products.

In relation to the storage of dangerous goods at the site, these are also regulated under the ACT *Dangerous Substances Act 2004*. The proponent should provide details of any required measures to address dangerous goods that falls within the scope of the *Dangerous Substances Act 2004* with the relevant regulatory authority. Due to the nature of the products produced at the site the proponent should also liaise with the ACT Fire Brigade, ESA in relation to management of risks associated with the activity. While not within the jurisdiction of environment protection policy, these matters should be considered in relation to the hazardous nature of petroleum production, particularly following the reviews that followed the Mitchell fire incident which related to a facility that treated hydrocarbon products.

FOR NOTING BY THE PROPONENT ONLY

B1. Strategic Planning - Environment and Planning Directorate

The existing immediate and wider surrounding environment needs to be addressed. The documentation only focuses on the immediate environment of Hume, however impacts from industrial premises can extend some distance and there is a new residential community proposed very close to the subject sites (see below). Technical reports must ascertain projected impacts on the surrounding environment, including the distances of those impacts. Appropriate mitigation measures should apply.

Sensitive receiving environment: Residential development is occurring directly across the border from Hume, in Queanbeyan (NSW). This includes an approved development known as South Tralee and a planning proposal for further residential development known as South Jerrabomberra. The developments are understood to result in a population of at least 5,000 residents very close to the Hume industrial area. Modelling of environmental impacts resulting from the proposal should take this residential development into account. Further information, including the latest plans of the developments should be obtained from Queanbeyan City Council as the consent authority www.qcc.nsw.gov.au/.

The full range of potential environmental and amenity impacts are not listed and should be assessed having regard to the receiving environment which includes both industrial and sensitive

uses (residential and related uses e.g.: child based and community uses). The assessment should include (but not be limited to) the following potential impacts:

- Noise (including industrial and traffic noise)
- Air quality
- Visual impacts
- Vibration
- Hours of Operation (it is noted that the proposal is for 24 hr/ 7 days a week operations)
- Traffic (please note that, subject to further discussions between the ACT Government and Queanbeyan City Council, Sheppard Street may provide access to the residential development in NSW. In this event, it would carry both residential and industrial traffic. I also note that truck movements will be 7 days a week, including from 6am to 10pm Mon to Fri and 8am-4.30pm weekends)
- Stormwater and wastewater
- Lighting
- Adverse environmental incident

Consideration needs to be given to both the active operations and the storage of materials on the site. On some sites in Hume, it is the uncovered storage of materials that is creating amenity impacts for surrounding premises.

The site is under the flight paths of Canberra Airport. Consideration needs to be given to the Commonwealth National Airports Safeguarding Framework https://infrastructure.gov.au/aviation/.../**airport_safeguarding**/nasf/ which contains technical guidelines covering a range of issues associated with the safety and operations of the airport. In particular, consideration needs to be given to any plumes or tall structures that may intrude on protected airspace (see Guideline F: Managing Protected Airspace Intrusion) and lighting that may be a distraction to pilots (see Guideline E: Managing Pilot Lighting Distraction). The proponent may wish to contact Canberra Airport directly to see if there are any additional considerations.

B2. Queanbeyan-Palerang Regional Council

QPRC wishes to highlight that lands adjoining the ACT border to the east and south east of the three sites under consideration for the proposed facility (Block 3 Section 29, Blocks 10 & 11 Section 21, Hume ACT) are identified for future residential use under the *Queanbeyan Residential and Economic Strategy 2031*. The land known as 'South Tralee' is already zoned for residential purposes while the land known as 'South Jerrabomberra' is the subject of a current Planning Proposal to rezone the land for residential use.

In accordance with the ACT Government's 2014 Draft Separation Distance Guidelines for Air Emissions, the recommend separation distance for a Petroleum Storage Facility (where petroleum products are stored in tanks with a total storage capacity exceeding 2,000 cubic metres) is 1,500 metres. Of the three sites under consideration the closest appears to be approximately 600m from the NSW border.

There is insufficient information in the proponents pre-scoping document and supporting materials to determine the proposed on-site petroleum storage capacity. Given the scale of operations proposed (processing capacity of up to 200 tonnes of feedstock per day and end product of up to 160 tonnes of fuel per day) clarification is sought as to whether the on-site petroleum storage capacity is likely to exceed 2,000 cubic metres at any stage during the life of the facility.

It is also requested that any EIS take into consideration any NSW land identified for residential

purposes under the *Queanbeyan Residential and Economic Strategy 2031*. In particular, it is requested that the impact of the proposed facility on these areas be examined and, where applicable, mitigation measures be identified. It is also requested that QPRC be given an opportunity to comment on any future EIS and/ or development application when submitted.

B3. Territory and Municipal Services

Details on vehicular access and waste management will be dealt at development application (DA) stage.

B4. ACT Heritage Council

The proposed development is **unlikely to detrimentally impact** upon the heritage values of the place, and further heritage assessment will not be required as part of the Environmental Impact Assessment.

Review of the ACT Heritage Register identifies that no registered or recorded heritage places or objects occur within the possible facility sites. Further, all possible facility sites were subject to heritage investigation in 2008 as part of the 'Hume West Industrial Estate' assessment, following which Cultural Heritage Management Australia (2008) concluded that the locality was of low archaeological potential.

In this context, the Council advises that the proposed development is unlikely to detrimentally impact upon the heritage values of the place, and that further heritage assessment of the possible facility sites will not be required as part of the Environmental Impact Assessment.

B5. Conservator of Flora and Fauna

Three sites within the Hume West industrial area are being considered for the location of this proposed facility. The Hume West industrial area was constructed on an area of Lowland Woodland that was in a predominantly substantially or severely modified condition, except for an area of approximately 14 ha of Yellow Box Red Gum Grassy Woodland located at the corner of Monaro Highway and Tralee Street. This area was protected in the development of West Hume and has been retained.

The construction of an industrial development on any of the proposed sites will not impact on any listed communities or species. There are some existing trees located on two of the blocks under consideration, being Blocks 10 and Section 21 Hume, but these trees can be addressed at the development application stage.

B6. ActewAGL Electricity Networks

ActewAGL Distribution (AAD) do support proposed development on above mentioned blocks. Proponent is required to submit the Request for "Preliminary Network Advice' form to enworks@actewagl.com.au (available on ActewAGL Website) prior to commencement of any development activity to negotiate the connection of new and /or relocation of existing electricity assets. Based on the electrical demand requirements a substation may require on the block/s.

The proposed development/s on mentioned blocks must comply with AAD overhead and underground clearance requirements.

Attachment B

GLOSSARY

Environment: As defined under the *Planning and Development Act 2007* (the P&D Act), each of the following is part of the environment:

(a) the soil, atmosphere, water and other parts of the earth;

(b) organic and inorganic matter;

(c) living organisms;

(d) structures, and areas, that are manufactured or modified;

(e) ecosystems and parts of ecosystems, including people and communities;

(f) qualities and characteristics of areas that contribute to their biological diversity, ecological integrity, scientific value, heritage value and amenity;

(g) interactions and interdependencies within and between the things mentioned in paragraphs (a) to (f);

(h) social, aesthetic, cultural and economic characteristics that affect, or are affected by, the things mentioned in paragraphs (a) to (f).

Impact: An event or circumstance defined under the EPBC Act, section 527E.

Impact Track: An assessment track that applies to a development proposal defined under the P&D Act, section 123.

Long term: Greater than 15 years duration.

Medium term: Greater than three (3) years to 15 years duration.

Regulated waste: waste defined under the *Environment Protection Act 1997*

Scoping: The process of identifying the matters that are to be addressed by an EIS in relation to the development proposal - see the P&D Act, Section 212 (2).

Short term: Zero to three (3) years duration.