Australian Capital Territory

Planning and Development (Environmental Impact Statement Assessment Report – Hume Liquid Waste Facility and Depot) Notice 2017

Notifiable instrument NI2017–628

made under the

Planning and Development Act 2007, s 225A (EIS assessment report)

1 Name of instrument

This instrument is the *Planning and Development (Environmental Impact Statement Assessment Report – Hume Liquid Waste Facility and Depot) Notice 2017*.

2 Commencement

This instrument commences on the day after its notification day.

3 Environmental Impact Statement assessment report

The planning and land authority has prepared the Environmental Impact Statement (EIS) assessment report for the Hume Liquid Waste Facility and Depot as set out in the schedule.

Note 1: A copy of the assessment report can be obtained from the planning and land authority website at: http://www.planning.act.gov.au

Note 2: Under section 225A(5) of the Planning and Development Act 2007, the EIS assessment report expires 18 months after its notification day.

Ben Ponton
Chief Planning Executive
30 November 2017

ACT Government

LIQUID WASTE FACILITY AND DEPOT, HUME

ENVIRONMENTAL IMPACT STATEMENT ASSESSMENT REPORT

Pursuant to Section 222 of the *Planning and Development Act 2007* (**PD Act**), this report evaluates the revised environmental impact statement for the following application:

Ref no: 201600068

Date lodged: 5 December 2016

Project: Liquid Waste Facility and Depot

Street no. and name: 27-31 Sawmill Circuit, Hume, ACT

Applicant: Duggan & Hede Pty Ltd

Proponent: J.J. Richards & Sons Pty Ltd

As required by section 225A of PD Act, the planning and land Authority (**the Authority**) has prepared this EIS Assessment Report (**the report**) for the Minister for Planning and Land Management. This report confirms that the planning and land Authority is satisfied that each matter raised in the scoping document for this proposal is addressed.

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Glossary and definitions

ACT	Australian Capital Territory
the Authority	Planning and Land Authority
DoEE	Australian Government Department of Environment and Energy
Australian Government Minister	The Australian Government Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister
CEMP	Construction environmental management plan
DA	Development application
EIA	Environmental impact assessment: the process of identifying, predicting, evaluating and mitigating the biophysical, social, and other relevant effects of development proposals before major decisions and commitments are made[1].
EIS	An environmental impact statement (EIS) details the anticipated environmental effects of a development on the environment. The aim of the EIS process is to prevent, reduce or offset significant negative environmental impacts of a development. An EIS is prepared by the person, company or organisation undertaking the development (the proponent) and presented to the planning and land authority for assessment.[2] In the ACT, an EIS is required for proposals in the impact track as per Section 123 of the *Planning and Development Act 2007.*
EMP	Environmental management plan
EP Act	*Environment Protection Act 1997*
EPA	Environment Protection Authority
EPP	Environment Protection Policy
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPSDD	Environment, Planning and Sustainable Development Directorate
ESA	Emergency Services Authority
HPS	Health Protection Service

[1] International Association for Impact Assessment in cooperation with Institute of Environmental Assessment, UK, 'Principles of Environmental Impact Assessment Best Practice', <http://www.iaia.org/modx/assets/files/Principles%20of%20IA_web.pdf>, viewed on 2 June 2009.

[2] Environment, Planning and Sustainable Development Directorate (2017). 'Environmental Assessment'. Retrieved from: http://www.planning.act.gov.au/

Impact Track	An assessment track that applies to a development proposal defined in section 123 of the *Planning and Development Act 2007.*
J100 type waste	Under the Controlled Waste National Environment Protection Measure, J100 waste is waste mineral oils, including mineral oils unfit for their original intended use; oil filters; transformer fluids (excluding PCB's) and waste hydrocarbons.
J120 type waste	Under the Controlled Waste National Environment Protection Measure, J120 waste is waste oil/hydrocarbons mixtures/emulsions in water.
K110 type waste	Under the Controlled Waste National Environment Protection Measure, K110 waste is grease incinerator trap waste from domestic and industrial sources.
K120 type waste	Under the Controlled Waste National Environment Protection Measure, K120 waste is liquid food waste including vegetable oils and derivatives; vegetable and fruit processing effluent and other liquid food waste.
NEPM	National Environment Protection Measure made by the National Environment Protection Council, a statutory body consisting environment ministers from each State and Territory, and the Commonwealth.
NSW	New South Wales
PCB	polychlorinated biphenyl
PD Act	*Planning and Development Act 2007*
PD Regulation	*Planning and Development Regulation 2008*
QPRC	Queanbeyan-Palerang Regional Council
Regulated Waste	Waste as regulated under the *Environment Protection Act 1997*
TCCS	Transport Canberra and City Services

1 Introduction

This report is to the ACT Minister for Planning and Land Management on the assessment of the Environmental Impact Statement (EIS) in relation to the proposed liquid waste facility and depot in Hume. The application was made by Duggan & Hede Pty Ltd for J.J. Richards & Sons Pty Ltd under section 212 of the *Planning and Development Act 2007* (**the PD Act**).

A development application will be required to be lodged in the impact track when the EIS is complete. The development application process will also include a statutory public notification period.

1.1 Project background

J.J. Richards & Sons Pty Ltd wishes to establish a liquid waste aggregation facility and depot at their site in Hume. The proposed facility intends to:

- Store and treat grease trap waste (K110 liquid waste) and aggregate and transport the waste for beneficial reuse in the cultivation of feed crops on farms in the Goulburn Mulwaree region;
- Store food waste (K120 liquid waste) and aggregate and transport the waste for beneficial reuse in the cultivation of feed crops on farms in the Goulburn Mulwaree region;
- Store used oil (J100 type waste) – including mineral oils unfit for their original intended use, transformer fluids (excluding PCBs), waste hydrocarbons for resource recovery, and aggregate and transport the waste to re-refining and other facilities such as Southern Oil's Re-refinery at Wagga Wagga, NSW for treatment and reuse; and
- Store industrial oily water (J120 type waste) – waste oil/hydrocarbon mixtures/ emulsions in water for resource recovery, and aggregate and transport the waste to re-refining and other facilities for treatment and reuse.

Liquid waste will be collected in tankers from locations throughout the ACT and surrounding areas and transported to the proposed facility for treatment, storage, aggregation and resource recovery.

Whilst the proposed uses (recyclable materials collection and recycling facility) require a minimum merit track assessment under the Territory Plan (IZ1 – General Industrial Zone Development Table), the proposed uses are also specified in Schedule 4 of the PD Act. As the use is a proposal of a kind mentioned in Schedule 4 of the PD Act, the development application is to be lodged in the impact track (i.e. for construction of a waste management facility that is for the storage, treatment, disposal, processing, recycling, recovery, use or reuse of regulated waste – Part 4.2, item 9(c)).

As no EIS exemption is in force, and there is no EIS exemption application for the proposal, an application was submitted for an EIS scoping document. EPSDD issued the EIS scoping document on 18 January 2017.

1.2 Project description

The proposal involves construction activities on Block 23, Section 28, Hume, with minor works on neighbouring Block 28, Section 28 Hume.

The proposed works on Block 23 include the construction of an unloading/loading bay, an organic waste building and an oil tank farm. The organic waste building will enclose three 60kL steel tanks and associated pipeworks, filters and pumps, with provision for one additional 60kL tank for development at a later stage. The oil tank farm will include three 60kL steel tanks, with provision for an additional two 60kL tanks at a later stage. The total organic waste storage capacity will ultimately be 240kL, and the used oil tank capacity will ultimately be 300kL. Minor works, such as landscaping, driveway construction and parking will also take place to support the site's operation.

The proposal is adjacent to the existing J.J. Richards & Sons Waste transfer station at Block 28, Section 28 Hume. All buildings on Block 28 will be retained with no alterations. Works proposed on this block for this proposal will be limited to providing vehicular access and landscaping.

The project is expected to be completed in 2018, subject to obtaining all required approvals. The project will be constructed in one stage with a build time of approximately four months.

1.3 Project location

The EIS application relates to Blocks 23 and 28, Section 28, Hume. The street address is 27 and 31 Sawmill Circuit, Hume. The site is located in an industrial zone.

The land uses surrounding the subject area are mainly industrial, with agricultural uses on rural lands located to the west and south. The closest residential developments within the ACT are located in Macarthur and Gilmore, approximately 2.5km to the south west, and in NSW, the suburb of Jerrabomberra is approximately 2.7km east of the site. The Monaro Highway is located within 600m north west of the subject site, and a rail line along the ACT/NSW border is within 200m to the east.

The project site is within proximity of NSW, being approximately 160m from the ACT/NSW border. The site is also near the flight path for aircraft entering Canberra International Airport.

An aerial photo of the project site and surrounding areas is at Figure 1.

Figure 1: Aerial photo of the project location within Hume

1.3.1 Legal land description and tenancy

The liquid waste facility will directly and indirectly affect two blocks which are Blocks 23 & 28, Section 28, Hume. Both blocks are part of this proposal and are leased to J.J. Richards & Sons Pty Ltd.

1.4 Alternatives to the project

The following two options were considered by the proponent as alternatives for this project.

1) Establishment of the facility at a greenfield site

The facility could be located on a greenfield site. However, this option was discounted by the proponent because:

- it could create additional truck movements from collection sites in the ACT to the aggregation site;
- it is not considered viable due to the considerable cost of transporting liquid from Canberra;
- it would be likely to have higher social and environmental impacts (being a greenfield development where potential alternative uses of the site and surrounding sites may be less well established) than the redevelopment of an existing industrial site;
- it would not enable the proponent to better utilise its existing site; and

- it may be less well located in terms of access to the ACT's road network and buffer distances to housing.

2) Do nothing

The 'do nothing' option was considered by the proponent. However, it was discounted by the proponent because:

- the potential for increase in handling capacity and subsequent positive flow on effects to jobs and local support industries would be lost;
- additional truck movements of aggregated liquid waste to other disposal sites would be financially and environmentally inefficient; and
- an alternative site being chosen to service projected demands in the ACT area would require a duplicate site being established to take advantage of growth opportunities, and would be financially and environmentally inefficient.

The proposed location at Blocks 23 and 28, Section 28, Hume, was considered the best option by the proponent as the site has an efficient layout, is well located with access to the road network, is well located in terms of buffer distances to sensitive receptors and housing and is likely to have lower social and environmental impacts than a greenfield site.

2 The environmental impact assessment process

The environmental impact statement (**EIS**) is not an approval process. It ensures potential impacts and possible mitigation measures have been fully investigated and documented in accordance with the requirements of a scoping document.

The EIS is used as a key assessment tool for any development application lodged for the proposal. The EIS also recommends conditions to be imposed on a development application (if approved) for the proposal. **Figure 2** outlines the EIS process.

Under section 127 of the PD Act, a development application for a development proposal in the impact track must include a completed EIS in relation to the proposal (unless the application is exempted under section 211 of the Act).

Section 123 of the PD Act states that the impact track applies to a development if:

- the relevant development table states that the impact track applies;
- the proposal is of a kind mentioned in Schedule 4;
- the Minister makes a declaration under section 124;
- section 125 or section 132 applies to the proposal; or
- the Australian Government Minister responsible for the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) advises the Minister in writing that the development is a controlled action under the EPBC Act (section 77).

The proposed liquid waste facility is in the impact track as it is a development of a kind mentioned in Schedule 4 of the PD Act (refer **Table 2**).

Table 2: ***EIS triggers per Schedule 4 of the PD Act***

Item Number	Description	Project Component
Part 4.2, item 9(c)	Proposal for the construction of a waste management facility that is for the storage, treatment, disposal, processing, recycling, recovery, use or reuse of regulated waste	The proposed facility is to store and treat grease trap waste and liquid food waste, and to store used oil and oily water and recover resources from these liquids.

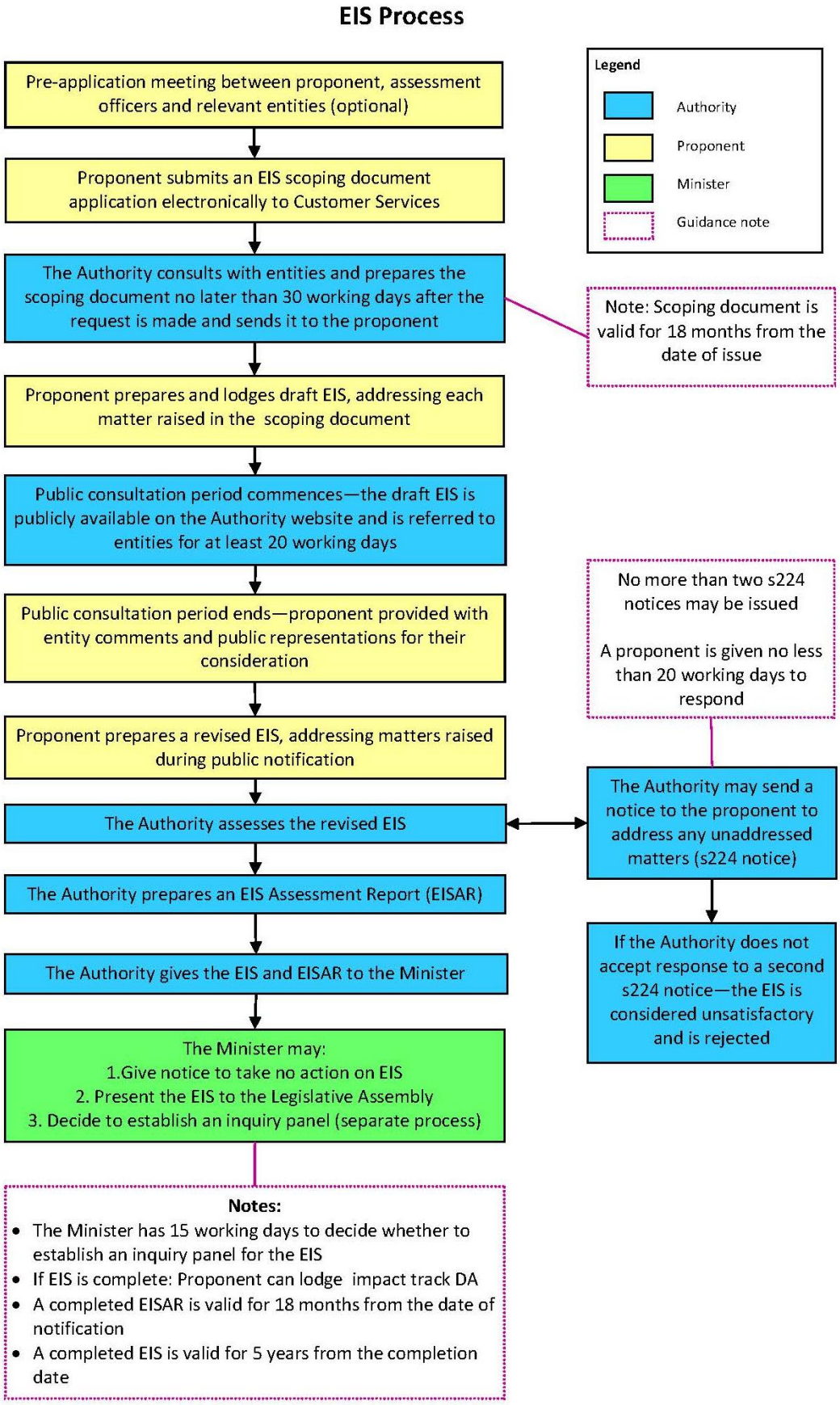

Figure 2 The EIS Process

2.1 Scoping document

On 5 December 2016, Duggan & Hede Pty Ltd submitted a request for a scoping document for an EIS pursuant to section 212(1) of the PD Act.

The Authority must consult with entities prescribed in section 51 of the *Planning and Development Regulations 2008* (**PD Regulations**) about the scoping document application. The Authority may also seek advice from other entities.

On 8 December 2016, the Authority referred the scoping document application to the entities outlined in **Table 3** inviting written comments. The entities were given 15 working days to provide comment (note: the Christmas/New Year shutdown period occurred for ACT Government within this period, meaning that entity comments closed on 6 January 2017).

Table 3: ***Entity comments on scoping document application***

Entity consulted	Entity response
ACT Health	23 December 2016
ACT Heritage Council	5 January 2017
ACTEW AGL Electricity Networks	30 December 2016
Conservator of Flora and Fauna	14 December 2016
Emergency Services Commissioner	6 January 2017
Environment Protection Policy	4 January 2017
Environment Protection Authority	5 January 2017
Jemena (ACTEW AGL Gas Networks)	5 January 2017
Queanbeyan-Palerang Regional Council	23 December 2016
EPSDD	5 January 2017
Transport Canberra and City Services	6 January 2017

In developing the final scoping document a risk-based approach was used so that the EIS could focus on those matters that potentially result in a significant environmental impact.

On 18 January 2017, the final scoping document was issued by the Authority to the proponent pursuant to section 212(2) of the PD Act. The scoping document set out the matters to be addressed in the EIS and contained, at a minimum, the requirements in section 50 of the PD Act and section 54 of the PD Regulations.

The scoping document was notified on the ACT Legislation Register on 23 January 2017.

Pursuant to section 214 of the PD Act, the scoping document was issued within 30 working days after the application was made.

Under section 215 of the PD Act, the final scoping document is effective for 18 months from the day after the date on the final scoping document notice. After receiving the final scoping document and pursuant to section 216(2) of the Act, the proponent is required to:

a) prepare a draft EIS that addresses each matter raised in the final scoping document for the proposal; and

b) give the draft EIS to the Authority for public notification.

A cross-reference document was included in Appendix E to the draft EIS to cross reference

the contents of the EIS to the contents required in the final scoping document (refer **Appendix 2** – Cross reference table between EIS and the final scoping document).

2.2 Draft EIS

On 9 May 2017, Duggan & Hede gave the Authority a draft EIS in accordance with section 216(2) of the PD Act.

2.2.1 Public notification of draft EIS

Pursuant to section 217 of the PD Act, the Authority publicly notified the draft EIS from 19 June 2017 to 14 July 2017, being 20 working days, by maintaining a notification on the Authority's website.

Section 218 of the PD Act requires that the public consultation period of the draft EIS is no less than 20 working days.

Copies of the draft EIS were available for inspection at EPSDD's Customer Service Centre during the notification period. This process provided interested stakeholders and the community with the opportunity to make representations on the proposal or in respect of specific environmental issues of concern.

No public representations were received during the notification period and the revised application has stated this. One representation was received outside of the notification period and was provided to the applicant for their consideration.

2.2.2 Entity referral on draft EIS

Whilst not a requirement of the PD Act, on 19 June 2017 the draft EIS was referred to each of the entities who provided comments on the scoping document. The entities at **Table 5** were invited to provide written comments during the public notification period.

Table 5: Entity comments on the draft EIS

Entity consulted	Entity response
ACT Health	On 14 July, advice was received from Health Protection Service stating the draft EIS identified the concerns initially raised by the Health Protection Service and relevant mitigation strategies to alleviate those concerns.
ACT Heritage Council	On 17 July, advice was received from Heritage, advising that the proposed development is unlikely to diminish the heritage significance of a place or object, and no further heritage assessment is required.
ACTEW AGL Electricity Networks	On 20 June, advice was received from ActewAGL Electricity expressing no further comments on the EIS stage of the development.
Conservator of Flora and Fauna	On 21 June advice was received stating that there are no issues of concern to the Conservator of Flora and Fauna.
Emergency Services Commissioner	On 12 July, advice was received from the Emergency Services Commissioner expressing no further comments on this stage of the development.
Environment Protection Policy	On 17 July advice was received from EPP stating that their review of the draft EIS appears consistent with the EPA's relevant policy and guidance documents.
Environment Protection Authority	On 19 July a response was received from the EPA stating that its officers have reviewed the draft EIS and are satisfied the assessment has adequately covered the requested scoping requirements set out by the EPA.
Jemena (ACTEW AGL Gas Networks)	No comment provided.
Queanbeyan-Palerang Regional Council	On 14 July, advice was received from QPRC, requesting further assessment of the impacts of the proposed facility on land in NSW. This is despite the information in the draft EIS indicating the impact of the proposed facility on land in NSW will be minimal. QPRC remains concerned the nature and location of the proposed land use may have undesirable impacts on land either identified or presently used for residential purposes.
EPSDD	On 26 July, advice was received from Strategic Planning within EPSDD, stating that further information is required relating to potential impacts on NSW, any impacts on Canberra Airport and related aviation matters, any potential sensitive receivers, vibration impacts, hours of operation impacts and vehicle movements.
Transport Canberra and City Services	On 1 August, advice was received from TCCS expressing no comment for this stage of development.
ICON Water	On 17 July, advice was received from ICON Water, expressing no further comments on the EIS stage of the development.

The 12 comments that were received from entities during the consultation period are included in this report as they relate to each trigger or potential impact. Any matters to be

considered or conditions that have been recommended by a referral entity will be included in Section 4 of this report.

The Authority provided their preliminary review of the draft EIS, entity comments and public representations to the proponent for addressing in the revised EIS.

The proponent was required to revise the draft EIS to take into consideration all matters raised in comments from EPSDD and entities and to demonstrate how the matters have been taken into account in the revised EIS.

2.3 Revised EIS

On 8 September 2017, Duggan & Hede Pty Ltd submitted a revised EIS to the Authority pursuant to section 221 of the PD Act.

A brief adequacy review was undertaken to confirm that all appropriate sections and appendices had been included. Following this, an assessment strategy was developed to guide the assessment of the EIS in accordance with section 222 of the Act. The Authority reviewed the revised EIS for:

- adherence to the final scoping document and legislative requirements;
- consideration and incorporation of the Authority's and entity comments provided on the draft EIS; and
- consideration and response to public representations received during notification of the draft and other consultation processes.

The Authority is satisfied the proponent adequately addressed the Authority's and entity comments. No public submissions were received during the consultation period on the draft EIS and the revised application has stated this.

2.4 Giving the EIS to the Minister for Planning and Land Management

Following the proponent's response to issues raised through the draft EIS stage, the Authority has accepted the EIS under section 222 of the PD Act. The findings and outcomes of the review of the EIS are included in this report, which is provided to the Minister for Planning and Land Management with the EIS in accordance with section 225. Once the Minister has received the EIS, the Minister may:

- under section 226 – choose to take no action on the EIS; or
- under section 227 – present the EIS to the Legislative Assembly; or
- under section 228 – establish an inquiry panel to inquire about the EIS. The Minister must make this decision within 15 working days of receiving the EIS from the Authority. The requirements for establishing an inquiry panel are detailed under Part 8.3 of the PD Act

Under section 209 of the PD Act, an EIS is completed if the Minister:

a) gives the Authority a notice of no action under section 226; or

b) has not decided to establish an inquiry panel to inquire about the EIS; or

c) has established an inquiry panel for the EIS and:

i. the Panel has reported the results of the inquiry; or

ii. the time for reporting under section 230 has ended.

2.5 Lodging a development application

Once the EIS has been completed the proponent can lodge a development application in the impact track. Any subsequent development application related to the EIS must include the completed EIS.

2.6 Documentation referenced in this report

The documentation referenced in the Authority's assessment report is summarised as follows:

- Revised EIS and supporting documentation;
- Entity comments on the draft EIS; and
- Correspondence or additional information received from proponent.

3 Impact assessment

This section summarises issues identified in the scoping document that had to be assessed in the EIS. For each set of identified issues, the results of the proponent's assessment are summarised under the following headings:

- Key findings;
- Impacts;
- Mitigation; and
- Scoping document requirements.

3.1 Planning and land status

The project will involve the construction and operation of a liquid waste transfer facility in the Hume industrial estate. The site is located approximately 300m from the ACT-NSW border. The site is zoned IZ1 – General Industrial Zone.

3.1.1 Key findings

The use of the site as a waste transfer facility is appropriate for the area and is consistent with the Crown lease's purpose clause. Industrial and warehousing uses surround the site. Typical uses in the industrial subdivision include freight distribution, warehousing, manufacturing, plant and equipment hire, light industry and waste management facilities.

The closest existing residential developments within the ACT are located in Macarthur and Gilmore, approximately 2.5km to the south west, and in NSW, the suburb of Jerrabomberra is approximately 2.7km east of the site. The nearest existing sensitive receptors to the site are within NSW at approximately 620m and 1.5km from the site.

In regard to future potential development in NSW, several Queanbeyan Local Environmental Plans (LEPs) show zoning for land yet to be developed and potentially provide zoning which includes sensitive uses, subject to consent, 300m from the liquid waste facility site (B1-Neighbourhood Centre and B4-Mixed Use under the Queanbeyan LEP (South Tralee) 2012). Additional undeveloped land zoned R1- General Residential is located approximately 600m from the proposed facility.

The Queanbeyan Residential and Economic Strategy Review 2015-2031 included the production of the South Jerrabomberra Structure Plan. This document acknowledges that a buffer area will be required between development in South Jerrabomberra and industrial zoned land in Hume and the railway line to avoid land use conflict.

3.1.2 Impacts

The potential impacts identified in the EIS were impacts on sensitive uses and receptors in close proximity to the site, either existing or future. The potential impacts on sensitive uses are covered in other sections in this report (e.g. air quality and hazards and risk).

3.1.3 Mitigation

Table 1 details the avoidance measures associated with planning and land status as proposed in the EIS.

Table 1 Avoidance measures (planning and land status)

Proposed mitigation measures	Stage of implementation
Site to be developed to be an appropriate separation distance from sensitive receptors	Construction

3.2 Materials and waste

The facility will aggregate, store and treat liquid waste on site before it is transported off-site for further treatment or reuse. The proposal will accept liquid waste that is grease trap waste, liquid food waste, used oils and industrial oily water that will be delivered several times a day.

3.2.1 Key findings

The applicant described the proposed processes for handling materials. In summary:

- Sales personnel to evaluate all waste prior to quotation or waste entering the site to ensure that it meets acceptance criteria. Additional sampling may take place on site. Unacceptable loads may be unloaded to the non-compliant product tank, removed to an appropriately licensed site or returned to the relevant customer.
- Loads to be discharged from tankers to the appropriate storage tanks.
- After the used oil or oil water is pumped into the relevant tanks, it will be allowed to separate by gravity. Water will be decanted from the oil before the separated liquids are loaded into vehicles for transport to appropriately licenced facilities.
- For grease trap or liquid food waste, odorous loads may be treated with odour neutralisers to reduce impacts once they reach the site. Grease trap waste will be discharged from tankers through a static strainer into a grease trap tank, where expressed air will pass through an activated carbon filer prior to discharge into the atmosphere. After the contents have settled in the tank, grease trap waste will be treated by adding a lime and coagulant to facilitate pH adjustment and the separation of liquids. This is left to settle for at least four hours.
- The processes are repeated with each subsequent load until a storage tank is nearing capacity.
- All the unloading, storage and loading will occur in bunded and roofed areas to contain spills and reduce intrusion from wind, rain and vermin.

3.2.2 Impacts

The following potential impacts associated with materials and waste were identified:

- Spills or leakage during the construction and/or operation phase could have detrimental impacts on the land, air (odour), groundwater and stormwater; and

- The cumulative impact to the environment of hazardous and toxic emissions from the facility (without mitigation measures) could impact on the health of operational workers.

3.2.3 Mitigation

The following avoidance and mitigation measures have been identified in the EIS:

Table 2 Avoidance and mitigation measures (materials and waste)

Proposed mitigation measures	Stage of implementation
Construction of spill containment measures on site, including roofing, bunding and drains to blind sumps	Construction
A sample from each load of feedstock will be tested prior to use and non-compliant feedstock will be placed in segregated storage, removed to an appropriately licensed site or returned to the relevant customer	Operation
Only material in accordance with specific acceptance criteria will be permitted at the facility	Operation
On-site odorous waste storage will be minimised	Operation
The reception of waste will only occur during normal operating hours	Operation
The resultant grease trap waste and aggregated liquid food waste will be transported for beneficial reuse in the cultivation of feed crops on farms in the Goulburn Mulwaree region	Operation
Where possible, office waste such as paper, cardboard, glass, metals and plastics, as well as e-waste (including computers, printers and ink cartridges) will be sorted and sent to recycling services	Operation
Used oil (including oils and lubricants from site plant) will be aggregated and transported for recycling to the Southern Oil Refinery in Wagga Wagga	Operation

The Construction Environmental Management Plan (Appendix O) proposed for this project sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the proposal. Refer to 3.8 Environmental Management Plan for further information. The agencies responsible for endorsing or approving each mitigation measure or monitoring program are included in Table 14 of this report.

3.2.4 Scoping document requirements

The table below details the risks associated with materials and waste as defined in the EIS.

Table 3 Scoping document requirements (materials and waste)

Potential Impact	Risk Assessment			
	Likelihood (after mitigation)	**Consequence** (after mitigation)	**Risk**	**Residual risk**
Unloading, treating and loading of liquid organic waste	Rare	Moderate	Moderate	Low
Unloading and loading of used oil and industrial oily water	Rare	Moderate	Moderate	Low

3.3 Landscape and visual

Construction on Block 23 will include an organic waste building including tanks and ancillary equipment; an oil storage roof structure including tanks and ancillary equipment; storage bins within the yard area; and equipment for unloading, treatment and loading liquid waste. Block 28 will remain largely unchanged as a result of this proposal other than minor landscaping and access works.

The Hume industrial estate has a relatively flat topography with a gentle slope from south to north. The proposed structures on the site will have an overall height of 12m, which will be in keeping with the scale and industrial nature of the immediate area. The materials and colours to be used are similar to those used around the suburb. The proposal will not result in uncharacteristic development on the site in the context of the surrounding streetscapes.

3.3.1 Key findings

The closest residential developments within the ACT are located in Macarthur and Gilmore, approximately 2.5km to the south west, and in NSW, the suburb of Jerrabomberra is approximately 2.7km east of the site. The nearest existing sensitive receptors to the site are within NSW approximately 620m and 1.5km from the site.

The Tralee hills and Mt Pemberton are to the south and south west of the site, and have elevations of up to 878m. Mount Jerrabomberra lies to the north east, surrounded by residential suburbs. There is also a hill formation around 2km to the north west of the site near the Mugga Lane Resource Management Centre. The Hume industrial estate can be seen from these hills.

3.3.2 Impacts

The following potential impacts were identified in the EIS:

- Construction of a development which may be seen from surrounding areas; and
- Location of lighting and the quality of lighting installed.

3.3.3 Mitigation

The following avoidance and mitigation measures have been identified in the EIS.

Table 4 Avoidance and mitigation measures (landscape and visual)

Proposed mitigation measures	Stage of implementation
All equipment for unloading, treatment and loading of liquid grease trap waste and food waste will be within the organics building which will be located around 6m from the front property boundary	Operation
The walls of the organics building will be colorbond metal cladding. The colour scheme will include a light palette of off-whites and grey panels	Construction
All equipment for unloading, treatment and loading of used oil and industrial oily water will be located within the oil storage area which will be located behind the organics building	Operation
There will be a 6m landscaped area behind a black plastic coated chain wire fence at the front of the block	Construction
There will be a 3m landscaped area along the west of the block	Construction
A 2.1m high colorbond metal fence /screen with a colour scheme compatible with the proposed buildings on Block 23 and the existing buildings on Block 28 will be constructed behind the landscaped area	Construction
Oil tanks will be predominantly J.J. Richards & Sons green in colour	Construction
All external lighting associated with the proposed development shall be mounted, screened and directed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways	Construction

3.3.4 Scoping document requirements

The table below details the risks associated with landscape and visual impacts as defined in the EIS.

Table 5 Scoping document requirements (landscape and visual)

Potential Impact	Risk Assessment			
	Likelihood (after mitigation)	Consequence (after mitigation)	Risk	Residual risk
Construction of the organic waste building, including tanks and ancillary equipment	Unlikely	Minor	Moderate	Low
Construction of the used oil tank farm, including tanks and ancillary equipment	Unlikely	Minor	Moderate	Low
Equipment for unloading, treatment and loading liquid waste	Unlikely	Minor	Moderate	Low

3.4 Soils, water and contamination

Potential impacts on soil and geology during construction or operation of the liquid waste facility could result from spills and leakage. If not correctly managed or mitigated, contaminants from the process could negatively affect soil quality and ground water.

Controlled fill was placed and compacted on the site between October 2009 and March 2010 as part of the earthworks for the industrial subdivision. The land is not on the register of contaminated sites.

3.4.1 Key findings

Geotechnical investigations were conducted on Block 23 on 11 January 2017 and Block 28 on 3 September 2014 to determine the soil characteristics. The studies found that permanent groundwater is not expected within 5m of existing surface level. Temporary seepages have previously been associated with these soils at shallow depths, generally following rain. The site is not within a catchment area, and no surface flows are predicted to impact the site.

The sites are encumbered by a 3.5m wide sewerage and drainage easement along the northern boundary. There is an existing stormwater pit in the northwest corner of the site.

3.4.2 Impacts

The following potential impacts were identified in the EIS:

- Liquid waste or wash down water discharging from the site and entering the regional drainage system;
- Stormwater coming into contact with dust, oil etc. on trafficked areas and entering the regional drainage system;

- Flooding of the site could result in uncontrolled discharge of liquid waste on the land, groundwater and stormwater;
- Oil and petroleum spillages from equipment and vehicles could have detrimental impacts on the land, groundwater and stormwater;
- Spills of liquid waste during the operational phase could also have a detrimental impact on the land, groundwater, stormwater and air (odour). Uncontrolled spills of organic waste could result in short term moderate odour impacts. Uncontrolled spills of hydrocarbons (without mitigation measures) could have impacts which are long term and major;
- Discharge of untreated stormwater or wastewater impacting on receiving land and water; and
- Sediment movement from the site and build-up of sediment on surrounding access roads, leading to potential sedimentation of stormwater runoff.

3.4.3 Mitigation

The following avoidance and mitigation measures have been identified in the EIS:

Table 6 Avoidance and mitigation measures (soil, water and contamination)

Proposed mitigation measures	Stage of implementation
Site inductions for all employees and contractors	Construction and operation
Trafficked areas are to be sealed and kept clean	Operation
Stormwater treatment devices and stormwater detention devices are to be installed (as detailed in Section 6 Stormwater Quality of Appendix K of the revised EIS)	Construction
All trucks to carry an emergency spill kit and the necessary equipment to prevent waste from entering the environment	Operation
Spill kits will be kept on site, and where possible, used for mopping up any spillages	Operation
Where possible, wash down will be limited to within bunded areas	Operation
Any liquids from the in-ground blind sumps will be removed to an appropriately licenced facility	Operation
The loading and unloading building will be roofed and walled to 3m above the floor level to prevent the ingress of rain and generation of additional trade waste	Construction

The unloading and loading bay will be bunded (including 200mm edge bunding and a 75mm high drive over bund at the entrance) and drain to in ground blind sumps to collect any spillage during unloading activities. The blind sumps will be in accordance with AS1940 Clause 8.2.6 and will be checked weekly or after any spill	Construction
The unloading and loading bay will be constructed in accordance with AS1940, including separation distances to protected places and boundaries	Construction
The organic waste building will be roofed and walled to prevent the ingress of rain and generation of additional trade waste; and egress of odours and unacceptable air and noise emissions	Construction
Roof water will be collected in a rainwater tank for reuse in wash down and irrigation	Operation
All organic waste storage tanks will be within a 400mm high bunded tank farm (approximate gross capacity 60m3)	Construction
All used oil storage tanks will be within a 800mm high bunded and roofed tank farm (approximately 140m3) in accordance with AS1692	Construction
The oil tank farm will be constructed in accordance with AS1940, including separation distances to boundaries	Construction

3.4.4 Scoping document requirements

The table below details the risks associated with soils, water and contamination as defined in the EIS.

Table 7 Scoping document requirements (soils, water and contamination)

Potential Impact	Risk Assessment			
	Likelihood (after mitigation)	**Consequence** (after mitigation)	**Risk**	**Residual risk**
Liquid waste or wash down water discharging from the site and entering the regional drainage system	Rare	Moderate	High	Low
Stormwater coming into contact with dust, oil etc. On trafficked areas and entering the regional drainage system	Rare	Moderate	High	Low
Oil and petroleum spillages from equipment and vehicles	Rare	Moderate	Moderate	Low
Local flooding inundating existing and proposed buildings	Rare	Moderate	Low	Low

3.5 Air quality

Potential impacts on air quality in the form of odours, dust and hazardous emissions could occur during operation of the liquid waste facility. If not correctly managed or mitigated, emissions could negatively affect amenity of the area.

The project is located in an industrial area with similar surrounding uses.

3.5.1 Key findings

An air and noise quality assessment was produced for the EIS (Appendix L) which found that odour impacts of the operation of the liquid waste facility would be minor.

As detailed in section 3.2.1, the EIS states that procedures will be in place to identify and manage odorous loads. To further reduce odour impacts, the organic waste building will be roofed, walled and equipped with rotovents and the oil tank farm will be within a roofed area. Carbon filters will be installed on tanks as appropriate.

3.5.2 Impacts

The following potential impacts were identified in the EIS:

- Odours from the operation of the facility;

- Hazardous air emissions from the operation of the facility; and
- Dust emissions from sediment movement during the construction phase.

3.5.3 Mitigation

The following avoidance and mitigation measures have been identified in the EIS.

Table 8 Avoidance and mitigation measures (air quality)

Proposed mitigation measures	Stage of implementation
All plant and equipment including trucks will be fitted with efficient exhaust mufflers	Construction
Electric operated roller shutters will be installed in the organic waste building to prevent the ingress of rain and egress of odours and unacceptable air and noise emissions	Construction
The organic waste building will be fitted with electrically operated rotovents which will create a negative pressure to minimise uncontrolled fugitive odour emissions	Construction
All tanks and pumps in the organic waste building will be vented through an appropriately sized carbon filter	Operation
If an odorous load is received, work procedures will be in place to minimise any potential impact. These will include dousing the load with an odour neutraliser, identifying the waste source and investigating preventative actions	Operation

3.5.4 Scoping document requirements

The table below details the risks associated with air quality as defined in the EIS.

Table 9 Scoping document requirements (air quality)

Potential Impact	Risk Assessment			
	Likelihood (after mitigation)	**Consequence** (after mitigation)	**Risk**	**Residual risk**
Road dust on trafficked areas	Unlikely	Minor	Moderate	Low
Odour from operation of the facility and the stored liquid waste	Unlikely	Moderate	High	Moderate
Dust from construction activities	Unlikely	Minor	Moderate	Low

3.6 Hazard and risk

Hazards and risks relevant to the construction and operation of the proposed liquid waste facility include vermin and pests, fire, non-compliant feedstock, effects on employees of hazardous materials and location of the site in relation to Canberra Airport.

A number of hazards and risks have been covered in other sections of this report relating to spills, contamination, air quality and materials and waste.

3.6.1 Key findings

The EIS includes management and operational procedures at Appendix G (Extracts from Site Based Management Plan, including corporate policies) and Appendix O (Construction Environmental Management Plan) that will be implemented. This includes employee inductions, informing customers of the quality of feedstock that will be accepted and emergency response procedures. Statutory requirements for workplace health and safety will be adhered to.

The proponent consulted with Canberra Airport in producing the revised EIS. The EIS states that the site is located 13km from Canberra Airport and 700-800m from its flight path. The proposed facility is not considered to be close enough to the airport to pose a wildlife strike risk to aircraft, given the mitigation measures in place (physical containment of waste and procedures to minimise spill and leakage risks). Additionally, the facility's lighting will be designed to reduce light pollution impacts on properties, roadways and aircraft. The maximum height of structures and construction equipment will be below the level that would intrude into operational airspace.

3.6.2 Impacts

The following potential impacts were identified in the EIS:

- Fire or explosions within the proposed facility could have an immediate detrimental impact on the site, neighbouring land, employee health and safety, stormwater and air;
- Bushfire on neighbouring premises could have an immediate detrimental impact on the site, neighbouring land, employee health and safety, stormwater and air;
- Insufficient water supply from tanks and mains in the event of a fire;
- Vermin could be attracted to the site, resulting in adverse impacts on employees and public health issues in neighbouring properties; and
- The receipt, storage and handling of non-compliant used oil and industrial oily water will generally involve flammable product with a flash point of less than 61°C. The unmitigated handling of flammable liquids within the facility could cause fire or an explosion which would have an immediate detrimental impact on neighbouring land, employee health and safety, stormwater and air.

3.6.3 Mitigation

The following avoidance and mitigation measures have been identified in the EIS.

Table 10 Avoidance and mitigation measures (hazard and risk)

Proposed mitigation measures	Stage of implementation
All trucks carry an emergency spill kit and the necessary equipment to prevent waste from entering the environment	Operation
1800m high perimeter security fencing with 3-strand barbed wire is to be installed	Construction
Implementation of established systems and procedures, as outlined in Appendices G and O of the Revised EIS	Construction and Operation
Fire extinguishers to AS1940 will be installed on site for use in operation	Construction
A double pillar hydrant will be placed in the south western corner of the yard	Construction
Two fire hose reels (one with foam attachment) will be located in and near the loading/unloading bay	Construction
External lighting to comply with AS4282-1997, and to be lit downward from a horizontal level to reduce light spill	Construction

3.6.4 Scoping document requirements

The table below details the risks associated with hazard and risk as defined in the EIS.

Table 11 Scoping document requirements (hazard and risk)

Potential Impact	Risk Assessment			
	Likelihood (after mitigation)	**Consequence** (after mitigation)	**Risk**	**Residual risk**
Effect on employees from unloading, storage and handling of hazardous materials	Unlikely	Moderate	Moderate	Moderate
Receipt, storage and disposal of non-compliant feedstock with potential for combustion	Unlikely	Major	Moderate	Moderate
Facilities and storage providing harbour to vermin and pest animals which impact on health and amenity	Unlikely	Minor	Low	Low

3.7 Traffic and transport

Liquid waste will be transported to the site in tankers or other heavy vehicles from various locations in the ACT and surrounds. Further transportation will occur to take aggregated waste offsite for reuse or refining.

3.7.1 Key findings

A Traffic Impact Assessment was undertaken by Bitzios Consulting and was included as Appendix M of the EIS. It concluded that the proposed development may generate up to 29 daily trips during operation including six peak hour trips, and an average of 26 vehicle trips per day including eight peak hour trips during construction. These figures include both employee trips and waste transport movements using commercial vehicles. This increase in traffic demands is very low and will have negligible impacts on the surrounding road network.

Vehicular access to the Monaro Industrial Park is via the Monaro Highway at Tralee Street. The surrounding road network includes numerous higher mass limit routes connecting the industrial area with Canberra, Queanbeyan and beyond, which are appropriate for transporting liquid waste. Once on Sawmill Circuit, B-doubles will need to enter the subject site using the existing verge crossing at Block 28 (left-in) before existing via Block 23 (right-out). Vehicles will enter and leave the site in a forward direction.

Vehicle unloading and loading will take place within designated spaces on Block 23. Designated parking spaces and wash down bays will be located on site. Additional on-street parking demand is unlikely to be generated.

In addition to heavy vehicles, additional passenger vehicle movements will occur as a result of this development. There will be adequate car parking spaces on site for employee passenger vehicles. This will be further assessed at development application stage.

3.7.2 Impacts

The following potential impacts were identified in the EIS:

- Additional parking required on Sawmill Circuit;
- High truck numbers travelling through truck sensitive areas;
- Unacceptable traffic noise;
- Vehicles reversing onto Sawmill Circuit;
- Spills and fire of used oil and industrial oily water during transport;
- Spills of organic waste during transport.

3.7.3 Mitigation

The following avoidance and mitigation measures have been identified in the EIS.

Table 12 Avoidance and mitigation measures (traffic)

Proposed mitigation measures	Stage of implementation
Trafficked areas will be sealed	Construction
26 passenger vehicle spaces will be provided for staff and visitor usage, in accordance with AS2890.1	Construction
24 heavy vehicle parking spaces will be provided	Construction
Commercial vehicles and tankers can enter and leave the site in a forward direction	Construction and operation
Implementation of established systems and procedures, including driver inductions and ongoing training	Operation
Waste will only be received within normal operating hours	Operation
All tankers used for the transport of used oil and industrial oily water will comply with AS2809 Set – 2008, Road tank vehicles for dangerous goods and the Australian Dangerous Goods Code	Operation
All vehicles purchased by J.J. Richards & Sons for the performances of waste management duties have built-in emission control measures to ensure exhaust emissions are kept to a minimum in compliance with Australian Design Rules and emission standards	Operation
Noise generation is covered in the Vehicle Pre-trip inspection procedure (SBMP 9.2-2) and the Vehicle Breakdown and Defects procedure (WP-GEN209)	Operation

3.7.4 Scoping document requirements

The table below details the risks associated with traffic as defined in the EIS.

Table 13 Scoping document requirements (traffic)

Potential Impact	Risk Assessment			
	Likelihood (after mitigation)	**Consequence** (after mitigation)	**Original Risk**	**Residual risk**
Additional parking on Sawmill Circuit	Rare	Minor	Low	Low
High truck numbers travelling through residential and truck sensitive areas	Unlikely	Minor	Low	Low
Unacceptable traffic noise	Unlikely	Minor	Moderate	Low
Vehicles reversing onto Sawmill Circuit	Rare	Moderate	Moderate	Low
Potential spills or fire during transport of materials to and from the facility	High	Unlikely	Major	Moderate

3.8 Environmental Management Plan

A Construction Environmental Management Plan (CEMP) has been proposed by the proponent to set out the framework for continuing management, mitigation, monitoring and, where relevant, adaptive management programs for the relevant impacts of the proposal. The CEMP also outlines relevant provisions for undertaking independent environmental auditing. The key strategies included in the CEMP are summarised below:

- Monitoring programs will be undertaken according to procedures identified in procedural manuals.
- Any noise monitoring is to be undertaken by Air Noise Environment (Consultants).
- The construction site supervisor is responsible for undertaking regular monitoring of the environmental performance of the plant. Daily checks are to take place and action to be taken to rectify any non-compliance.
- A system for the prompt implementation of corrective action where incidents, complaints or non-conformances are detected shall be implemented.
- Hard copy and digital records shall be kept securely, and shall be held on file for a minimum of one year and archived for a further five or as required by contracts.
- Internal quality audits shall be conducted by the Quality Manager or their nominee on a regular ongoing basis to ensure that quality documentation is adequate, documented procedures are practical, understood and followed and the training of personnel is adequate. An audit plan shall be established at the commencement of each financial year as a minimum requirement. Results of internal audits shall be presented for management review.
- Construction control plans are outlined for the following:
    - Works program
    - Erosion and sedimentation control
    - Dust control
    - Noise controls
    - Solid waste minimisation
    - Fuel and hazardous substances

The draft CEMP provided by the proponent will be included as a DA consideration.

Further detail of the CEMP is included in the EIS at Appendix O – Construction Environmental Management Plan.

4 Recommended Conditions

The Authority recommends development application (DA) considerations to assist with avoidance and mitigation of adverse environmental impacts, as outlined in Table 14.

Any DA related to the completed EIS must include the DA considerations as part of the application.

Table 14 Draft conditions of development approval

No.	Condition contents	Endorsement/ approval	Construction stage	Draft condition of approval
1	Mitigation measures	EPSDD	Construction	Construction of spill containment measures on site, including roofing, bunding and drains to blind sumps, to the relevant Australian Standards
2	Mitigation measures	EPSDD	Construction	Fire-fighting equipment to be installed including fire extinguishers, a double pillar hydrant in the south-west corner of yard and two fire hose reels (one with foam attachment) near the loading/unloading bay. Equipment to meet relevant Australian Standards
3	Mitigation measures	EPSDD	Construction	External lighting to comply with Australian Standards
4	Mitigation measures	EPSDD	Construction and operation	Impacts on air to be minimised by the incorporation of ventilation, filtration systems and physical barriers such as walls, roofs and roller shutters, and odour minimisation controls
5	Mitigation measures	EPSDD	Construction	The site to be appropriately fenced, with landscaping elements incorporated into site design
6	Mitigation measures	EPSDD	Construction	Trafficked areas are to be sealed
7	Mitigation measures	EPSDD	Construction	Stormwater treatment devices and stormwater detention devices are to be installed (as detailed in Section 6 Stormwater Quality of Appendix K of the revised EIS)

8	Environmental Management Plan (EMP)	EPA	Must be endorsed prior to construction and implemented until the completion of works.	The proponent must prepare an Environmental Management Plan (EMP) and obtain endorsement from the Environment Protection Authority. The EMP is to include the following sub-plans identifying detailed pollution mitigation measures: • Noise and vibration management plan; • Dust and air quality management plan; and • Soil and water management plan The EMP should also include monitoring and testing measures to ensure future compliance with the plans.
9	Environmental Authorisation (EA)	EPA	Prior to operation	An Environmental Authorisation (EA) will be required to be obtained from the EPA prior to the activity commencing. The EA will include a requirement for activities to be managed in accordance with an EMP endorsed by the EPA. The EMP will include the proposed pollution mitigation procedures.
10	Labelling of water sources	HPS, EPSDD	Construction	Any taps and outlets supplied by rainwater must be clearly labelled as being provided with non-potable water

5 Other ACT considerations

5.1 Ecological Sustainable Development Principles

The following ecological sustainable development principles have been considered:

- **The economic, environmental, social and equitable considerations**

The proponent designed the facility to minimise impacts on the natural, social and economic environment of the region. This includes proposing management measures for air quality, soil and surface waters as well as the appropriate disposal and management of wastes. The proposed facility will reduce the region's greenhouse gas emissions through recycling waste liquids.

Impacts on social systems, such as noise, traffic and transport, visual and land use conflicts have been managed and improved through the proposed mitigation measures. Minor beneficial economic impacts may result through employment opportunities.

- **The precautionary principle**

The proponent used a precautionary approach for the identification and management of environmental issues when preparing the EIS. Where information did not exist or was not available, the proponent states that they used a precautionary approach to ensure all appropriate measures were employed to prevent any associated environmental degradation.

- **The principle of inter-generational equity**

The benefits to future generations include employment opportunities, improved capabilities to respond to increasing demands and community expectations for efficient liquid waste facilities.

- **The conservation of biological diversity and ecological integrity**

The proposed development will take place on a brownfield site within an existing industrial estate. The location of the facility is well connected to transport networks for the efficient transportation of waste products to and from the site. This reduces impacts on the environment by not developing a greenfield site and by having a well-positioned processing facility in the Canberra region.

- **Improved valuation, pricing and incentive mechanisms**

The assessment of environmental, social and economic issues undertaken in the EIS allowed for the improved valuation of the resources when considering the merits of the proposed development. The environmental and social costs associated with the proposed development were minimised through proposed mitigation measures, while it is expected that the proposed development will result in positive economic outcome for the region.

5.2 Statement of Strategic Directions

The EIS generally has addressed the key principles outlined in the Statement of Strategic Directions as it focuses on the aggregation of liquid waste to be reused, recycled or repurposed. This complies with the ACT Government's objectives to divert waste from landfill and increase the recovery of resources and recycling.

6 Recommendation

Having regard to the documentation and information provided, the Authority has assessed the J.J. Richards & Sons Pty Ltd liquid waste facility and depot proposal's revised EIS as meeting the requirements of Chapter 8 of the PD Act.

It is the Authority's assessment that the revised EIS has provided sufficient information to the ACT Government and the community to allow an informed evaluation of potential environmental impacts which could be attributed to the liquid waste facility and depot proposal. Duggan & Hede Pty Ltd has proposed a range of avoidance, mitigation and management measures to reduce, avoid and mitigate potential environmental impacts arising from construction and operational activities associated with the project. It is considered that any potential adverse impacts can be adequately addressed by implementing these measures and the development application conditions specified in this report.

The Authority's recommendation is that the Minister need take no action in relation to the revised EIS. The Minister may however, decide to present the revised EIS to the Legislative Assembly. This action does not affect an EIS being complete in accordance with section 209 of the Act.

Appendix 1 – Final scoping document

ACT Government
Environment, Planning and Sustainable Development

Form

Scoping Document

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

APPLICATION NUMBER: 201600068	**DATE OF THIS NOTICE:** 18 January 2017
DATE LODGED: 5 December 2016	
PROJECT: Recyclable Materials Collection / Recycling Facility (Liquid Waste Facility and Depot)	
SITES (block and section) IN THE DIVISION OF HUME:	Block 23 Section 28
	Block 28 Section 28
ADDRESS: 27 (23/28) and 31 (28/28) Sawmill Circuit, Hume	
APPLICANT: Duggan & Hede Pty Ltd	
LAND CUSTODIAN: J.J. Richards & Sons Pty Ltd	

SCOPING DOCUMENT:

The planning and land authority within the Environment, Planning and Sustainable Development Directorate (EPSDD) 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 EPSDD has:

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

EPSDD 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 EPSDD from time to time.

NEXT STEPS:

Pursuant to the P&D 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 EPSDD's comments and the representations on the draft EIS
d) Submit the revised EIS to EPSDD for evaluation.

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

Delegate
Tegan Liston
A/g Manager
Impact Assessment
Environment, Planning and Sustainable Development Directorate
18 January 2017

Contact
Dominic Riches
Assessment Officer
Impact Assessment
Environment, Planning and Sustainable Development Directorate
E: dominic.riches@act.gov.au
T: (02) 6205 1834

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 proposed facility 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
- Draft ACT Separation Distance Guidelines for Air Emissions, March 2015
- Environmental Guidelines for Service Station Sites and Hydrocarbon Storage, January 2014
- 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 EPSDD with an adequate understanding of the environmental impacts associated with the proposal.

Table 1 identifies the impacts that EPSDD has identified as potentially significant 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 EPSDD's assessment.

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

	Pollution	Also identified by entity
A.1	Spill of liquid waste or fuel	
A.2	Leakage/seepage of liquid waste to soil and groundwater	HPS, EPA
A.3	Soil contamination affecting the health of construction and operational workers	HPS
A.4	Odour from operation of the facility and the stored liquid waste	HPS, EPA, QPRC
A.5	Hazardous air emissions from the facility, including cumulative impacts with other developments in the surrounding area	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 movements	EPA, QPRC
	Hazards and Risks	
B.1	Fire within the facility affecting neighbouring land uses and the health and safety of workers	QPRC
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	Facilities and storage providing harbour to vermin and pest animals which impact on health and amenity	
B.5	Visual impact from storage and from lighting the facility	
B.6	Generation of process waste that poses a risk to the environment or human health	HPS
B.7	Critical damage caused by flooding	
B.8	Affect on employees from unloading, storage and handling of hazardous materials	HPS
B.9	Increased traffic movements affecting the surrounding transport network and associated safety risks	EPA, Strategic Planning
B.10	Receipt, storage and disposal of non-compliant feedstock with potential for combustion	
B.11	Potential spills or fire during transport of materials to and from the facility	EPA
B.12	Infrastructure failure causing fire or explosion	

5.1 Potentially significant impacts

Provide information, as required by sections 5.2 – 5.7, for each impact (listed above) with a risk level of medium or above as determined before any mitigation measures are applied.

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 the level of impact after the mitigation measures have been applied. A residual risk assessment is only required where the significance of impact is determined as medium or above. 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 contingencies for disposal/reprocessing of feedstock which does not meet standards

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 Traffic and transport

- Describe arrangements for the transport of construction materials, equipment, products, wastes and personnel during both the construction phase and operational phases of the development proposal
- Include a description of the volume of traffic generated during construction and operation for the life of the facility.
- Include details of vehicle traffic, transit routes and transport of heavy and oversize loads (including types and composition).

5.8.9 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 affected 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 (EPA)

The EIS should assess the potential for waste liquid and associated odour and other by-products to leave the site and enter the environment. The assessment should consider the impacts and potential mitigation methods to protect the environment from such impacts.

A2. Health Protection Service (HPS)

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. Assessment should be conducted regarding dust generation of dust movement while the site is under construction
- the impact of offensive odours due to the nature of the products being handled and stored
- the impact of contaminated runoff to any surface water
- the impact of groundwater contamination
- containment strategies for any industrial accidents
- the potential for health impacts where personnel come into contact with or are exposed to the materials stored onsite for extended periods.

HPS also recommends that rain water tanks comply with the Rainwater Tanks Guidelines 2010 and any rainwater taps and outlets are clearly labelled as being provided with non-potable water.

A3. Environment Protection Policy (EPP)

Throughout the documents the assessment of environmental and hazard impacts is based on the nearest existing residential development rather than the nearest approved /permitted residential development. It is understood sensitive receptors such as childcare facilities and residential may be permitted closer than the 2500m referenced in the assessments associated with proposed development in Tralee (NSW). The assessments and proposed mitigation measures should be undertaken in consideration of the nearest permitted sensitive receptors. While this may not change the measures employed to mitigate emissions it would provide a more accurate assessment of potential risks associated with the proposal.

In the absence of any other guidance when undertaking the air impact assessment the proponent should reference the draft ACT Separation Distance Guidelines for Air Emissions March 2015. For the proposed activity, if the activity is within 300m (Waste Transfer facility) of the permitted sensitive receivers, further assessment may be required. It is noted mitigation measures are proposed for the organic component of the operation, which is the component most likely to cause odorous air emissions, with this component enclosed and incorporating emissions mitigated measures including an active carbon air extraction system.

In relation to the hazard risk assessment it should also be based on the distance to permitted residential / sensitive development.

The assessment of noise impacts is limited and does not appear to reference and provide an assessment in relation to the ACT noise standards that apply to the site and receivers.

Details of the lighting for the facility and assessment of impacts should be included in accordance with relevant Australian Standards.

The scoping documents and facility design needs to reference and consider the ACT EPA, Environmental Guidelines for Service Station Sites and Hydrocarbon Storage, January 2014. The current proposal is inconsistent with the Guidelines in relation to the requirement to roof the oil tank farm and bund the unwanted oil tank. All fuel facilities and associated infrastructure proposed should be in accordance with the Guidelines or justification provided for departure from these criteria.

The executive summary refers to environment planning policies which is more relevant to NSW rather than ACT, where the reference should be to EPA legislation, environment protection policies and guidelines such as detailed above.

Section 4.6 Fire Services, the proponent should liaise with the ACTFB to determine appropriate measures are in place / proposed for the fuel storage components of the facility. This section should reference the risk assessment at Appendix 6 which has further detail on fire service requirements for the fuel storage components of the facility. The BCA does not address flammable storage requirements for fuel facilities.

The document references on numerous occasions stormwater treatment and detention devices. The design basis of the stormwater treatment and detention devices capacity should be quantified for each element of the design and articulated. This includes stormwater for the expanded bin storage area. Details of the site drainage / falls for the bin area should detailed in the site drawings.

In Table 7.1d for 'land' the assessment should detail risk mitigation for impacts on land not stormwater for example bunding, the same applies to mitigation measures for groundwater impacts. See comments below regarding risk mitigation measures for the underground sumps / tanks.

7.2.2 Refers to the need to notify NSW Worksafe (under SEPP33), assume this reference is incorrect. Any requirement to notify ACT Worksafe under ACT Worksafe or Dangerous Substances legislation should be detailed if applicable. The proponent should liaise with ACT Worksafe / JACS regarding ACT specific requirements for dangerous substances. Worksafe ACT and the ACTFB should review the SEPP33 assessment for ACT context.

9.2.3 While the EPA petroleum storage guidelines do not require groundwater monitoring bores for above ground fuel storage the underlying groundwater in the region is shallow representing a potential risk. A groundwater bore search in proximity of the facility was not evident nor an assessment of the depth to groundwater at the site. As a minimum the underground blinds sumps/ tanks (2x 10,000) should be secondary contained include interstitial monitoring and or/an incorporate an external monitoring bore in the pit for the sump(s) to allow monitoring of an leakage. The pipe work between the sumps (tanks) should be in accordance with the EPA petroleum storage guidelines and be secondary contained. As detailed above the rational for 10,000L spill containment sumps / tanks considering the capacity of the tankers needs to be justified. In incorporation with loading dock and site bunding this may be adequate , however as detailed above this should be quantified and articulated.

A4. Queanbeyan – Palerang Regional Council

Queanbeyan-Palerang Regional Council (QPRC) wishes to highlight that land adjoining the ACT border to the east and south east of the site 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.

Currently the scoping document for the EIS contains insufficient information in respect of the proposed development's potential impacts on lands in NSW. Accordingly, it is requested that any future EIS address the potential impacts of the proposed development on land in NSW currently identified for residential purposes under the *Queanbeyan Residential and Economic Strategy 2031*. This should include the potential impact of both noise and odour on land in NSW. The EIS should also provide information that addresses potential fire safety impacts upon land in NSW.

A5. Strategic Planning - Environment and Planning Directorate

Existing Environment

The main development site is located at 27 Sawmill Circuit which is Block 23 of Section 28 at Hume. However, the whole development comprises the new works on Block 23 in addition to the existing recycling facility at 31 Sawmill Circuit (Block 28 Section 28). Hence, the traffic impact would originate from and to both blocks and needs to be considered in relation to both blocks. Inclusion of an aerial photo of the development site and the adjoining properties would be helpful in presenting the site.

Potential Impacts

The Monaro Highway and Tralee Street intersection serves as the main entry and exit point of the trucks coming in and out of the development site. There needs to be an analysis of the intersection performance as well as the traffic impact on Monaro Highway and the surrounding transport network.

Investigation of the safety and level of interaction between the heavy vehicles and the general traffic including pedestrians needs to be undertaken.

Waste Routes

Noting that the materials being transported are hazardous, as a minimum, the vehicles and drivers alike need to comply with the ACT Worksafe provision for transporting hazardous goods and the ACT Dangerous Goods (Road Transport) Regulation 2010.

While the ACT does not have specific routes for specific waste materials, the routes for heavy vehicles need to be in accordance with the routes approved by the National Heavy Vehicle Regulator. For the ACT, these routes are outlined in the ACT Road Transport Dimension and Loading 26m B-Double Exemption Notice 2010 (No. 1) and the ACT Road Transport Dimension and Loading General B-Double Exemption Notice 2010 (No.1)

The ACT Freight Strategy also outlines the future orbital freight network and provides guidance on facilitating safe freight movements to, from, within and through the ACT and region.

As such, the developer should include indicative routes of the origin and destination of the waste materials to and from the waste management facility.

Traffic Generation

The traffic generated from and to the development should be estimated based on RTA Guide to Traffic Generating Developments in light of existing traffic in the area.

Parking

Car and truck parking provision rates should be in accordance with the ACT Planning and Land Authority Parking and Vehicular Access Code 2012 and Australian Standards AS 2890 for parking requirements including manoeuvring, loading and unloading of vehicles on the site.

It would also be beneficial to reflect the existing and future truck and car parking arrangements on the drawings.

Access

Safe and efficient access to and from the development should be considered in accordance with the ACT Planning and Land Authority Parking and Vehicular Access Code 2012.

Mitigation Measures

From a transport perspective, the developer needs to ensure that the vehicles and the drivers involved in the operation of waste management facility have the appropriate licenses in compliance with ACT Worksafe provision for transporting hazardous goods.

The process involves collection of waste materials from the ACT and surrounding region, transport into the facility and ultimately to crop farms in Goulburn Mulwaree and to oil refinery in Wagga. As such, the developer also needs to ensure it complies with the above regulations and codes (both locally and regionally) in handling the waste materials safely both on-site and in transporting the recycled materials to the region.

Safety should be a primary consideration during the construction and operation of the facility. This includes ensuring safe and efficient interaction between pedestrians, cyclists, cars and heavy vehicles on-site.

FOR NOTING BY THE PROPONENT ONLY

B1. Emergency Services Agency

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

Provision for bulk foam storage on site for ACT Fire and Rescue (ACTF&R) use would be recommended.

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.

Fire Brigade Access
Pumper only: Roads and driveways are to be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment. ACTF&R pumpers require a minimum turning circle of 18 metres and weigh 14 tonne. Paths of travel that traverse over or are in close proximity to basement surfaces require pavement loading suitable for ACTF&R emergency vehicle access/egress.

ACTF&R Fire Safety Section
Compliance to the BCA and inbuilt fire safety systems are outside the scope of this document and will be assessed separately by ACT&R Fire Safety Section at the building approval stage, further information regarding fire safety reviews, please contact ACT&R Fire Safety Section on 6207 8370.

Street Furniture, Landscaping and Tree Planting
ACTF&R has the following requirements in relation to street furniture, future landscaping, existing trees and tree planting that should be adhered to:

- Access to hydrants, other water supplies and services must not be impeded by trees, street furniture of landscaping
- Street trees species to be selected for low bark flammability characteristics
- Street furniture and future landscaping must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres.

B2. Transport Canberra and City Services

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

B3. ACT Heritage Council

The Council advises that the proposed development is unlikely to damage any Aboriginal places or objects, and that no heritage assessment is required as part of the EIS scoping document.

Review of the ACT Heritage Register identifies that no registered or recorded heritage places or objects occur within the Blocks 23 and 28, Section 28 Hume.

Further the Council considers that unrecorded heritage places and objects are unlikely to occur within the subject area, due to the existing infrastructure and prior disturbance, which included the stripping of topsoil from the site in 2009-2010 prior to placement of controlled fill (ACT Geotechnical Engineers Pty Ltd 2014).

B4. Conservator of Flora and Fauna

The site is located within the industrial area of Hume. Block 28 is already developed with an industrial building that is surrounded by hardstand, while Block 23 has been completely cleared of any vegetation. As such, there are no issues of concern to the Conservator of Flora and Fauna.

B5. ActewAGL Electricity Networks

ActewAGL Distribution do support the proposed development at above mentioned blocks, however, would like to highlight that there are existing underground service located on the block and verge. The 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 alteration if/as required.

B6. Jemena (ActewAGL Gas Networks)

Jemena have no comments on this proposal at this stage.

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.

Appendix 2 – Cross reference table between EIS and the final scoping document

Scoping document reference	Description	Revised EIS reference
i	The cover page must clearly display the following: a) The name of the proposal (project title) b) The block identifier and street address for the proposal c) The date of the preparation of the document d) Full name and postal address of the designated proponent e) Name of the person/organisation who prepared the documents f) Address, telephone and email contact details for the person/organisation who prepared the document g) Name of person/organisation for which the document was prepared.	Cover page
ii	Provide a glossary of technical terms, acronyms and abbreviations used in the EIS.	Glossary
iii	Provide a non-technical summary of the EIS including a description of the proposal, key findings and recommendations.	Executive Summary
1	I**ntroduction** Summarise the proposal background and justification for the proposal	Section 1
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.	Sections 2.1, 2.2 and 2.3
2.2	**Future Expansion** Provide a description of potential expansion of activities at the site past the proposed facility identified in the application documents.	Section 2.4
2.3	**Alternatives to the proposal**	Section 2.5

	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 an justification for the proposal	Section 2.6
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.	Section 3.1
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 • Draft ACT Separation Distance Guidelines for Air Emissions, March 2015 • Environmental Guidelines for Service Station Sites and Hydrocarbon Storage, January 2014 • Other relevant planning and environmental guidelines and management plans.	Section 3.2
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 PD Act.	Section 3.2.1
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).	Section 3.2.2
4	**Risk Assessment**	Section 4
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	Section 4, Appendix N

	described. This should be based upon the Preliminary Risk Assessment (PRA) submitted with your request for the scoping application.	
5	**Assessment of Impacts** Sufficient information is required to provide EPSDD with an adequate understanding of the environmental impacts associated with the proposal.	Section 5
5.1	**Potentially significant impacts** Provide information, as required by sections 5.2 – 5.7, for each impact (listed above) with a risk level of medium or above as determined before any mitigation measures are applied.	Outlined under each identified impact, Sections 5.1-5.20
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).	Outlined under each identified impact, Sections 5.1-5.20
5.3	**Investigations** Identify the findings and results of any environmental investigation in relation to the land to which the proposal relates.	Outlined under each identified impact, Sections 5.1-5.20
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.	Outlined under each identified impact, Sections 5.1-5.20
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	Outlined under each identified impact, Sections 5.1-5.20

	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.	Outlined under each identified impact, Sections 5.1-5.20
5.7	**Residual Risk** Provide a table that details the residual risk for the potentially significant impacts identified. A residual risk assessment is the level of impact after the mitigation measures have been applied. A residual risk assessment is only required where the significance of impact is determined as medium or above. 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.	Section 5.21
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.	Section 6
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	Section 6.1
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 contingencies for disposal/reprocessing of feedstock which does not meet standards	Section 6.2
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	Section 6.3
5.8.4	**Soils, water and contamination**	Section 6.4

	• 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	Section 6.5
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)	Section 6.6
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	Section 6.7
5.8.8	**Traffic and transport** • Describe arrangements for the transport of construction materials, equipment, products, wastes and personnel during both the construction phase and operational phases of the development proposal • Include a description of the volume of traffic generated during construction and operation for the life of the facility. • Include details of vehicle traffic, transit routes and transport of heavy and oversize loads (including types and composition).	Section 6.8
5.8.9	**All other impacts** Describe any potential impacts that have not been discussed in the previous sections.	Section 6.9
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 affected by the proposal	Section 7

	• The local community.	
6.1	Describe the community consultation undertaken (methodology and criteria for identifying stakeholders and the communication methods used).	Section 7.1
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.	Section 7.2
6.3	Describe how any concerns have been considered in light of the proposal and any future development planned.	Section 7.3
7	**Recommendations**	Section 8
7.1	Provide a summary of any commitments to impact prevention, mitigation measures and other actions within the EIS.	Section 8.1
7.2	Provide a summary table outlining the residual risk assessment results.	Section 5.21.2
7.3	Describe the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals.	Section 8.3
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.	Section 9
9	**References** A reference list using standard referencing systems must be included.	Section 10
10	**Required Appendices**	Section 11
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.	Section 11.1 (Appendix E)
10.2	**Scoping Document Reference** Include a table that cross-references the EIS to the scoping document.	Section 11.2 (Appendix E)
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.	Section 11.3
10.4	**Information Sources**	Section 11.4

	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.	Section 11.5
10.6	**Specialist Studies** All reports generated based on specialist studies undertaken as part of the EIS are to be included as appendices.	Section 11.6
10.7	**Research** Any proposals for researching alternative environmental management strategies or for obtaining any further necessary information should be outlined in an appendix.	Section 11.7