Australian Capital Territory

Planning and Development (Hume Resource Recovery Facility) EIS Assessment Report 2023

Notifiable instrument NI2023–55

made under the

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

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1 Name of instrument

This instrument is the *Planning and Development (Hume Resource Recovery Facility) EIS Assessment Report 2023*.

2 Commencement

This instrument commences on the day after its notification day.

3 EIS assessment report

The planning and land authority has prepared the EIS assessment report for the Hume Resource Recovery Facility 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

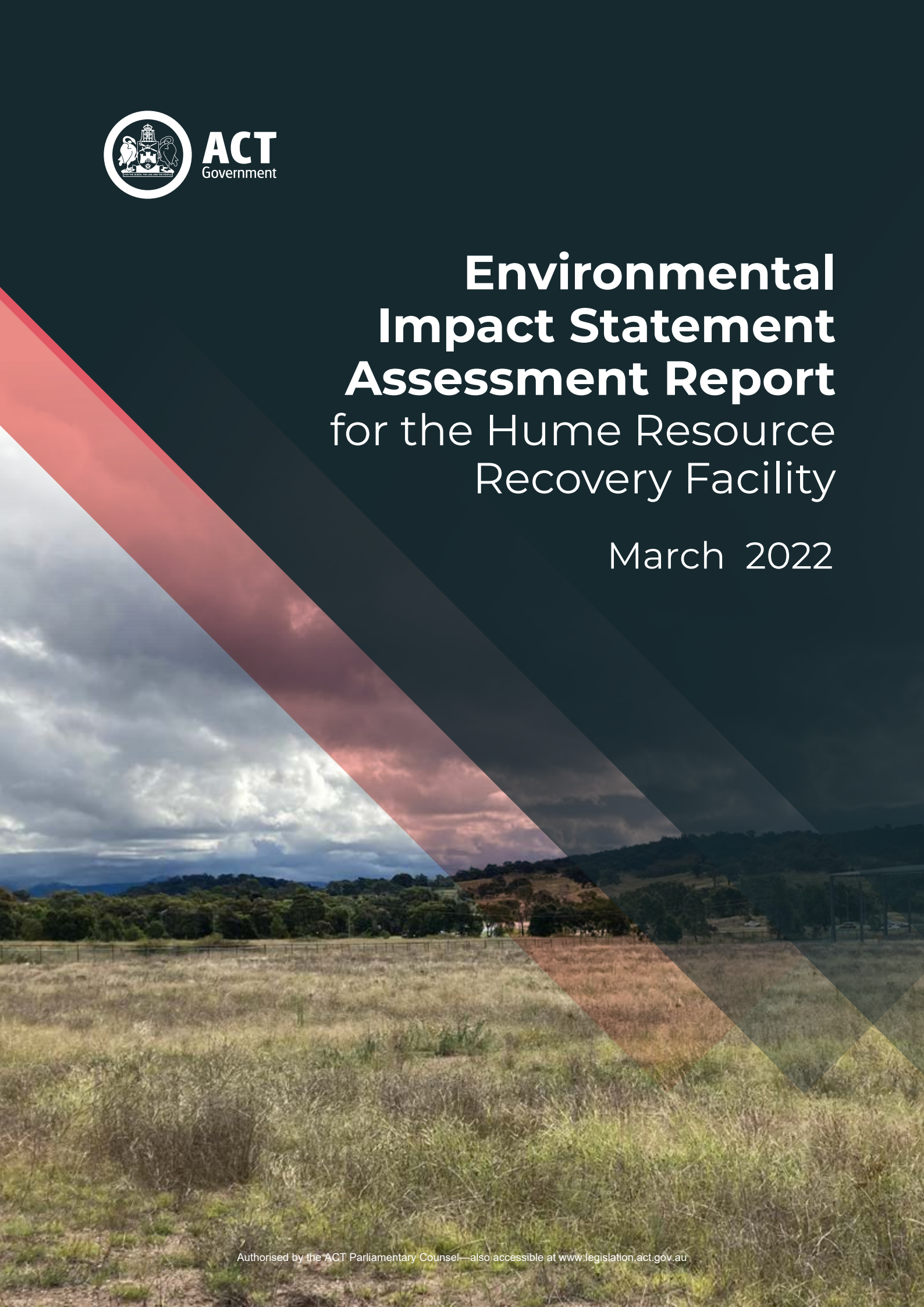
Note 2: Under the Act, s 225A (5), the EIS assessment report expires 18 months after its notification day.

Craig Weller
Delegate of the planning and land authority
2 February 2023

ACT Government

Environmental Impact Statement Assessment Report for the Hume Resource Recovery Facility

March 2022



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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: EIS201900010
Document no: 2019/03829
Project: Hume Resource Recovery Facility
Date scoping document issued: 2 April 2019
Date draft EIS lodged: 16 September 2020
Date revised EIS lodged: 3 December 2021
Proponent: Flexible Australia Pty Ltd
Applicant: Canberra Town Planning
Location: Block 11 Section 21 Hume
Street address: 36 Couranga Crescent Hume

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 Authority is satisfied that:

- each matter raised in the scoping document for this proposal is addressed.

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Glossary and definitions

Term	Definition
ACT	Australian Capital Territory
The Authority	The planning and land authority
BUD	Beneficial re-use determination framework
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.
EIS	Environmental impact statement: a document prepared to detail the expected environmental, social and economic effects of a development, and state commitments to avoid, mitigate or satisfactorily control and manage any potential adverse impacts of the development on the environment. In the ACT, an EIS is required for proposals in the impact track as per Section 127 of the Planning and Development Act 2007.
EPA	Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cth)
EPSDD	Environment, Planning and Sustainable Development Directorate
ESA	Emergency Services Agency
FOM	Facility operational manual
NCA	National Capital Authority
OEMP	Operational environmental management plan
PD Act	Planning and Development Act 2007 (ACT)
PD Regulation	Planning and Development Regulation 2008 (ACT)
TCCS	Transport Canberra and City Services Directorate
WSUD	Water sensitive urban design

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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 Hume Resource Recovery Facility proposed by Flexible Australia Pty Ltd.

The project is of a development type that meets section 123 of the *Planning and Development Act 2007* as it involves an activity mentioned in Schedule 4 of the PD Act, and therefore triggers the impact track. The development application (DA) for this project is required to include a completed Environmental Impact Statement (EIS) under the PD Act.

1.1. Project description

Canberra Town Planning has acted as the applicant for this project on behalf of Flexible Australia Pty Ltd, the proponent for this project.

The project is for the construction and operation of a resource recovery facility processing waste from municipal infrastructure maintenance. Waste from street sweeping, stormwater maintenance, hydro excavation and golf course bunker sand is proposed to be processed, and construction aggregate, sand, clay/soil, water, metal and plastic to be recovered for beneficial reuse and/or recycling. The facility is proposed to process 23,000 tonnes of material per year.

1.2. Project background

The subject site is on an undeveloped block in the Hume industrial area. The block is located in the IZ1 General Industrial Zone and the proposal is an assessable development within this zone.

The EIS states the objectives of the project are to reduce the amount of waste disposed to landfill through recovering materials from drain networks, street sweeping and hydro excavation material.

1.3. Project location

The EIS relates to land in the division of Hume in the Australian Capital Territory. The land is located at Block 11 and Section 21 at the southern end of the industrial suburb of Hume and is 2.4868 ha in area. The land is zoned IZ1 general industrial. The project location is shown in Figure 1.

Figure 1 - Aerial photo of the proposal location (Source: Revised EIS, Canberra Town Planning 2021)

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1.3.1. Legal land description and tenancy

The Hume Resource Recovery Facility will directly and indirectly affect 1 block. Table 1 shows the legal land description for each block affected by the proposal and the details of tenancy type and tenant.

Table 1 - Legal land description and tenancy

Block	Section	Division	Tenancy	Tenant
			Directly affected lands	
11	21	Hume	Leased Territory Land	Pinnacle ACT Pty Ltd and Flexible Property Group Pty Ltd
			Neighbouring lands	
	21/22/31	Hume	Leased Territory Land	Multiple private lessees
1670		Tuggeranong	Unleased Territory Land	Parks and Conservation, EPSDD

1.4. Alternatives to the project

The proponent considered 2 options: the selected option and the 'do nothing' option.

The 'do nothing' option was considered by the proponent as not meeting the proponent's business plan and not achieving the positive environmental outcomes for waste management the proposal is intended to achieve. If the proposal did not occur, waste would continue to be disposed at landfill and valuable re-usable materials contained in waste would not be recovered. As a result, the proponent determined the 'do nothing' option was unsuitable.

The proposal as described in the application was considered a suitable option by the proponent. The site is a suitable size (large block), location (existing industrial area), separated by a suitable buffer distance to sensitive receptors, has minimal visual impact from the street, good access to the road network and has appropriate zoning. The proponent determined that the site location and operation of the facility was a suitable option for conducting an activity that involves processing regulated waste.

2. The environmental impact assessment process

Environmental impact assessment processes are used to identify, predict, plan for and manage the impacts of development proposals before a decision is made about the project going ahead. An environmental assessment process is required to be undertaken for projects that are likely to trigger the impact track. Three options are available for an environmental assessment – Environmental Impact Statements (EIS), EIS exemptions and Environmental Significance Opinions (ESO), with the suitability of each option dependent on the type and scale of project.

An EIS process 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).

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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 of the PD Act;
- the Minister makes a declaration under section 124;
- section 125 or section 132 applies to the proposal; or
- the Commonwealth 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 76.

2.1. Impact track triggers

The Hume Resource Recovery Facility is in the impact track as it is a development of a kind mentioned in Schedule 4 of the PD Act. This proposal triggers the Schedule 4 item listed in Table 2**.**

Table 2 Impact track triggers per Schedule 4 of the PD Act

Item Number	Description	Project Component
Part 4.2, item 9 (c)	*a 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.*	Element/s of the project which triggers this item: The processing of waste that is regulated waste under the *Environment Protection Act 1997*.

2.2. EIS process

The flowchart below outlines the EIS application process.

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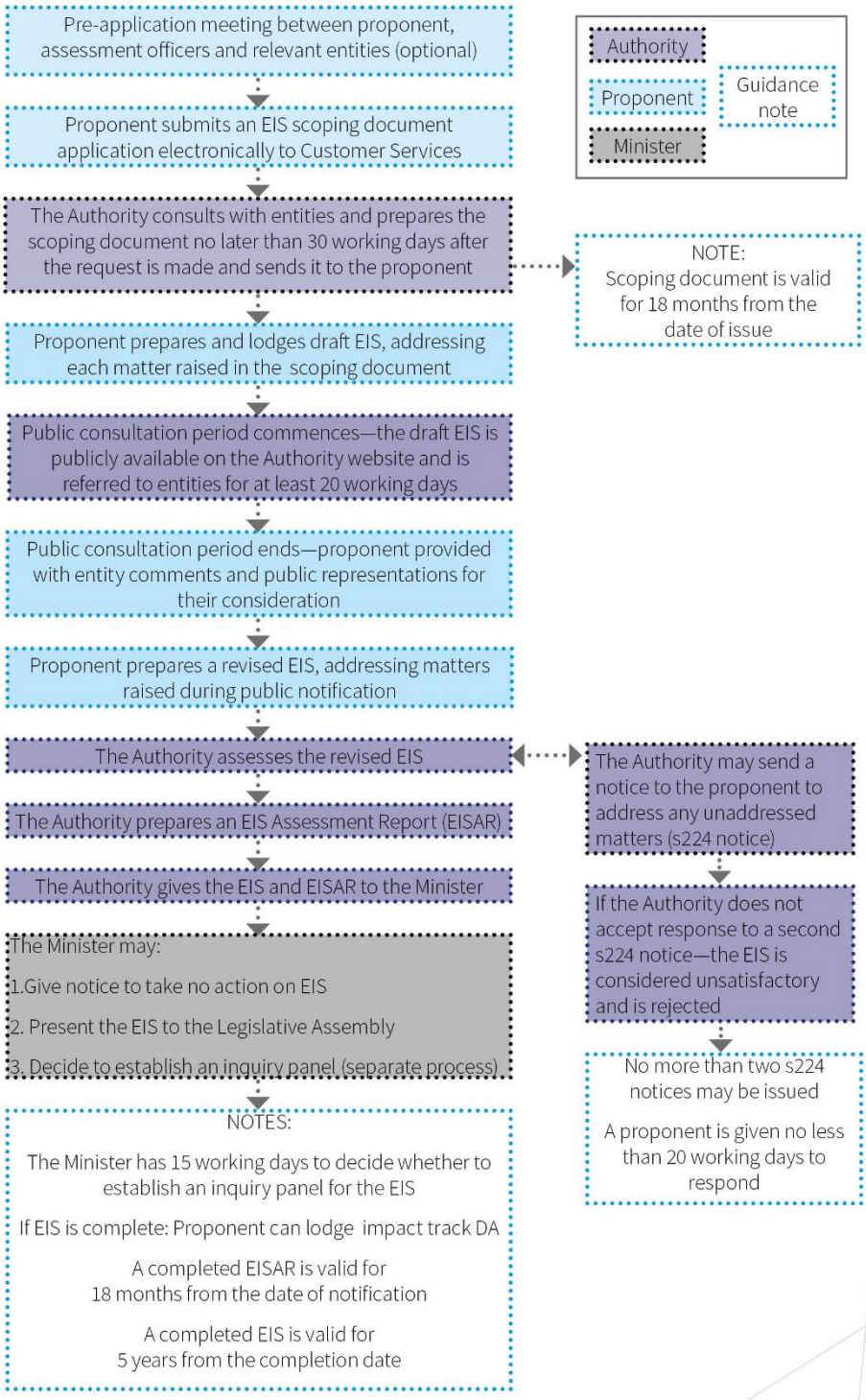

Figure 2 - The EIS process

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2.3. Scoping Document

To guide the content of an EIS and therefore the investigations and research required, a scoping document is prepared. The planning and land authority (the Authority) within EPSDD prepares a scoping document in response to an application made for the proposal.

On 8 February 2019, Flexible Australia 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 Regulation 2008* (**PD Regulation**) about the scoping document application. The Authority may also seek advice from the ACT community and other entities. The Authority referred the scoping document application to the mandatory entities and others, Queanbeyan Palerang Regional Council and TCCS waste regulation, inviting written comments. The entities were given 15 working days to provide comment. The consulted entities and the date of their response are summarised in Table 3**.**

Table 3 Entity date of response on scoping document application

Entity consulted	Entity response
Evoenergy Electricity	7 March 2019
Icon Water	19 March 2019
Jemena Gas	15 March 2019
Conservator of Flora and Fauna	14 March 2019
Emergency Services Commissioner	26 March 2019
EPSDD Environment Protection Policy	15 March 2019
Environment Protection Authority	18 March 2019
ACT Heritage Council	6 March 2019
ACT Health Protection Service	18 March 2019
TCCS Waste Regulation	12 March 2019
TCCS NoWaste	20 March 2019
TCCS Place Coordination and Planning	18 March 2019
EPSDD Strategic Planning	8 March 2019
Queanbeyan Palerang Regional Council	7 March 2019

In developing the 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 2 April 2019, the scoping document was issued by the Authority to the proponent pursuant to section 212(2) of the PD Act (**Appendix A**). The scoping document set out the matters to be addressed in the EIS and contained, at a minimum, the requirements required in section 213 of the PD Act and section 50 of the PD Regulation.

The scoping document was notified on the ACT Legislation Register on 3 April 2019.

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

Under section 213 of the PD Act, the scoping document is effective for 18 months after the date on the scoping document. After receiving the scoping document and pursuant to section 216(2) of the Act, the proponent is required to:

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

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

A cross-reference document was included as an Appendix to the EIS to cross reference the contents of the EIS to the contents required in the scoping document.

2.4. Draft EIS

The purpose of the draft EIS is to identify and describe the potential environmental, social and economic impacts of the proposal, including cumulative, regional, temporal and spatial considerations. The draft EIS is required to fulfil the requirements of the scoping document.

On 11 August 2020, Canberra Town Planning (applicant), on behalf of Flexible Australia Pty Ltd (proponent,) gave the Authority a draft EIS, under section 216(2) of the PD Act.

2.4.1. Public notification of draft EIS

Pursuant to section 217 of the PD Act, the Authority publicly notified the draft EIS from 1 October 2020 to 19 November 2020, being 35 working days. This is in accordance with section 218 of the PD Act, which states that if the draft EIS is lodged with a concurrent development application, the concurrent consultation period applies. Section 147AA of the PD Act describes that the concurrent consultation period is not less than 35 working days.

During the public consultation period, a copy of the draft EIS was available on the Authority's website and at the EPSDD shopfront in Dickson. This public consultation process provided stakeholders and the community with the opportunity to make representations on the proposal or in respect to specific environmental issues of concern.

No public representations were received during the consultation period.

2.4.2. Entity referral of EIS

On 1 October 2020, the draft EIS was referred to each of the entities who provided comments on the scoping document, and also the Canberra Airport. The referral took place at the draft EIS stage so that the proponent could address entity comments in their revised EIS. Additional comments were sought on the revised EIS where the entity had requested further information from the proponent. Comments on the EIS were received from 12 entities, summarised in Table 4.

Table 4 - Summary of entity comments on the draft EIS

Referred entity	Entity response	Entity response date
Health Protection Service (HPS), ACT Health	Draft EIS The following details were requested to be addressed: • The quality of water for reuse onsite including how it will be tested, classified and what testing methodology will be used. • Details regarding mitigation measures to be put in place for the inherent exposure risks for the possible health hazards identified, in particular *Legionella*, from untreated waste and wastewater.	12 October 2020, 20 December 2021

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	• Details regarding how waste streams are to be assessed for contamination before being accepted and processed at the facility. • Further details regarding the storage and pest proofing of final products. The HPS supports the development and implementation of Construction and Operational Environmental Management Plans. Common conditions relating to constructing sediment control ponds in a way that minimise the potential for creating a mosquito nuisance, dust suppression and labelling sources of stormwater as non-potable water were also included. <u>Revised EIS</u> The applicant has adequately responded to HPS comments from the previous EIS stage. The HPS supports the following comments in the residual exposure assessment. • crystalline silica and hydrocarbons are to be monitored once the facility is commissioned. • knowing where material originates from, to avoid receiving or distributing asbestos, suspected or historic PFAS contamination and other contaminated materials. • if waste from outside Canberra is to be processed, or volumes of hydro mud are to increase the risk may need to be reassessed.	
ACT Heritage Council	The proposed development is unlikely to diminish the heritage significance of a place or result in damage to Aboriginal heritage places or objects, subject to the below conditions: • Development activities must immediately cease if any suspected Aboriginal objects and/or places are identified and not recommence until an exception in accordance with Section 76 of the Heritage Act 2004 is obtained. • All Aboriginal heritage sites must be reported to the Council within five working days, in accordance with Section 51 of the Heritage Act 2004.	19 November 2020
Conservator of Flora and Fauna	<u>Draft EIS</u> The main method of managing stormwater will be onsite retention in oversized tanks. This method appears to have been selected in order to meet the WSUD requirements regarding nutrient reduction while accounting for the insufficiently sized stormwater tie at the outlet to the block, which does	24 November 2020, 21 December 2021

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	not have the capacity to handle increased stormwater flows. It is unclear how the water will be used on-site and whether the single proposed WSUD water quality asset (the Spel Hydrosystem1000) will be sufficient to achieve the water quality targets, give the potential volume of water the asset will need to manage. The revised EIS needs to demonstrate how water will be re-used on site as this currently does not appear to be factored into the MUSIC model. <u>Revised EIS</u> The EIS at a high level commits to managing stormwater impacts. Detention tanks must be sized appropriately to capture stormwater generated on site. All stormwater that has come in contact with the site that is not used within the plant processes must be discharged to sewer. If this is achieved, the proponent will appropriately manage risks to the environment.	
Emergency Services Agency (ESA)	The proposal was supported subject to the following conditions: • The proponent must seek clarification from Icon Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development. • The ESA concurs with the findings and recommendations of the bushfire assessment report. The bushfire protection measures as recommended by the bushfire assessment report must be implemented. • The location of the proposed development indicates that ESA will be able to provide operational response to the area and its surrounds. • Compliance to the National Construction Code and inbuilt fire safety systems are outside the scope of this assessment and will be assessed separately at the building approval stage. Common conditions relating to roads and driveways being accessible to fire fighting vehicles and equipment, procedures for hot works during construction and operation, permit for high-risk activities on total fire ban days, demolition and asbestos management, notification to ESA of significant asbestos removal, location of street furniture and landscaping to not impede use or access to firefighting infrastructure and fire brigade access to the site were also included.	16 October 2020

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Environment Protection Authority	The proposal was supported subject to the following conditions. • Schedule 1 of the Environment Protection Act, 1997 identifies Class A activities which require an Environmental Authorisation (EA) to be held by the activity manager prior to operations commencing. The following Class A activities are proposed to be undertaken: • Item number 43: The operation of a facility for the crushing, grinding or separating of materials (including sand, gravel, rock, minerals, slag, road base, concrete, bricks, tiles, asphaltic material, metal or timber) into different sizes, if the processing facility is designed to produce more than 10 000t of processed materials per year • Item number 45: The operation of a waste transfer station receiving 30 000t or more of waste each year. • The applicant will be required to obtain an EA from the EPA prior to any Schedule 1 Class A operations commencing. Approval for the DA does not automatically mean an EA will be granted by the EPA. Common conditions relating to unexpected site contamination, soil and waste disposal, sediment and erosion controls and construction methods were also included.	16 October 2020, 24 January 2022
ACT NoWaste, Transport Canberra and City Services	<u>Draft EIS</u> The following additional information was required: • The sources of material to be processed and end markets for outputs, as information is only provided for sand and aggregates for beneficial reuse. • Noting the proponent proposes to halt processing of material in the event of equipment failure, clarity is needed on where the material will be taken in this scenario. • Anticipated resource recovery rates by waste stream and overall, for the proposal. This is a standard metric provided for waste facilities and allows for consideration of broader waste management outcomes within the Territory. • Clarify what is meant by the terms re-use in house and re-use including how materials will be used in house. • Clarify whether waste from hydro excavation activities includes drilling mud. Drilling mud will likely require different management to other hydro excavation activities.	16 November 2020, 11 January 2022, 28 January 2022

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	• Clarify what constitutes a stockpile, noting the likely licensing conditions will not allow permanent stockpiling • Clarify whether the proposal intends to receive material from outside the ACT • Consideration of the Environment Protection Authority Guideline for Stockpile Management 2019 <u>Revised EIS</u> Previous comments have been adequately addressed. • The terminology has been clarified. Re-use in house refers to material used by Flexible Australia in its normal operations. • The proponent had clarified hydro excavation waste does not include drilling mud derived from horizontal drilling operations and removed the section in the EIS on drilling mud. • Permanent stockpiling will not exist. • The majority of waste will be sourced from the ACT, with minor amounts from the surrounding NSW Local Government Areas. • Stockpile management and the EPA guideline has been addressed. • The resource recovery rate is close to 80%. The revised EIS meets requirements that the facility can be licenced under the current regulatory framework. Much of the detail contained within the waste facility licence will be determined at the time of the waste facility licence application. The waste facility licence, if approved, will consider appropriate stockpiling volumes/dimensions. The proponent will need to dispose unrecovered materials.	
Evoenergy	Comments relate to matters to be addressed at DA stage.	15 October 2020
Icon Water	Comments relate to matters to be addressed at DA stage.	6 October 2020
Jemena (Evoenergy Gas)	No comments.	1 October 2020
EPSDD Strategic Planning and Policy	Land to the west of the block is proposed as an arterial road, connecting NSW to the Monaro Highway. Details of this road are not known.	20 November 2020
Queanbeyan Palerang Regional Council (QPRC)	The lands adjoining the ACT border immediately adjacent Hume are identified for future residential use under the Queanbeyan Residential and Economic Strategy 2031. The land known as 'South Jerrabomberra' is zoned for residential purposes. Given the proximity of the proposed development at Hume to the lands identified for residential purposes	28 September 2020

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	at South Jerrabomberra, QPRC requests that adequate design measures are taken to ensure the impacts of this development are minimised or mitigated. Appropriate conditions should be attached to any approval granted to ensure the operation of the proposed recycling does not detrimentally impact on the amenity of the residential properties at South Jerrabomberra.	
Canberra Airport	Guideline C of the National Airports Safeguarding Framework deals with the management of the risk of collisions between wildlife and aircraft at or near airports where that risk may be increased by the presence of wildlife-attracting land uses. The waste facility is a use which will increase wildlife to the local vicinity. The site is over 11km from the airport and therefore according to Guideline C a waste facility like this has a moderate risk to bird and wildlife. The bird strike Assessment provided with the EIS fails to identify the use as a waste facility. There would be a requirement to mitigate/monitor the potential for wildlife strikes due to the site being located between Area B (8km radius) and Area C (13km radius) of the airport. Canberra Airport will be satisfied if waste is managed in compliance to the proponents proposed management principles in their 'Facility Operations manual' subject to Canberra Airport obtaining a copy of the FOM when finalised, and regular cleaning, appropriate storage and sorting. Canberra Airport is unaware if the proponent has consulted with the Civil Aviation Safety Authority (CASA) and Airservices, receipt of these interactions would be required. The location of a further waste facility in Hume is preferable to increasing the number of waste facilities in Fyshwick.	2 December 2020

The entity comments are included in this report where they relate to each potential impact. Any matters to be considered or conditions that have been recommended by a referral entity will be included in section 6 of this report.

2.4.3. Request for revision of draft EIS

The Authority provided their preliminary review of the draft EIS, entity comments and public representations to the proponent. The proponent was required to revise the draft EIS, to take into consideration all matters raised during consultation, comments from EPSDD and to demonstrate how the matters have been taken into account in the revised EIS.

2.5. Revised EIS

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On 11 November 2021, Canberra Town Planning, on behalf of Flexible Australia 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. As stated above, the revised application was circulated to selected entities to confirm their matters raised in earlier referrals had been addressed. Following this, the Authority commenced 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; and
- consideration and incorporation of the Authority's and entity comments provided on the draft EIS.

Matters to be considered during the assessment include possible conditions of approval for any subsequent DAs for this proposal, as identified in section 6 of this report.

The Authority is satisfied Flexible Australia Pty Ltd adequately addressed the Authority's and entity comments. No public submissions were received during the consultation period on the draft EIS.

2.6. Additional public consultation

The proponent conducted community and stakeholder consultation in line with the requirements of the scoping document by conducting briefings with and sending letters to stakeholders, distribution of printed materials to neighbouring lessees and residents in McArthur and Gilmore, publishing a notice in the Canberra Times, adding the proposal to the ACT Government's pre-DA consultation register and creating a website describing the proposal that included a form for providing feedback.

The proponent provided details of these activities in their revised EIS. The proponent appropriately responded to community feedback received during community consultation in the revised EIS. The community concerns raised regarding air pollution, dust, odour, contaminated water run-off and noise were addressed through the design and operation of the facility where all processing is conducted in a bunded closed building.

2.7. 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 accepted the revised 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 workings day 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;
b. has not decided to establish an inquiry panel to inquire about the EIS;
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.

The Authority's recommendation to the Minister can be found in section 7 of this report.

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2.8. 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 and address the completed EIS. The EIS expires five years after the day it is completed.

2.9. 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.

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3. Assessment of impacts

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:

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

3.1. Planning and land status

The proposal is located in an industrial zoned area and has industrial, commercial, non-urban and residential zoned land in the surrounding region.

3.1.1. Impacts

The potential impacts identified in the EIS were:

- the sterilisation of surrounding land uses and
- the impacts on adjacent existing and future land uses, including the commercial zoned land and residential zoned land in NSW.

3.1.2. Key findings

The proposal is located in a general industrial (IZ1) zoned area with leisure and accommodation (CZ6) zoning to the west and south-west. The land to the north, east and south is also zoned general industrial. The nearest residential zoned area in the ACT is Gilmore approximately 1150 metres to the south-west and in NSW is South Jerrabomberra approximately 600 metres south-east of the proposal.

The EIS has concluded that the site has an appropriate zoning for the proposed facility and the purpose clause in the crown lease allows the facility on the site.

The EIS has stated that the proposal is unlikely to lead to the sterilisation of surrounding land uses due to the mitigation measures proposed in relation to odour emissions, air emissions, noise, wastewater, stormwater, fire hazard, road traffic and potential to attract birds in proximity of an aircraft flightpath. The EIS has also stated that the proposed mitigation measures will result in impacts being contained to within the waste processing building or to the block. The assessment of each of these impacts is detailed in the following sections.

3.1.3. Mitigation and avoidance

The table below details the avoidance measures associated with impacts on planning and land status as proposed in the EIS.

Table 5 Avoidance and mitigation measures (planning and land status)

Proposed mitigation measures	Stage of implementation
The facility will require licenses to operate under the *Environment Protection Act 1997* and *Waste Management and Resource Recovery Act 2016*.	Prior to operation
The resource recovery plant will be located within a bunded and enclosed building and water within the building will be recycled within the plant or discharged to sewer. Waste will be delivered directly and processed inside	Operation

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the building. Filter cake to dispose to landfill will be kept inside the building for short periods of time.	
Only recovered materials will be stored outside the building in bays covered from rainfall and kept for short periods of time. Areas outside the building will be sealed with concrete.	Operation

3.1.4. Scoping document requirements

The table below details the risks associated with impacts on planning and land status as defined in the EIS.

Table 6 Scoping document requirements (planning and land status)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Sterilisation of surrounding land uses	Medium	Remote	Moderate	Very low

3.2. Traffic and transport

Currently Hume has light and heavy vehicle traffic of an industrial nature. The proposal has access to the Monaro Highway, a major transport road. The Hume industrial estate includes existing wide streets that currently caters for small and larger vehicles.

3.2.1. Impacts

The potential impacts identified in the EIS were:

- Increased traffic during construction and operation
- Reduced road safety due to traffic increase including heavy vehicles

3.2.2. Key findings

The vehicle traffic caused by the proposal will be limited due to the facility being limited by a waste license to processing a fixed amount of waste each year (23,300 tonnes). The Traffic Assessment (Appendix B of the EIS) determined the facility would produce 24,628 vehicle trips per year which equates to 98 trips per day of operation. There will be 21 morning and 21 afternoon peak period trips, equating to one trip every 3 minutes.

The Traffic Assessment considers this estimate is conservative (over-estimated) as some vehicles will arrive with a load and leave with a load resulting in two trips for both delivery and collection. However, the transport assessment assumed trucks will either leave or arrive empty and will therefore cause two trips for each delivery or collection. The transport assessment concluded the development will have negligible impacts at the Monaro Highway/Tralee Street intersection and no road network upgrades are required to offset traffic impacts due to the development.

Traffic safety issues due to increased vehicle traffic will be managed by:

- Vehicles will enter and exit the site in a forward direction using a driveway with dimensions in accordance with the relevant Australian standard.
- Signage onsite will show vehicle and pedestrian routes to ensure pedestrian safety.
- There will be a sufficient area on site for queuing vehicles to avoid interrupting traffic flow.

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TCCS did not raise any matters to the findings and conclusions of the Traffic Assessment and did not require additional information on traffic and transport at this stage of the assessment process.

3.2.3. Mitigation and avoidance

The table below details the avoidance measures associated with traffic and transport as proposed in the EIS.

Table 7 Avoidance and mitigation measures (traffic and transport)

Proposed mitigation measures	Stage of implementation
The site will have a two-way entry / exit point to allow vehicles to enter and leave in a forward direction. There will be a sufficient queuing area for vehicles on site.	Construction
The facility will be limited to processing 23,300 tonnes of waste per year by a waste facility license, which will place a limit on the volume of traffic produced by the facility.	Operation
The beneficial re-use determination (BUD) decision-making framework will monitor vehicle movements daily. Traffic impacts will be addressed through the Facility Operational Manual (FOM).	Operation

3.2.4. Scoping document requirements

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

Table 8 Scoping document requirements (traffic and transport)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Increased traffic during construction and operation	Medium	Possible	Minimal	Very low
Reduced road safety due to traffic increase including heavy vehicles	Medium	Remote	Moderate	Very low

3.3. Utilities

The proposal will require connection and modification to the utilities of the estate. The block is currently connected to water and sewer infrastructure. Electricity, internet and gas infrastructure currently exists adjacent to either Couranga Street or Tralee Street close to the block.

3.3.1. Impacts

The potential impacts identified in the EIS were:

- Impacts to existing infrastructure

3.3.2. Key findings

The proposal will require connection to sewer, water, electricity, internet and gas utilities that currently exist in the verge of adjoining roads. All utility entities have supported the proposal subject to conditions and further assessment will occur at the DA stage. An electricity substation will be

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constructed on the block. Evoenergy has provided conditions to ensure a substation can be constructed safely.

3.3.3. Mitigation and avoidance

The table below details the avoidance measures associated with impacts to utilities as proposed in the EIS.

Table 9 Avoidance and mitigation measures (impacts to utilities)

Proposed mitigation measures	Stage of implementation
An application to Evoenergy will be made for the siting and suitable capacity of an electrical substation.	Prior to construction

3.3.4. Scoping document requirements

The table below details the risks associated with impacts to utilities as defined in the EIS.

Table 10 Scoping document requirements (impacts to utilities)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Risk to existing infrastructure	Medium	Remote	Moderate	Very low

3.4. Materials and waste

The proposed facility will process waste from stormwater infrastructure maintenance (obtained from gross pollutant traps and sedimentation basins), hydro excavation, street sweeping and golf course bunker sand and recover re-usable materials. Waste processing will separate contaminants from re-usable materials. The processing methods will produce fit for purpose re-usable materials, treated process water that can be re-used, filter cake or sludge cake that will contain contaminants washed out of the received waste and unrecyclable materials. Construction aggregate, sand, soil, organic matter, water, plastic and metal will be recovered by the process and re-used in house, sold or recycled. Litter and filter cake will be disposed to landfill.

3.4.1. Impacts

The potential impacts identified in the EIS were:

- Impact from receipt of hazardous materials
- Spread of waste to other sites during transport and operation
- Impact of excess stockpiling during operation and when operation ceases

3.4.2. Key findings

The majority of waste material processed at the facility will come from the ACT. The source of waste, location of markets for recovered materials, type and quantity of waste processed at the facility will be further determined by TCCS in a waste facility license under the *Waste Management and Resource Recovery Act 2016*.

The proponent has developed a beneficial re-use determination (BUD) as a decision-making framework for the types of waste that will be accepted at the facility. Waste that does not pass the BUD will not be accepted in the facility, for example waste without traceability of generation source,

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waste from contaminated sites or from street sweepings from a vehicle accident. The BUD can require waste to be quarantined on site to be tested prior to being accepted for processing. Waste containing hazardous chemicals outside the operating parameters of the facility will not be accepted onsite. If hazardous chemicals are detected during processing, they will be isolated and disposed to landfill.

Waste processing
Waste will be processed using wet processing methods to separate contaminants from re-usable materials. Process water will then be treated to clump together contaminants that will be separated and filter cake will be produced. The wet processing methods will separate staff from being in contact with hazardous materials. Received waste, recovered materials, filter cake and process water will be tested for the presence of hazardous chemicals in accordance with procedures described in the EIS main report section 8.4 and Appendix P Process Monitoring. The proponent's Health Impact Assessment (Appendix I of the EIS) has concluded that based on the expected amount of contaminants present in the received materials and the operating control measures, there is unlikely to be a risk to staff from contaminants in waste.

Environmental authorisation
Further details on testing of waste received and recovered materials will be determined by the Environment Protection Authority (EPA) in an environmental authorisation under the *Environment Protection Act 1997*. Operational hazardous chemical control measures will be further assessed by the EPA. The proponent has stated that treated process water will be re-used in the proponent's hydro excavation truck operations. The testing of treated process water and the ways in which it can be re-used will be determined by the EPA in the environmental authorisation process. The BUD and facility operations manual (FOM) will manage the risks posed by unexpected hazardous chemicals being present in waste.

The EPA has advised that the proponent will be required to obtain an environmental authorisation prior to operations commencing. Approval of the DA does not automatically mean an environmental authorisation will be granted by the EPA.

Waste spread
Waste processing will occur inside an enclosed and bunded concrete building and waste will be delivered directly inside the building. Waste trucks entering and exiting the site will have loads in sealed or covered containers. Water used in processing will be treated and re-used in the facility or discharged to sewer and will not enter the stormwater system. Recovered materials will be stored outside in bunded bays covered to prevent rain falling on materials. Filter cake to dispose to landfill will be stored inside the building.

Stockpiling
The BUD will require that there is an existing use or market for the materials that will be recovered from waste delivered at the facility. If there is no existing use or market, waste will not be accepted. This will prevent recovered materials being stockpiled for long periods and avoid an oversupply of waste. Filter cake will be disposed to landfill regularly.

In the situation that the facility is not operational, the proponent has stated waste will be taken to the Oaks Estate mud processing facility, Mugga Lane landfill and other operations. The FOM will include emergency management procedures.

The waste and recycle management plan will be assessed by TCCS at the DA stage.

TCCS and EPA have not objected to the proposal and did not require additional information on materials and waste.

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3.4.3. Mitigation and avoidance

The table below details the avoidance measures associated with materials and waste as proposed in the EIS.

Table 11 Avoidance and mitigation measures (materials and waste)

Proposed mitigation measures	Stage of implementation
The facility will be licensed under the *Environment Protection Act* 1997 and the *Waste Management and Resource Recovery Act 2016*.	Prior to operation
Wet processing methods will be used to separate contaminants from re-usable materials. Process water will then be treated to clump contaminants into a filter cake that will be separated from process water.	Operation
Testing procedures for hazardous contaminants in waste, recovered materials, filter cake and process water are described in the main EIS section 8.4 and Appendix P Process Monitoring. Testing procedures will be further determined with the EPA during the environmental authorisation process under the *Environment Protection Act 1997*. Testing will determine whether waste can be accepted for processing at the facility, recovered materials are fit for purpose, how process water can be reused and whether filter cake can have beneficial re-use or requires disposal at landfill. Testing procedures will be described in the FOM. The FOM will control operation of the facility and will be endorsed by the EPA and TCCS during the facility licensing process.	Operation
Waste delivery and processing will occur inside an enclosed and bunded building. Only recovered materials will be stored outside the building in bays covered from rainfall. Filter cake to dispose to landfill will be kept inside the building.	Operation
The BUD framework will control the waste accepted at the facility to avoid receiving contaminated waste and waste that will result in stockpiles of unwanted recovered materials accumulating on site.	Operation

3.4.4. Scoping document requirements

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

Table 12 Scoping document requirements (materials and waste)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Impact from receipt of hazardous materials	Medium	Remote /unlikely	Moderate	Very low /low
Spread of waste to other sites during transport and operation	Medium	Possible	Moderate	Medium
Impact of excess stockpiling during operation and when operation ceases	Medium	Remote	Moderate	Very low

3.5. Landscape, visual and lighting

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The proposal is located on the edge of an industrial area surrounded by industrial and rural land uses. The site can be viewed from the surrounding land uses.

3.5.1. Impacts

The potential impacts identified in the EIS were:

- Visual impacts on surrounding area from operations such as buildings, stockpiles and lighting

3.5.2. Key findings

The part of the block developed as part of this proposal will be entirely hardstand concrete. The built structures will comprise of a large shed, weighbridge office, vehicle paths and parking. The site will be surrounded by retaining walls and fencing. The proposed development will consist of structures of similar height and dimensions to structures already common in the industrial estate. Waste processing will occur inside an enclosed building and only final products will be stored outside in covered storage bays with walls. Views of the site from each aspect will be of a large building with roller doors, metal cladding, concrete panels, an office building and fencing. The site is screened from the Monaro Highway by established vegetation. The visual impacts of the proposal are expected to be minimal.

3.5.3. Mitigation and avoidance

The table below details the avoidance measures associated with landscape, visual and lighting impacts as proposed in the EIS.

Table 13 Avoidance and mitigation measures (landscape, visual and lighting impacts)

Proposed mitigation measures	Stage of implementation
The large building will be made of concrete and shale grey colourbond material to blend with the surrounding natural landscape.	Construction
The parts of the block close to streets will be rehabilitated and vegetation planted to blend the development with the surrounding landscape.	Construction
Waste will be contained within the building and only recovered materials will be located outside in covered bays with 2 metre walls. Lighting will be in accordance with the Australian Standards and will focus downwards at an angle of 60 degrees from vertical or less to limit the light escaping the site.	Operation

3.5.4. Scoping document requirements

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

Table 14 Scoping document requirements (landscape, visual and lighting impacts)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Visual impacts from operations such as buildings, stockpiles and lighting	Medium	Possible	Minimal	Very low

3.6. Hydrology, soils and geology

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Waste processing will produce potentially contaminated water that may pollute stormwater and downstream waterways if released from the facility. Other associated operations at the site also have the potential to contaminate stormwater. The increase in impervious surfaces due to development may impact on stormwater quality and quantity. Spills of hazardous chemicals at the site could contaminate soil and groundwater.

3.6.1. Impacts

The potential impacts identified in the EIS were:

- Chemical or waste spill contaminating soil, water and groundwater
- Contaminated stormwater or waste from site impacting on Jerrabomberra Creek and wetlands

3.6.2. Key findings

Stormwater

All rainwater falling on hardstand surfaces will flow to stormwater retention tanks and then detention tanks. Stockpiles of recovered materials will be covered to prevent rain falling on these materials. Water flowing out of the detention tanks will be treated by a water treatment device before being released to the estate stormwater network. Water captured in retention tanks will be used on-site in the facility, to reduce dust from stockpiles of recovered materials and irrigate landscaping.

Impact on stormwater is proposed to be mitigated by separating stormwater from process water and treating stormwater prior to release to the stormwater network. A water sensitive urban design (WSUD) report and stormwater model has been submitted with the concurrent DA. The ability of the WSUD measures to protect the environment and compliance with the WSUD code will be assessed at the DA stage. The stormwater model describes the effectiveness of the proposed WSUD measure and will be assessed at the DA stage. The risk of polluting Jerrabomberra Creek and Wetlands with polluted stormwater from the proposal is low due to the design and operation of the facility.

The Conservator of Flora and Fauna has advised that the EIS commits to managing stormwater impacts. Detention tanks must be sized appropriately to capture stormwater generated on site. All stormwater that has come in contact with waste that is not used within the plant must be discharged to sewer. If this is achieved, the proponent will appropriately manage risks to the environment.

Process water

Waste processing will occur in an enclosed bunded building to prevent waste spills or process water overflow entering the stormwater network. Contaminated filter cake to dispose to landfill will be stored inside the building with water flowing from filter cake flowing to sumps inside the building. Contaminated water used in waste processing will be kept separate to stormwater. Process water will be treated and re-used in the facility or tested to determine the concentration of contaminants. If the water is of an appropriate quality, it will be used in the proponent's hydro excavation truck operations or to reduce dust from stockpiles of recovered materials. The possible uses for treated process water will be determined by the EPA in an environmental authorisation, as described in section 3.4 Materials and waste. Excess process water that cannot be re-used will be discharged to sewer under a trade waste agreement with Icon Water. The terms of the trade waste agreement will be determined by Icon Water prior to water being discharged to sewer.

The EIS stated that the proposal is unlikely to contaminate soil and groundwater as the entire site will covered in a concrete hardstand surface or a roofed building.

The EPA, TCCS and Conservator did not request further information on impacts to hydrology and geology.

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3.6.3. Mitigation and avoidance

The table below details the avoidance measures associated with hydrology, soils and geology as proposed in the EIS.

Table 15 Avoidance and mitigation measures (Hydrology, soils and geology)

Proposed mitigation measures	Stage of implementation
Stormwater retention and detention tanks and a stormwater treatment device will be installed. An assessment of the WSUD measures and stormwater model will be conducted during the DA assessment.	Prior to construction
The entire ground surface will be sealed with a concrete hardstand with stormwater draining to water retention and detention tanks. Water released from detention tanks will be treated in a water treatment device prior to release to the stormwater network.	Construction
Process waster will be treated, tested and reused in the facility. Process water management will be described in the FOM. The FOM will control operation of the facility and will be endorsed by the EPA and TCCS during the facility licensing process. The environmental authorisation will provide detail on how treated process water can be reused.	Prior to operation
A trade waste agreement will be negotiated with Icon Water for discharge of process water that cannot be reused to sewer.	Prior to operation
Waste delivery and processing will occur inside an enclosed and bunded building. Only recovered materials will be stored outside the building in concrete bays, covered from rainfall with water draining to the stormwater system. Materials to dispose to landfill including filter cake will be stored inside the building.	Operation

3.6.4. Scoping document requirements

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

Table 16 Scoping document requirements (Hydrology, soils and geology)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Chemical or waste spill contaminating soil, water and groundwater	Medium	Remote	Moderate	Very low
Contaminated stormwater or waste from site impacting on Jerrabomberra Creek and wetlands	Medium	Remote	Moderate	Very low

3.7. Climate change and air quality

The EIS states that the proposal aims to reduce the quantity of waste disposed at landfills which could lead to a reduction of landfill greenhouse gas (GHG) emissions. The storage of waste or recovered materials has the potential to produce odour or emissions of particulates to air.

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3.7.1. Impacts

The potential impacts identified in the EIS were:

- Emissions of air pollutants, dust and odour from facility during construction and operation

3.7.2. Key findings

The EIS outlines that waste will be delivered and processed inside an enclosed building. Filter cake will be stored inside the enclosed building. As a result, emissions of odour and dust from received waste, waste processing and filter cake will be low.

The only materials stored outside the building will be recovered materials that have a beneficial reuse. These will be in covered bays with walls and stockpiles will be sprayed with water to keep materials moist to reduce dust produced. Final recovered materials are unlikely to generate odour as they will be sorted and washed and are mostly non-putrescible (not liable to decay) materials (aggregate, sand, gravel, soil/clay and organic materials). Recovered materials will not be stockpiled for long periods as the BUD will require that only waste with an existing market for the recovered materials will be accepted at the facility.

The ACT Separation Distance Guidelines for Air Emissions (2018) state that the recommended separation distance between a materials recovery facility and sensitive land uses is 300 metres, with adjustment for slope and surface roughness due to vegetation. The proposed facility is more than 1000 metres from the sensitive residential land uses in Gilmore and MacArthur (ACT) and South Jerrabomberra (NSW). Another sensitive land use, the Rose Cottage, is 350 metres to the west.

The EPA and ACT Health did not raise concerns or require further information regarding odour or air pollution.

The EIS has described that GHG emissions produced at the facility will be low as the facility uses a wet mechanical process that does not produce emissions, as opposed to a thermal process. The EIS has estimated emissions qualitatively as low. The EIS outlines that the proposal will divert waste currently going to landfill and reduce landfill GHG emissions. The proposal is estimated to recover approximately 80% of waste processed. The EIS states 18,000 tonnes per year of waste from street sweeping and stormwater maintenance activities will be diverted from landfill. The EIS states these materials break down in landfill to produce GHG emissions and the diversion from landfill will reduce landfill emissions by 20,746 tonnes of CO2 equivalent emissions per year. Estimates of GHG emissions in landfill avoided by processing the other waste streams (hydro excavation and golf course bunker sand) have not been provided. Waste recovery percentages will be further negotiated by TCCS when granting a waste facility license.

The proposal will process waste to obtain materials that can be reused. Re-used materials will displace raw materials from use in construction and infrastructure maintenance and are expected to reduce the GHG emissions of these works.

3.7.3. Mitigation and avoidance

The table below details the avoidance measures associated with climate change and air quality as proposed in the EIS.

Table 17 Avoidance and mitigation measures (climate change and air quality)

Proposed mitigation measures	Stage of implementation
Waste management and processing will be described in the FOM. The FOM will control operation of the facility and will be endorsed by the EPA and TCCS during the facility licensing process.	Prior to operation

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The facility will use a wet mechanical process which does not produce GHG emissions and reduces creation of dust.	Operation
Waste delivery and processing will occur inside an enclosed building which will reduce odours outside the building. Materials to landfill including filter cake will be stored inside the building.	Operation
Recovered materials will be stored outside the building in covered concrete bays and kept wet to prevent the creation of dust.	Operation
The BUD framework will control the waste accepted at the facility to avoid stockpiles of unwanted recovered materials accumulating on site.	Operation

3.7.4. Scoping document requirements

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

Table 18 Scoping document requirements (climate change and air quality)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Emissions of air pollutants, dust and odour from facility during construction and operation	Medium	Possible	Minor	Low

3.8. Socio-economic and health

The proposed facility will process waste that may contain hazardous chemicals creating a health risk to staff and surrounding businesses.

3.8.1. Impacts

The potential impacts identified in the EIS were:

- Facilities and materials storage providing harbour to pest animals impacting on health and amenity
- Adverse health impacts to personnel and neighbouring land uses from exposure to waste materials

The proposal may have the following positive impacts:

- A reduction in waste to landfill will reduce landfill management costs.
- Generation of economic activity which will provide employment.

3.8.2. Key findings

As described in the materials and waste section (section 3.4), the proponent will use the BUD to determine the types of waste accepted at the facility. Waste that does not pass the BUD will not be accepted in the facility, for example waste without traceability of generation source, waste from contaminated sites or from street sweepings from a vehicle accident. The BUD can require waste to be quarantined on site to be tested prior to being accepted for processing in the plant. Waste containing hazardous chemicals outside the operating parameters of the facility will not be accepted onsite. If hazardous chemicals are detected during processing, they will be isolated and disposed to landfill. Waste will be processed using wet processing methods to separate contaminants from re-usable materials and avoid creating dust. Process water will then be treated to clump together contaminants that will be separated and filter or sludge cake will be produced. The filter cake will

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contain contaminants and process water will be re-used in the plant. The wet processing methods will separate staff from being in contact with hazardous materials. Received waste, recovered materials, filter cake and process water will be tested for the presence of hazardous chemicals in accordance with procedures described in the EIS main report, Appendix P Process Monitoring and Facility Operation Manual (FOM). The Health Impact Assessment (Appendix I of the EIS) has concluded that based on the expected amount of contaminants present in the processed materials and the proposed operating control measures, there is unlikely to be a risk to staff from contaminants in waste.

Further details on waste received and recovered material testing will be determined by the Environment Protection Authority (EPA) in an environmental authorisation under the *Environment Protection Act 1997*. Only fit for purpose recovered materials will be re-used or sold. The BUD and FOM will manage the risks posed by unexpected hazardous chemicals being present in waste.

The risks of legionnaire's disease, caused by inhaling water droplets containing *Legionella* bacteria which can grow in water tanks, will be managed with water testing, cleaning and maintenance of infrastructure and chlorination of water if required.

The Health Protection Service (HPS) has advised that their comments and concerns have been adequately addressed by the proponent. The HPS has advised they support the development and implementation of operational environmental management plans and the monitoring of respirable crystalline silica and hydrocarbons in the plant. The HPS supports that the risks to human health from possible asbestos and PFAS contamination of waste should be re-assessed if waste from NSW is processed at the facility and if the amount of hydro excavation waste processed increases.

As described in the materials and waste, and air quality sections (sections 3.4 and 3.7), waste will be delivered and processed inside an enclosed bunded building. Only recovered materials with a beneficial reuse will be stored outside the building. These will be in covered bays, sprayed with water to reduce dust produced and unlikely to generate odour or attract pest animals as they will be sorted and washed and are mostly non-putrescible (not liable to decay) materials. Recovered materials will not be stockpiled for long periods due to the BUD. The EIS states that the risk of adverse health impacts to surrounding land uses is low.

3.8.3. Mitigation and avoidance

The table below details the avoidance measures associated with socio-economic and health as proposed in the EIS.

Table 19 Avoidance and mitigation measures (socio-economic and health)

Proposed mitigation measures	Stage of implementation
Procedures to operate the facility safely, including waste management, will be described in the FOM. The FOM will control operation of the facility and will be endorsed by the EPA and TCCS during the facility licensing process.	Prior to operation
The BUD framework will control the waste accepted at the facility to avoid receiving contaminated waste and waste that will result in stockpiles of unwanted recovered materials accumulating on site.	Operation
Waste delivery and processing will occur inside an enclosed and bunded building. Waste processing will use a wet mechanical process to prevent the creation of dust and separate staff from waste materials. Materials to dispose to landfill including filter cake will be stored inside the building.	Operation
Recovered materials will be stored outside the building in concrete bays covered from rainfall and kept wet to prevent the creation of dust.	Operation

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Monitoring of respirable crystalline silica and hydrocarbons in the air inside the building will be conducted.	Operation
Monitoring of *legionella* bacteria will be conducted and control measures will include cleaning, maintenance and disinfection.	Operation

3.8.4. Scoping document requirements

The table below details the risks associated with socio-economic and health as defined in the EIS.

Table 20 Scoping document requirements (socio-economic and health)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Facilities and materials storage providing harbour to pest animals impacting on health and amenity	Medium	Possible	Minimal	Very low
Adverse health impacts to personnel and neighbouring land uses from exposure to waste materials	High	Remote	Moderate	Very low

3.9. Noise and vibration

The construction and operation of the waste facility may create noise and vibration that affects surrounding businesses and nearby sensitive receivers. The proposed facility is in an industrial zoned area (general industrial IZ1) however land uses potentially sensitive to noise and vibration are nearby: commercial zoned land (leisure and accommodation CZ6, ACT) and residential zoned land (low density residential R2, NSW).

3.9.1. Impacts

The potential impacts identified in the EIS were:

- Noise and vibration during construction and operation impacting surrounding land uses

3.9.2. Key findings

The noise assessment (Appendix A of the EIS) predicted the noise produced by the operation of the proposed facility at six locations: 3 neighbouring blocks in the IZ1 zone, one neighbouring block in the CZ6 zone, the Rose Cottage hospitality business in the CZ6 zone and nearest NSW land.

The predicted noise from the operation of the facility, as outlined in the EIS, complies with daytime noise standards for the relevant zone in the *Environment Protection Regulation 2005*, except for the nearest side of the nearest block, block 1 section 29 (30 Couranga Crescent) where the zone noise standard is exceeded by 2 decibel units. The noise assessment states an excess of that magnitude is negligible and not expected to result in adverse effects in an industrial environment. It is likely that sensitive uses (such as offices) on the adjacent block would not be located close to the block boundary (at the assessment location) and therefore would be exposed to less noise than predicted. The predicted noise at the closest NSW land also complies with the relevant daytime noise standards as required by the *Environmental Protection Regulation 2005.*

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Vibration generated during construction is not expected to be perceptible at sensitive receptors and there are no identified sources of significant vibration associated with operation of the facility.

The noise assessment (Appendix A of the EIS) and EIS state that the *Environmental Protection Regulation 2005* permits construction activity in an industrial zone to exceed the noise zone standards if the noise occurs between 6:00 am and 8:00 pm and relevant noise reduction measures in the Australian Standard (AS2436: guide to noise and vibration control on construction, demolition and maintenance sites) are implemented.

The predicted noise from construction of the facility complies with the zone noise standards when the activity occurs more than 75 metres from the noise receiver. It is expected that most construction activities will occur at greater than 75 m from receivers. To comply with the *Environmental Protection Regulation 2005*, the proponent must undertake relevant mitigation measures from AS2436 to minimise construction noise.

The EPA did not raise any matters relating to the noise and vibration impacts of the proposal.

3.9.3. Mitigation and avoidance

The table below details the avoidance measures associated with noise and vibration as proposed in the EIS.

Table 21 Avoidance and mitigation measures (noise and vibration)

Proposed mitigation measures	Stage of implementation
The location of the facility is an appropriate distance from sensitive receivers to avoid noise impacts to sensitive receivers.	Design
The facility will be licensed under the *Environment Protection Act 1997*, which will include noise management.	Prior to operation
The facility will operate Monday to Friday between 7.00am and 6.00pm. These are standard working hours in an industrial area.	Operation
The processing plant will be contained within a building and noise mitigation measures will be installed for plant and machinery. An acoustic barrier may be installed at the northwest boundary of the block subject to the EPA environmental authorisation.	Operation

3.9.4. Scoping document requirements

The table below details the risks associated with noise and vibration as defined in the EIS.

Table 22 Scoping document requirements (noise and vibration)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Noise and vibration during construction and operation impacting surrounding land uses	Medium	Remote	Moderate	Very low

3.10. Hazard and risk

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The proposed facility will process waste from stormwater maintenance activities and store recovered materials including organic matter that may be flammable. The site is surrounded by rural land uses and is at risk of being affected by bushfire. The site is in proximity to an aircraft flight path to Canberra airport. Organic matter and other materials in waste may attract wildlife including birds to the site. The presence of birds in a flight path creates a risk of aircraft striking birds.

3.10.1. Impacts

The potential impacts identified in the EIS were:

- Fire or explosion originating in the proposed facility impacting on surrounding land uses
- Risk of bushfire or fire on neighbouring sites impacting the proposed facility
- Bird strike risk to aircraft

3.10.2. Key findings

Waste processing will occur entirely inside a metal clad building. Waste will be delivered directly inside the building and processed using wet processing methods. As a result, the risk of waste igniting during processing is very low. Unprocessed waste will not be stored outside the building. Stockpiles of recovered organic matter will be stored in covered concrete storage bays and kept damp to reduce the risk of fire in the stockpiles either from a fire onsite or a burning ember from a bushfire. Stockpiles of all other materials will not be combustible.

The site is within the area identified by the ESA as a bushfire prone area. The bushfire report (Appendix E of the EIS) requires asset protection zones on three sides around the building and features to prevent fire due to wind blown embers. The bushfire report states that the required asset protection zones are achieved by the position of the building on the block surrounded by a concrete surface, a non-combustible material. The bushfire report states that the design of the facility complies with the ACT strategic bushfire management standards 2014. The ESA has advised that they support the development subject to the implementation of the bushfire protection measures recommended in the bushfire report.

Waste will be delivered in enclosed or covered trucks and processed inside the building preventing birds from accessing waste. The majority of waste received at the facility will be non-putrescible and will not attract birds. Only sorted recovered materials will be stored outside, in covered walled concrete bays. Recovered organic matter is unlikely to attract birds as it will be similar to mulch at a landscaping business. Stockpiles of all other materials will not attract birds. Recovered materials will also not be stored for long periods as a use for the materials will be determined when the waste is accepted at the facility.

3.10.3. Mitigation and avoidance

The table below details the avoidance measures associated with hazard and risk as proposed in the EIS.

Table 23 Avoidance and mitigation measures (hazard and risk)

Proposed mitigation measures	Stage of implementation
The facility will be licensed under the *Environment Protection Act 1997* and the *Waste Management and Resource Recovery Act 2016*, which will include hazard and emergency management.	Prior to operation
Recommendations in the bushfire assessment (Appendix E of the EIS) will be implemented. These include bushfire asset protection zones and fire resistant building features.	Construction
Waste will not be flammable during processing due to the wet processing methods used.	Operation

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Waste delivery and processing will occur inside an enclosed and bunded building. Only recovered materials will be stored outside the building in covered walled concrete bays and kept damp to reduce fire risk. The maximum size of recovered material stockpiles will be described in the environmental and waste licences.	
Emergency procedures, such as monitoring high fire danger weather conditions and evacuation points, will be described in the FOM. The FOM will control operation of the facility and will be endorsed by the EPA and TCCS during the facility licensing process.	Operation

3.10.4. Scoping document requirements

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

Table 24 Scoping document requirements (hazard and risk)

Potential Impact	**Risk Assessment**			
	Risk (before mitigation)	**Likelihood** (after mitigation)	**Consequence** (after mitigation)	**Residual risk**
Fire or explosion originating in the proposed facility impacting on surrounding land uses	Medium	Unlikely	Moderate	Low
Risk of bushfire or fire on neighbouring sites impacting the proposed facility	Medium	Remote	Moderate	Very low
Bird strike risk to aircraft	Medium	Possible	Moderate	Medium

3.11. Conclusion of impact assessment

The EIS, supporting studies and comments of relevant entities provide sufficient information on all impacts of the proposal identified in section 3 above.

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4. Policy considerations

A number of ACT Government policies were considered in the preparation of this EIS as outlined below.

4.1. Climate Change

The EIS has addressed the ACT Climate Change Adaptation Strategy 2016, the ACT Climate Change Strategy 2019-2025 and the AP2 – A new climate change strategy and action plan for the Australian Capital Territory 2012.

The EIS describes that the proposal will reduce the ACT's greenhouse gas emissions by reducing organic material and waste to landfill which reduces landfill emissions, supplying recycled materials to use instead of raw materials and using a zero-emissions waste processing method (no heating or burning material). The EIS states that the proposal will contribute to a zero emission ACT by 2045.

The EIS describes the proposal contains measures to reduce the risks from climate change impacts and includes adaptation measures to reduce vulnerability and increase resilience to droughts, storms and bushfires. The proposal includes stormwater retention measures, building features resilient to fire and measures to protect stockpiles from winds. The EIS states the proposal will avoid contributing to urban heat due to the area of permeable surfaces in the development.

4.2. Territory Plan 2008

The EIS considers the proposal to meet the definition of recycling facility and recycling materials collection which are assessable uses in the zone. The EIS states the proposal is consistent with the zone objectives of the zone.

4.2.1. Statement of Strategic Directions

The EIS has considered and addressed the relevant strategic directions from the statement of strategic directions in the territory plan, from both sections of Principles for Sustainable Development and Spatial Planning and Urban Design Principles.

4.2.2. Territory Plan codes

The proposal will need to comply with the relevant territory plan codes. An assessment of the concurrent DA against the territory plan codes will be conducted, after the EIS process is complete.

4.3. ACT Planning Strategy

The ACT Planning Strategy 2018 provides long-term planning policy and goals to promote sustainable development, consistent with the social, environmental and economic aspirations of the people. The EIS states that it is consistent with the themes outlined in the ACT Planning Strategy of a compact and efficient, diverse, sustainable and resilient, liveable, and accessible city.

4.4. Sustainability Policy

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The Sustainability Policy 2009 requires a triple bottom line approach to sustainability, incorporating social, economic, and environmental factors. The EIS has considered the environmental, social, and economic impacts of the proposal and determined the proposal to be consistent with the principles of the policy.

4.5. ACT Waste Management Strategy

The EIS has addressed the four outcomes of the ACT Waste Management Strategy 2011-2025 of less waste generated, full resource recovery, a clean environment, and a carbon neutral waste sector. The EIS outlines that the proposal will contribute to each outcome in the strategy.

4.6. ACT Waste Feasibility Study

The EIS has addressed the relevant recommendations of the ACT Waste Feasibility Study 2018. These are to divert organic materials from landfill and develop and support the waste industry.

4.7. National Capital Plan

The EIS has addressed the National Capital Plan. The block is zoned urban under the National Capital Plan and there are no additional requirements. The National Capital Authority has raised no concerns with the proposal.

4.8. Other policies addressed in the EIS

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), outside the requirements of the Scoping Document, has been addressed in the EIS. This was included in the EIS by the proponent as part of consideration of other relevant government policies.

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5. Other considerations

5.1. Principles of ecologically sustainable development

The following ecological sustainable development principles have been considered:

5.1.1. Economic, social and environmental considerations

The EIS describes that the proposal complies with the principles of sustainable development defined in section 9 of the PD Act. Further detail is provided below.

The impacts chapter of the EIS (chapter 8) has adequately described that the environmental and social effects of the proposal will be minor. The impacts to the landscape, hydrology, climate change and impacts due to traffic, changes to utilities, waste, noise and natural hazards have been adequately described in the EIS. As a result, the economic impacts due to the environmental impacts are expected to be not significant.

The socio-economic and health impacts section of the EIS (section 8.8) has described that the proposal will have a beneficial socio-economic effect due to a reduction in landfill management costs and production of economic activity which will provide employment. The proposal will supply recycled materials which will enable the construction industry to reduce GHG emissions and reduce the need for quarrying or mining.

The EIS as a whole has addressed the proposed action in relation to the considerations of economic development, social development and environmental protection.

5.1.2. The precautionary principle

The precautionary principle has been addressed in the EIS and was considered by the Authority in the preparation of this assessment report. The EIS has outlined that there are not threats of serious or irreversible environmental harm from the proposal.

5.1.3. The principle of inter-generational equity

The principle of inter-generational equity has been addressed in the EIS and was considered by the Authority in the preparation of this assessment report. The EIS has outlined that the proposal will not compromise the ability of future generations to meet their needs. The proposal will reduce the need for expanding the landfill and provide a source of recycled materials that will reduce the reduce the need for raw materials.

5.1.4. The conservation of biological diversity and ecological integrity

The conservation of biological diversity and ecological integrity has been addressed in the EIS and was considered by the Authority in the preparation of this assessment report. The EIS has outlined the proposal is likely to be consistent with the conservation of biological diversity and ecological integrity.

5.1.5. Appropriate valuation and pricing of environmental resources

Appropriate valuation and pricing of environmental resources has been addressed in the EIS and were considered by the Authority in the preparation of this assessment report. The EIS has outlined that the value of environmental resources has been considered based on the design of the proposal (for example, waste processing occurs inside a building).

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5.2. Proponent's environment history

The EIS states that no notices or convictions have been recorded against the proponent.

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6. Recommended conditions

After considering the revised EIS, the Authority recommends DA considerations and draft conditions of approval to assist with the avoidance and mitigation of adverse environmental impacts, as outlined in Table 25.

Any DA related to the completed EIS, including the concurrent DA submitted as part of this proposal, must include the DA considerations as part of the application. In deciding a DA in the impact track, the Authority must consider matters raised in the completed EIS and EIS Assessment Report. The information gathered through the EIS process is used to assist in the decision-making process for an impact track DA. Any matters highlighted in the EIS process as being critical for the decision-making process will need to be clearly addressed as part of the impact track DA.

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Table 25 Draft Conditions of Development Approval for Hume Resource Recovery Facility

No.	Condition contents	Endorsement/approval	Construction stage	Draft condition of approval
1	Bushfire protection	Planning and land authority, ESA	Design	The facility must be constructed in accordance with the recommendations in the bushfire assessment. These include asset protection zones and fire resistant building features.
2	Water Sensitive Urban Design	Planning and land authority	Prior to construction	The proposal must not have significant adverse impacts on the stormwater network and downstream waterways. The proposal must incorporate water sensitive urban design (WSUD) measures described in the EIS to manage these risks. The proposal's compliance with the WSUD general code will be assessed as part of the DA assessment.
3	Traffic management	Planning and land authority	Construction	The site will have a two-way entry / exit point to allow vehicles to enter and leave in a forward direction. The site will have a sufficient queuing area for vehicles. The beneficial re-use determination (BUD) framework will monitor vehicle movements and traffic impacts will be managed by the Facility Operation Manual (FOM).
4	Visual impact	Planning and land authority	Construction	The building will be made of materials that blend with the surrounding landscape. The parts of the block close to streets will be landscaped and planted with vegetation to blend with the landscape. Waste will be contained within the building and only recovered materials will be located outside in covered bays with 2 metre walls.
5	Environmental Authorisation	EPA	Prior to operation	An environmental authorisation under the *Environment Protection Act 1997* granted by the Environment Protection Authority (EPA) is required to operate the proposed facility. The environmental authorisation will contain further information on waste and recovered material testing, management of hazardous chemicals and environmental pollution control measures.

6	Waste Facility License	TCCS	Prior to operation	A waste facility license under the *Waste Management and Resource Recovery Act 2016* granted by TCCS is required to operate the proposed facility. The waste facility license will contain further information on source, type and quantity of waste processed, markets for recovered materials and management of waste at the facility. The facility will be limited to processing 30,000 tonnes of waste per year.
7	Facility Operation Manual (FOM)	EPA, TCCS	Prior to operation	A FOM must be created that includes management of process water, stormwater, waste received, recovered materials, hazardous chemicals, health hazards, dust, odour, noise, attraction of wildlife, traffic, bushfire and emergencies. The FOM must include the mitigation measures described in the EIS and EIS assessment report, for example the delivery and processing of waste inside the building, storing only recovered materials outside the building and storing filter cake inside the building. The FOM must include testing procedures for hazardous contaminants in waste, recovered materials, filter cake and process water. The FOM must be endorsed by the EPA and TCCS during the facility licensing process. The FOM will be an alternative to an operational environment management plan (OEMP).
8	Facility Operation Manual (FOM)	Health	Prior to operation	The FOM must include monitoring of respirable crystalline silica and hydrocarbons in the air inside the building. The FOM must include monitoring of *legionella* bacteria in water tanks and control measures will include cleaning, maintenance and disinfection.
9	Beneficial re-use determination (BUD)	EPA, TCCS	Prior to operation	The FOM must include the beneficial re-use determination (BUD) framework. The BUD will control waste accepted at the facility to avoid receiving contaminated waste and waste that will result in stockpiles of unwanted recovered materials accumulating on site.

10	Trade waste	Icon Water	Prior to operation	A trade waste agreement will be negotiated with Icon Water for discharge of process water that cannot be reused to sewer.
11	Greenhouse gas emissions	Planning and land authority	Operation	The facility will use a wet processing method as it does not produce GHG emissions, rather than processing that involves thermal treatment of waste.

7. Recommended action on this EIS

Having regard to the documentation and information provided, the Authority has assessed the Hume Resource Recovery Facility revised EIS as meeting the requirements of Chapter 8 of the PD Act. Therefore, the Authority has accepted the EIS under s 222 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 Hume Resource Recovery Facility proposal. The proponent, Flexible Australia Pty Ltd, and referral entities have proposed a range of avoidance, mitigation and management measures to reduce and avoid potential environmental impacts arising from construction and operational activities associated with the project. The Authority has determined that sufficient information has been provided on the potential adverse impacts and the EIS has provided mitigation measures to make an informed decision on the development application. Draft conditions have been specified in Table 25 of this report to assist with the assessment of the concurrent development application and any subsequent application.

The influence of construction activity associated with the Hume Resource Recovery Facility, and the subsequent environmental performance attributable to its ongoing operation, will be monitored by a variety of public agencies; particularly the EPA and TCCS.

The Minister has the following options under the PD Act in relation to the EIS:

- Option 1 - take no action on the EIS
    - This option applies if the Minister decides not to establish an Inquiry Panel and decides not to present the EIS to the Legislative Assembly. The EIS process is complete upon the Minister's decision not to establish an Inquiry Panel;

- Option 2 - not establish an inquiry panel, but present the EIS to the Legislative Assembly; or
    - The EIS process is complete upon the Minister's decision not to establish an Inquiry Panel.

- Option 3 - establish an inquiry panel to inquire about the EIS
    - The EIS process will be complete at the finalisation of the inquiry panel report. The minister may decide to present the EIS to the Legislative Assembly.

The Authority's recommendation is that the Minister take no action in relation to the revised EIS.

Under s 228 of the PD Act, the Minister must decide to establish an inquiry panel within 15 working days of receiving this assessment report. The Minister may decide to present the EIS to the Legislative Assembly under s 227 of the PD Act. However, this does not affect whether the EIS process is complete (see s 209(2) of the PD Act).

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Appendix 1 – Final scoping document

ACT Government
Environment, Planning and Sustainable Development

Scoping Document

Under Division 8.2.2 of the *Planning and Development Act 2007*

APPLICATION NUMBER: 201900010	**DATE OF THIS NOTICE:** 2 April 2019	
DATE LODGED: 19 February 2019		
PROJECT: Hume Resource Recovery Facility		
BLOCK: 11	**SECTION:** 21	**DIVISION:** Hume
ADDRESS: 36 Couranga Crescent, Hume		
PROPONENT Flexible Property Group Pty Ltd and Pinnacle ACT Pty Ltd		
LESSEE: Flexible Property Group Pty Ltd and Pinnacle ACT Pty Ltd		

SCOPING DOCUMENT

The planning and land authority (the Authority) within the Environment, Planning and Sustainable Development Directorate received the application under s 212(1) of the *Planning and Development Act 2007* (the PD Act) for Scoping of an Environmental Impact Statement (EIS) for the above proposed development. Pursuant to s 212(2) of the PD Act, the Authority has:

a) Identified the matters that are to be addressed by an EIS in the relation to the development proposal; and

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

NB: The EIS 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 s 213(2) of the PD Act, the proponent must give the draft EIS to the Authority by the end of the period of 18 months starting on the day the Authority gives the scoping document for the development proposal to the applicant.

FORM AND FORMAT OF EIS

The Authority requires that the proponent engage a suitably qualified independent consultant to prepare an EIS, OR the proponent submits, with the draft EIS, an independent review of the draft EIS undertaken by a suitably qualified consultant. The EIS must be in the following form and format:

- The EIS must be prepared in accordance with s 50 of the *Planning and Development Regulation 2008.*
- 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 Scoping Document as closely as possible. A table that cross-references the EIS to the scoping document must be included in the EIS submission.
- The report must reference any figures or supporting information used to the supporting appendix and page number, table or figure.

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- 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.
- The EIS document sized A4 with maps and drawings in A4 or A3 format.
- The proponent must supply a copy of all draft EIS and revised EIS documents in electronic formats for circulation and web posting. These are to be supplied by email, USB, or another agreed method.
- Digital files must not exceed 20 MB each.
- The proponent must supply three hard copies of the draft EIS and two copies on individual USB's once it has been accepted for lodgement and three hard copies and three copies on individual USB's of the revised EIS once it has been accepted for lodgement.

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 the Authority from time to time.

NEXT STEPS

The proponent is now required to prepare a document (a ***draft EIS***) that addresses each matter raised in the scoping document for the proposal within the timeframe provided in this scoping document. Once the draft EIS has been accepted for lodgement, a public notification fee is payable in order for notification, referrals and assessment to commence. After the notification period has closed, the Authority will provide comments and any public representations received for the proponent to address in preparing a ***revised EIS***, and any further instructions on the application.

Delegate of the planning and land authority
George Cilliers
A/g Executive Director
Planning Delivery Division
Environment, Planning and
Sustainable Development Directorate

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GENERAL REQUIREMENTS FOR THE EIS

1. Cover Page

The cover page must clearly display the following:

- The name of the proposal (project title)
- The block identifier(s) and street address for the proposal
- The date of the preparation of the document
- Full name and postal address of the designated proponent
- Full name and postal address of the designated applicant
- Name and contact details of the person/organisation who prepared the documents (if different to the above)

2. Glossary

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

3. Executive Summary

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

4. Introduction

Summarise the proposal background and justification for the proposal.

5. Proposal Details

5.1. Project Description

Provide a description of the proposal, including:

a) The objectives and justification for the proposal

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

c) The division and/or district names and block and/or section numbers of the land under the *Districts Act 2002*

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

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

f) The purposes for which the land may be used

g) A clear identification of all lands subject to direct disturbance from the proposal and associated infrastructure and geomorphic features such as waterways and wetlands. This is to be supported by a map showing all affected lands

h) 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

i) 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

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j) A plan/description of the precise location of any works to be undertaken, structures to be built or elements of the proposal that may have relevant impacts; and

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

5.2. Alternatives to the proposal

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

a) Any alternatives to the proposal and provide reasons for selecting the preferred option with an analysis of site selection as an attachment to the EIS

b) The criteria used for assessing the performance of any alternative to the proposal considered

c) Any matters considered to avoid or reduce potential impacts prior to the selection of the preferred option

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

6. Legislative and Strategic Context

A description of the EIS process including any statutory approvals obtained or required for the proposal, and how the proposal is aligned with strategic priorities for the ACT.

6.1. 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*
- *Waste Management and Resource Recovery Act 2016*
- *Work Health and Safety Regulation 2011*
- *Utilities (Technical Regulation) Act 2014*
- Related statutory approvals.

6.2. Climate change

The EIS must include information on how the proposal will reduce the risks from climate change impacts and include proposed adaptation measures to reduce vulnerability and increase resilience of the community and the Territory, particularly the extreme events of heatwaves, droughts, storms with flash flooding and bushfires. The information must address impacts on the local microclimate and how it will avoid contribution to urban heat and positively contribute to urban cooling measures.

Additionally, the EIS must address the contribution the proposal will make to reducing greenhouse gas emissions and meeting the legislated target for a net zero emissions Territory (by 2045 at the latest).

Preparation of the EIS must consider the ACT Government's policies:

- ACT Climate Change Adaptation Strategy, 2016
- AP2 – A new climate change strategy and action plan for the Australian Capital Territory, 2012

6.3. Other requirements

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

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- Territory Plan 2008
- ACT Planning Strategy
- Sustainability Policy 2009
- ACT Waste Management Strategy 2011-2025
- ACT Waste Feasibility Study
- National Capital Plan
- Other relevant planning and environmental guidelines and management plans.

6.3.1.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 sustainable development as defined by s 9 of the PD Act, especially the economic consequences of the environmental impacts from the proposed development.

6.3.2.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).

7. Risk Assessment

7.1. 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.

-Assessment guide-			
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

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8. Assessment of Impacts

Sufficient information is required to provide the Authority with an adequate understanding of the environmental impacts associated with the proposal. Each potentially significant impact rated with a risk rating of medium and above as identified in the risk assessment must be addressed with the information required by sections 8.1.1- 8.1.10 of this scoping document.

Table 1 identifies the issues that the Authority has identified as potentially significant risks, and the relevant sections of the scoping document that must be addressed in the EIS. The risks and their associated risk levels were determined from the information submitted with the PRA, comments received from entities on the request for scoping document application and the Authority's assessment.

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

Environmental Theme	Risk identified	See section/s below for further detail
Planning and land status	• Sterilisation of surrounding land uses	8.1.1
Traffic and transport	• Increased traffic during construction and operation • Reduced road safety due to traffic increase including heavy vehicles	8.1.2
Utilities	• Impacts to existing infrastructure	8.1.3
Materials and waste	• Impact from receipt of hazardous materials • Spread of waste to other sites during transport and operation • Impact of excess stockpiling during operation and when operation ceases	8.1.4
Landscape, visual and lighting	• Visual impacts on surrounding area from operations such as buildings, stockpiles and lighting	8.1.5
Hydrology, soils and geology	• Chemical or waste spill contaminating soil, water and groundwater • Contaminated stormwater or waste from site impacting on Jerrabomberra Creek and wetlands	8.1.6
Climate change and air quality	• Emissions of air pollutants, dust and odour from facility during construction and operation	8.1.7
Socio-economic and health	• Facilities and materials storage providing harbour to pest animals impacting on health and amenity • Adverse health impacts to personnel and neighbouring land uses from exposure to waste materials	8.1.8
Noise and vibration	• Noise and vibration during construction and	8.1.9

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Environmental Theme	Risk identified	See section/s below for further detail
	operation impacting surrounding land uses	
Hazard and risk	• Fire or explosion originating in the proposed facility impacting on surrounding land uses • Risk of bushfire or fire on neighbouring sites impacting the proposed facility • Bird strike risk to aircraft	8.1.10

8.1. Required detail for addressing impacts (Table 1)

The following items (sections 8.1.1 - 8.1.10), relate to the potentially significant environmental impacts identified in Table 1. They must be addressed in detail in the EIS.

NOTE: The information provided under the following headings is not an exhaustive list of matters that may be required to accurately detail the assessment scenarios.

8.1.1.Planning and land status

- Include a description of the 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 the proposed and future land uses of the land and any land to be affected (including, but not limited to, zoning, lessee(s) or custodian of the land, the permissibility of the proposed use defined in the Territory Plan).
- Describe the impacts on adjacent, existing and future land uses, including CZ6 leisure and accommodation zone, and land in NSW (South Tralee and South Jerrabomberra).

8.1.2.Traffic and transport

- A Transport Impact Assessment must be undertaken in accordance with Transport Canberra and City Services (TCCS) Transport Impact Assessment Guideline.
- Include a description of the volume of traffic generated during construction and operation.
- Describe arrangements for the transport of construction materials, equipment, products, wastes and personnel during both the construction phase and operational phase of the development proposal.
- Include details of vehicle traffic, transit routes and transport of heavy and oversize loads (including types and composition).
- Investigate the traffic impacts on the adjacent land including those areas identified or presently used for residential use in NSW.

8.1.3.Utilities

- Describe the existing utilities located on the land subject to this proposal.
- Describe any new utilities, removal or realignments required as a result of this development.

8.1.4. Materials and Waste

- Provide a Waste and Recycle Management Plan in accordance with TCCS Waste Code.
- Describe the sources of waste, how waste will be processed including the technology to be used, how hazardous materials contained in waste received and in processing residues and emissions will be managed.
- Describe product and waste sampling regimes.

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- Describe mitigation measures to reduce potential of waste spreading to the surrounding area.
- Describe how stockpiles of pre-processed and processed materials will be managed.
- Describe procedures in case of oversupply of waste and when/if the facility ceases operation.
- Demonstrate that controls/mitigations measures are achievable and adequate for the scale of activity proposed.

8.1.5.Landscape, visual and lighting

- Undertake a visual assessment of the site and surrounds to describe the current landscape character of the area.
- Visual assessment must address impacts from the subject site and from operations.
- Identify important view sheds and significant views and vistas to and from the site.
- Describe measures that are to be adopted to reduce the visual impact from the building bulk and scale, any stockpiling that may be required and lighting the facility.

8.1.6.Hydrology, soils and geology

- Describe the soil and geology features of the area.
- Describe measures to prevent contamination of soil and groundwater.
- Describe measures to prevent pollution of waterways with stormwater run-off from site containing pollutants during high rainfall events.
- Describe the current groundwater quality and measures proposed to maintain and monitor groundwater quality.
- Provide information on stormwater/waste water management both during construction and operation including any on site detention, treatment systems, water quality protection measures, water quantity utilised and what will happen to the remainder of the water.
- Provide a stormwater report which assesses the potential impact on Jerrabomberra Creek and wetlands.
- Provide information on measures to prevent soil erosion if a high rainfall event occurs during construction or due to high water runoff from hard surfaces during operation.

8.1.7.Climate change and air quality

- An air quality and odour impact assessment must be completed by a suitably qualified environmental consultant. This must include impacts on the adjacent NSW land zoned as residential (South Tralee) and the future residential land (South Jerrabomberra).
- The assessment must include recommendations on air quality management and controls (i.e. active controls through filtration, or passive controls through separation).
- Provide details on how adverse wind conditions will be managed.
- Describe the potential impacts on climate change and how the proposal is consistent with associated ACT and national policies.

8.1.8.Socio-economic and health

- Describe the potential for health impacts where personnel come into contact with or are exposed to materials on site.
- Provide information regarding the design and construction of the stormwater dam to minimise the potential to become a local mosquito nuisance.
- Describe methods and standards used for the treatment of water used for onsite irrigation.
- Provide details of the construction and operational environmental management measures to mitigate health risks.
- Provide a heath impact assessment describing risks to staff and neighbours including from hazardous materials, air quality and noise.

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8.1.9.Noise and vibration

- Describe the noise and vibration impact of the facility on potentially sensitive receivers including NSW areas zoned residential and subject of rezoning proposal for residential use.

8.1.10. Hazard and risk

- Describe how the site is suitable for the proposed use by considering identified hazards and risks including risk of fire and adequate fire suppression.
- Describe measures to prevent impact from bushfire or fire originating outside the site.
- Discuss the risks associated with bird attraction and bird strike to aircraft from the activities and operations of the facilities; and
- Provide mitigation measures in accordance with the National Airport Safeguarding Framework and airport operations including protected airspace.

8.2. Investigating impacts (Table 1)

Each potentially significant environmental impact identified within Table 1 should be addressed/structured as per sections 8.2.1 - 8.2.5.

-Assessment Guide-		
Assessment Scenarios: The proponent should describe and use baseline case, application case and planned development case in their EIS to describe and address impacts at all stages of the project (construction, operation, decommissioning and reclamation)		
Baseline case The baseline case establishes and describes the conditions that exist prior to the development or if the project were not developed. Describe the environmental conditions that include the effects of existing land uses of the area.	**Application case** The application case describes the baseline case with the effects of the proposal added. Information is provided to allow regulators to determine how project operations should be controlled and how adverse effects can be mitigated and managed.	**Planned development case** The planned development case describes the environmental conditions of the project when integrated with the existing conditions and any other planned projects which can be reasonably expected to occur.

8.2.1. Environmental conditions and values

Describe the environmental conditions and identify the environmental values for the environmental themes identified in Table 1. This section should discuss the baseline conditions for the area.

8.2.2. Investigations

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

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8.2.3. Impacts

Describe the effects of the environmental impact as a result of construction and operation for the environmental themes identified in Table 1 (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 and this scoping document. 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.

8.2.4. Mitigation

Discuss the proposed safeguards and mitigation measures proposed to be taken for the environmental management of the land to which the proposal relates for the environmental themes identified in Table 1. This is to include:

a) A description and an assessment of the proposed impact prevention, mitigation or offsetting 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) The name of the agency responsible for endorsing or approving each mitigation measure or monitoring program

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

8.2.5. Residual risk

Provide a table that details the residual risk for the potentially significant impacts identified for the environmental themes in Table 1. 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 or offsetting measures on the impacts identified by the risk assessment. A discussion of how the calculations were determined should also be included.

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-Assessment Guide-				
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.				
Risk identified in Section 7.1	**Original risk rating from items identified in 7.1**	**Residual likelihood**	**Residual consequence**	**Residual risk rating**

9. Community and stakeholder consultation

9.1. Consultation must be undertaken with:

- Lease holders and land managers of land potentially impacted by the proposal
- Any recreational groups which may 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, including the Hume Traders Association.

9.2. Methods

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

9.3. Consideration of community feedback

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

9.4. Consideration of public representations from Draft EIS notification

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.

10. Recommendations

Provide a summary in the EIS of commitments to avoid, mitigate and offset the potential significant impacts associated with the proposal.

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

11. Other relevant information

The proponent may wish to include issues outside 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.

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12. References

A reference list using standard referencing systems must be included.

13. Required Appendices

13.1. Scoping document for the EIS

A copy of the 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 scoping document should be bound with the main body of the EIS for ease of cross-referencing.

13.2. Scoping Document Reference

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

13.3. 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.

13.4. Information Sources

For information given the following must be stated:

- The author of any reports or studies
- The publication date
- The source of the information
- How recent the information is (i.e. when a study was conducted or when primary sources were produced)
- How the reliability of the information was tested
- What uncertainties (if any) are in the information.

13.5. Study team

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

13.6. Specialist studies

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

13.7. Research

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

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Attachment A

14. 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. ACT Health Protection Service

- The HPS requests that the EIS consider and include the following details:
  - the potential for health impacts where personnel come into contact with or are exposed to the materials stored on site
  - the design and construction of the stormwater dam to minimise the potential to become a local mosquito nuisance.
  - methods and standards used for the treatment of water used for onsite irrigation.
- The HPS supports Flexible Australia recommendation to develop and implement construction and operational environmental management plans as measures to mitigate risks associated with the project.
- The HPS also advises that any taps supplied with captured stormwater are clearly labelled as being provided with non-potable water.

A2. Conservator of Flora and Fauna

- The construction of an industrial development on this site will not directly impact upon any native communities or species as the site has been cleared and graded and no natural conservation values remain.
- However, as identified by the proponent, there is the potential for polluted stormwater to leave the site which would enter Dog Trap Creek (about which there has been community concern regarding its condition) before reaching Jerrabomberra Creek and then finally draining into Lake Burley Griffin.
- Jerrabomberra Wetlands is of national and international significance and is a refuge for numerous avian and aquatic species. Additional polluted water entering Jerrabomberra Creek should therefore be avoided. The EIS should contain a stormwater report which assesses the potential impact on Jerrabomberra Creek and wetlands.
- The proponent has indicated that stormwater will be captured, treated and utilised on site for facilities and irrigation. The EIS should also address how the stormwater will be managed, including storage, water quality, quantity which will be utilised and what will happen to the remainder of the water (if any).

A3. ACT Heritage Council

- Review of the ACT Heritage Register identifies that the subject block contains no registered or recorded heritage places or objects; and that a previous heritage assessment (CHMA 2008) found the locality to be of low archaeological potential. For this reason the Council considers that proposed development is unlikely to diminish the heritage significance of a place or object, and no heritage assessment is required as part of the Environmental Impact Statement.

A4. Queanbeyan Palerang Regional Council (QPRC)

- The lands adjoining the ACT border immediately adjacent Hume 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

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'South Jerrabomberra' is the subject of a current Planning Proposal to rezone the land for residential use.

- Accordingly, QPRC requested any EIS address the potential impacts of noise, odour, fire hazard, air quality and traffic on land either identified or presently used for residential purposes in NSW.

A5. Transport Canberra and City Services Directorate

Waste Regulation

- On 1 July 2017 the *Waste Management and Resource Recovery Act 2016* (Waste Act) came into effect in the ACT, providing a regulatory framework for all waste activities undertaken in the Territory. The objectives of the Waste Act are to minimise landfilling, maximise resource reuse and recovery, and to encourage investment, innovation and best practice in the waste industry.
- Under the Waste Act, all waste facilities, irrespective of size and the type of materials managed, are required to hold a waste facility licence in order to operate. As a waste management business proposing to operate a waste facility in the ACT, Flexible Australia must obtain a licence under the Waste Act.
- I encourage Flexible Australia to contact the Waste Regulation team on 02 6207 7845 or TCCS.WasteRegulation@act.gov.au to ensure that they are fully aware of their obligations under the Waste Act, and to then address these in the Environmental Impact Statement documentation.

Place Coordination and Planning

- A Transport Impact Assessment must be undertaken in accordance with TCCS Transport Impact Assessment Guideline and must be submitted.
- A Waste and Recycle Management Plan in accordance with TCCS Waste Code must be prepared and submitted.

NoWaste

- No advice provided for this stage.

A6. Environment, Planning and Sustainable Development Directorate

Environment Protection Policy

- The waste types being treated are pre-classified under the ACT EPA Environment Standards: Classification of Liquid and Non-liquid Waste 2000 as solid waste due to the known and potential contaminants associated with municipal waste from street sweepings, GPT's and hydro excavation activities. Contaminated associated with these waste streams include, asbestos, heavy metals, hydrocarbons, PAH, pesticides and other constitutes of agricultural and industrial chemical residues associated with residential, commercial, industrial and transport activities which can be found in pollutant traps. While levels of contaminates can be quite low, these waste streams are not homogeneous in nature, making the treatment process and product and waste sampling regimes critical.
- Details of the technologies and associated management of emissions and product and waste residues derived should be demonstrated to inform consideration of the proposal. Details of stockpile management of both pre-processed and processed material should also be more clearly detailed as this informs environmental management measures required. While potential impacts are appropriately detailed at a conceptual level in the documentation provided, further detail should be required to demonstrate they are achievable and the controls are adequate for the scale of the activity proposed.

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- The activity may trigger an Environmental Authorisation (EA) under the Schedule 1, of the *Environment Protection Act 1997*. EA's require an Environment Management Plan which would address the issues detailed above, however for the purpose of determining the site and proposal suitability, a level of detail on the management of the activity should be provided at this stage.

Strategic Planning

- There would be benefit in the proponent providing commentary on the risks associated with bird attraction and bird strike to aircraft from the activities and operations of the facility. Whilst Canberra Airport is about 10km away, the site is in close proximity to a flight path.
- The scoping also makes reference to feedstock, further information is requested in the context of bird attraction.
- Please refer to the National Airport Safeguarding Framework's Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports – see the following link - https://infrastructure.gov.au/aviation/environmental/airport_safeguarding/nasf/nasf_principles_guidelines.aspx

A7. Evoenergy Electricity

- Proponent to lodge an application for "Request for Preliminary Network Advice" to network.connectionapplication@evoenergy.com.au prior to any development activities on site. Proponent to allow space for the substation at the block and substation siting must comply with Evoenergy requirements.

A8. Jemena Gas

- No comment.

A9. ICON Water

- No comment.

A10. Environment Protection Authority (EPA)

- No comment.

A11. Emergency Services Agency (ESA)

- No comment.

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Attachment B

GLOSSARY

Environment: As defined under the *Planning and Development Act 2007* (the PD 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).

Environmental Impact Statement (EIS): As defined under the PD Act.

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

Long term: Greater than 15 years duration.

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

PD Act: *Planning and Development Act 2007* (ACT)

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 PD Act, Section 212 (2).

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

Socio-economic: Involving both social and economic factors.

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

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Appendix 15.2

Scoping Document Reference

#	GENERAL REQUIREMENTS FOR THE EIS	CROSS REFERENCE
1	**Cover Page**	Page 1
2	**Glossary**	Chapter 1
3	**Executive Summary**	Chapter 2
4	**Introduction**	Chapter 3
5	**Proposed Details**	Chapter 4
5.1	Project Description (a – k)	Chapter 4.1 (4.1.1 – 4.1.8)
5.2	Alternatives to the proposal (a-d)	Chapter 4.2 (4.2.1 - 4.2.4)
6	**Legislative and Strategic Context**	Chapter 5
6.1	Statutory requirements	Chapter 5.1 (5.1.1 – 5.1.9)
6.2	Climate change	Chapter 5.2 (5.2.1 – 5.2.6)
6.3	Other requirements	Chapter 5.3 (5.3.1 – 5.3.8)
7	**Risk Assessment**	Chapter 6
7.1	Risk Assessment Methodology	Chapter 6 (6.1 – 6.4.5)
8	**Assessment of Impacts**	Chapter 7
8.1	Required detail for addressing impacts	Chapter 8
8.1.1	Planning and land status	8.1
8.1.2	Traffic and transport	8.2
8.1.3	Utilities	8.3
8.1.4	Materials and waste	8.4
8.1.5	Landscape, visual and lighting	8.5

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8.1.6	Hydrology, soils and geology	8.6
8.1.7	Climate change and air quality	8.7
8.1.8	Socio-economic and health	8.8
8.1.9	Noise and vibration	8.9
8.1.10	Hazard and risk	8.10
8.2	**Investigating Impacts**	Chapter 9
8.2.1	Environmental conditions and values	9.1.1; 9.2.1; 9.3.1: 9.4.1: 9.5.1; 9.6.1; 9.7.1; 9.8.1; 9.9.1; 9.10.1; 9.11.1; 9.12.1; 9.13.1; 9.14.1; 9.15.1; 9.16.1; 9.17.1
8.2.2	Investigations	9.1.2; 9.2.2; 9.3.2; 9.4.2; 9.5.2; 9.6.2; 9.7.2; 9.8.2; 9.9.2; 9.10.2; 9.11.2; 9.12.2; 9.13.2; 9.14.2; 9.15.2; 9.16.2; 9.17.2
8.2.3	Impacts	9.1.3; 9.2.3; 9.3.3; 9.4.3; 9.5.3; 9.6.3; 9.7.3; 9.8.3; 9.9.3; 9.10.3; 9.11.3; 9.12.3; 9.13.3; 9.14.3; 9.15.3; 9.16.2; 9.17.3
8.2.4	Mitigations	9.1.4; 9.2.4; 9.3.4; 9.4.4; 9.5.4; 9.6.4; 9.7.4; 9.8.4; 9.9.4; 9.10.4; 9.11.4; 9.12.4; 9.13.4; 9.14.4; 9.15.4; 9.16.4; 9.17.4
8.2.5	Residual risk	9.1.5; 9.2.5; 9.3.5; 9.4.5; 9.5.5; 9.6.5; 9.7.5; 9.8.5; 9.9.5; 9.10.5; 9.11.5; 9.12.5; 9.13.5; 9.14.5; 9.15.5; 9.16.5; 9.17.5;
9	**Community and stakeholder consultation**	Chapter 10
9.1	Consultation must be undertaken with:	10.1.1
9.2	Methods	10.1.2
9.3	Consideration of community feedback	10.2
9.4	Consideration of public representations from Draft EIS notification	10.3
10	**Recommendations**	Chapter 11

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11	**Other relevant information**	-
12	**References**	Chapter 12
13	**Required Appendices**	Chapter 13
13.1	Scoping document for the EIS	13.1
13.2	Scoping Document Reference	13.2
13.3	Proponent's Environmental History	13.2
13.4	Information Sources	Contained within specialist studies – 13.6 (Appendix A-P)
13.5	Study team	13.4
13.6	Specialist studies	13.6
13.7	Research	-
14	**Attachment A – Entity Requirements**	Chapter 14
15	**Attachment B – Glossary**	Chapter 1

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