



Industry Assessments

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Mr Warwick Stimson
Director
Stimson & Baker Planning
PO Box 1912
PENRITH NSW 2751

16/04273
SEAR 1034

Dear Mr Stimson

**Chemical Industries and Works (Explosives Precursor Facility)
1216 Braymont Road, Boggabri, Narrabri Local Government Area
Secretary's Environmental Assessment Requirements (SEAR) 1034**

Thank you for your request for the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that your proposal is both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and requires an approval under the *Protection of the Environment Operations Act 1997*.

In preparing the SEARs, we have consulted with the Environment Protection Authority and the Office of Environment and Heritage. Copies of their requirements for the EIS are attached. We have also consulted with the Roads and Maritime Services as required under *State Environmental Planning Policy (Infrastructure) 2007* and attached its requirements for the EIS.

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

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Commonwealth Department of the Environment on (02) 6274 1111.

Should you have any further enquiries, please contact Lawrence Huang, Planning Services, at the Department on the details above.

Yours sincerely

Chris Ritchie

Director

Industry Assessments

as delegate of the Secretary

29/4/16.

Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979*.

Designated Development

SEAR Number	1034
Proposal	Development of an explosives precursor facility.
Location	1216 Braymont Road, Boggabri, Narrabri Local Government Area (Part of Lot 1 DP 1145592)
Applicant	Stimson & Baker Planning
Date of Issue	April 2016
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Key Issues	<p>The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment, the following matters must also be addressed:</p> <ul style="list-style-type: none"> • strategic context – including: <ul style="list-style-type: none"> - a detailed justification for the proposal and suitability of the site for the development; - a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies; and - a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out. • hazards and risk – including: <ul style="list-style-type: none"> - the Environmental Impact Statement must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011). • traffic and transport – including: <ul style="list-style-type: none"> - details of road transport routes and access to the site; - road traffic predictions for the development during construction and operation; and - an assessment of impacts to the safety and function of the road network; and the details of any road upgrades required for the development. • soil and water – including: <ul style="list-style-type: none"> - a description of local soils, topography, drainage and landscapes; - an assessment of potential impacts on the quality and quantity of surface and groundwater resources; - details of sediment and erosion controls; - details of the proposed stormwater and wastewater management systems (including sewage), water monitoring program and other measures to mitigate surface and groundwater impacts; and - a description and appraisal of impact mitigation and monitoring measures. • waste management – including: <ul style="list-style-type: none"> - details of waste handling including, transport, identification, receipt, stockpiling and quality control including off-site reuse and disposal; and - the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the

	<p><i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21.</i></p> <ul style="list-style-type: none"> • air quality and odour – including: <ul style="list-style-type: none"> - a description of all potential sources of air and odour emissions; - an air quality impact assessment in accordance with relevant Environment Protection Authority Guidelines; and - a description and appraisal of air quality impact mitigation and monitoring measures. • noise and vibration – including: <ul style="list-style-type: none"> - a description of all potential noise and vibration sources during construction and operation, including road traffic noise; - a noise and vibration assessment in accordance with the relevant Environment Protection Authority Guidelines; and - a description and appraisal of noise and vibration mitigation and monitoring measures. • biodiversity – including: <ul style="list-style-type: none"> - accurate predictions of any vegetation clearing on site or for any road upgrades; - a detailed assessment of the potential impacts on any threatened species, populations, endangered ecological communities or their habitats, groundwater dependent ecosystems and any potential for offset requirements; and - a detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts. • visual – including an impact assessment at private receptors and public vantage points. • heritage – including Aboriginal and non-Aboriginal cultural heritage.
Environmental Planning Instruments and other policies	<p>The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Infrastructure) 2007;</i> • <i>State Environmental Planning Policy No. 33 Hazardous and Offensive Development;</i> • <i>State Environmental Planning Policy No. 55 Remediation of Land;</i> • <i>Narrabri Local Environmental Plan 2012;</i> and • Relevant development control plans and section 94 plans.
Guidelines	<p>During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at planning.nsw.gov.au under Development Proposals/Register of Development Assessment Guidelines. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.</p>
Consultation	<p>During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with the:</p> <ul style="list-style-type: none"> • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Roads and Maritime Services; • SafeWork NSW; • Narrabri Shire Council; and • The surrounding landowners and occupiers that are likely to be impacted by the proposal. <p>Details of the consultation carried out and issues raised must be included in the EIS.</p>
Further consultation after 2 years	<p>If you do not lodge an application under Section 78A (8) of the <i>Environmental Planning and Assessment Act 1979</i> within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.</p>