

Australian Capital Territory

# Planning and Development (Emergency Services Facility – Hume) Scoping Document 2019

Notifiable instrument NI2019–162

made under the

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

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## 1 Name of instrument

This instrument is the *Planning and Development (Emergency Services Facility – Hume) Scoping Document 2019*.

## 2 Commencement

This instrument commences on the day after its notification day.

## 3 Scoping of EIS

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

George Cilliers  
Delegate of the planning and land authority  
27 March 2019



**ACT**  
Government

Environment, Planning and  
Sustainable Development

## Scoping Document

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

|  |  |                     |
|--|--|---------------------|
| <b>APPLICATION NUMBER:</b> 201900007   | <b>DATE OF THIS NOTICE:</b> March 2019 |                     |
| <b>DATE LODGED:</b> 12 February 2019   |  |                     |
| <b>PROJECT:</b> Emergency Services Facility                                      |  |                     |
| <b>BLOCK:</b> 45   | <b>SECTION:</b> 3                      | <b>SUBURB:</b> Hume |
| <b>ADDRESS:</b> Corner of Monaro Highway and Lanyon Drive (Sheppard Street Hume) |  |                     |
| <b>APPLICANT:</b> Canberra Town Planning   |  |                     |
| <b>LAND CUSTODIAN:</b> Transport Canberra and City Services                      |  |                     |

### 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 P&D Act) for Scoping of an Environmental Impact Statement (EIS) for the above proposed development. Pursuant to s 212(2) of the P&D Act, the Authority has:

- a) Identified the matters that are to be addressed by an Environmental Impact Statement (EIS) in the relation to the development proposal; and
- b) Prepared a written notice (the **scoping document**) of the matters.

*NB: This scoping document is final. 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 proponent must engage a suitably qualified independent consultant to prepare an EIS, OR the proponent must submit, 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.

GPO BOX 1908, Canberra ACT 2601

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- The report must reference any figures or supporting information used to the supporting appendix and page number, table or figure.
- Additional technical detail, including relevant data, technical reports and other sources of the EIS analysis must be provided in appendices.
- A redacted version of any reports containing sensitive information must be provided, such as a Heritage Assessment report.
- 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 2 copies on individual USB's once it has been accepted for lodgement and three hard copies and 3 copies on individual USB's of the revised EIS once it had 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**

George Cilliers  
Director, Development Assessment  
Planning Delivery Division  
Environment, Planning and  
Sustainable Development Directorate

#### **Contact**

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## 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) An outline of the proposed main use of the site (as defined in the Territory Plan) and as authorised by any existing/future Crown lease and any application process that is required to ensure the proposal is consistent with the lease
- b) An outline on why the proposal is an assessable use, and not prohibited, under the Territory Plan and relevant Zone Development Table and how each other use is directly associated with the main use of the site
- c) The objectives and justification for the proposal
- d) The location of the land to which the proposal relates, including detailed maps
- e) The division and/or district names and block and/or section numbers of the land under the *Districts Act 2002*
- f) If the land is leased – the lessee’s name
- g) If the land is unleased or public land – the custodian of the land
- h) The purposes for which the land may be used
- i) Clearly identify 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

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- j) 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
  - k) A description of all proposed and future uses for the proposal, including the proposal specifications, the predicted timescale for implementation (design, approvals, construction and decommissioning) and project life
  - l) 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
  - m) 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 alternative site to the proposed site 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 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*
- 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 2050 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:

- Territory Plan 2008: include details on how the proposed and future uses are defined under the Territory Plan
- ACT Planning Strategy
- National Capital Plan
- Sustainability Policies
- Canberra Airport 2014 Master Plan 2014-2034
- 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 P&D Act.

#### 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 and include all impacts identified in Table 1. All impacts outlined in Table 1 were considered to be at a risk level of medium or above. Justification should be provided if the PRA concludes otherwise.

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 |
|------|------------|-------------|-------------|
|------|------------|-------------|-------------|

## 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- 8.1.11 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 impacts and requirements to be addressed in the EIS**

| Environmental Theme            | Risk identified  | See section/s below for further detail |
|--------------------------------|--|--|
| Planning and land status       | <ul style="list-style-type: none"> <li>• Sterilisation of adjacent land uses</li> <li>• Impacts on building height limitations for development in adjacent areas</li> </ul>  | 8.1.1                                  |
| Traffic and transport          | <ul style="list-style-type: none"> <li>• Increased traffic congestion during construction</li> <li>• Road safety due to aircraft operations</li> <li>• Increased air traffic</li> </ul>  | 8.1.2                                  |
| Utilities                      | <ul style="list-style-type: none"> <li>• Impacts to existing infrastructure during construction and operation</li> </ul>   | 8.1.3                                  |
| Landscape and visual           | <ul style="list-style-type: none"> <li>• Visual impacts on the surrounding area and roads from proposed facility and operations</li> </ul>   | 8.1.4                                  |
| Soils and geology              | <ul style="list-style-type: none"> <li>• Erosion due to clearance of vegetation</li> <li>• Soil contamination from previous uses</li> <li>• Soil contamination from operations</li> </ul>  | 8.1.5                                  |
| Water quality and hydrology    | <ul style="list-style-type: none"> <li>• Untreated stormwater or waste impacting on surface or groundwater</li> </ul>  | 8.1.6                                  |
| Climate change and air quality | <ul style="list-style-type: none"> <li>• Dust and impact to air quality from construction</li> <li>• Operations reducing air quality</li> <li>• Impacts on climate change, including from greenhouse gas emissions during operation</li> </ul> | 8.1.7                                  |

| Environmental Theme                  | Risk identified   | See section/s below for further detail |
|--------------------------------------|---|--|
| Socio-economic and health            | <ul style="list-style-type: none"> <li>Health impact to workers from exposure to toxic and hazardous materials used on the site</li> <li>Health impact on adjacent lessees and businesses</li> <li>Risk to human life associated with facility operation, including air and ground safety</li> </ul>  | 8.1.8                                  |
| Noise, vibration and lighting        | <ul style="list-style-type: none"> <li>Noise and vibration impacts during construction</li> <li>Noise and vibration impacts during operation</li> </ul>   | 8.1.9                                  |
| Heritage                             | <ul style="list-style-type: none"> <li>Impacts on unknown objects or places with heritage value</li> </ul>  | 8.1.10                                 |
| Biodiversity and nature conservation | <ul style="list-style-type: none"> <li>Impact on biodiversity from removal of native vegetation</li> <li>Impacts on ACT and Commonwealth protected flora</li> <li>Impacts on ecological communities</li> </ul>  | 8.1.11                                 |
| Hazard and risk                      | <ul style="list-style-type: none"> <li>Fire or explosion on the site impacting on surrounding land</li> <li>Risk of fire on neighbouring premises impacting the proposed facility</li> <li>Storage of hazardous materials/chemicals on the site that poses an impact on surrounding area</li> <li>Insufficient water supply from tanks and mains for fire suppression in the event of an emergency</li> <li>Failure to meet emergency services requirements for the site (e.g emergency access, location of hydrants etc)</li> <li>Cease of operations due to critical infrastructure failure, or failure to secure/maintain emergency services operations</li> <li>Pilot distraction from adjacent street</li> </ul> | 8.1.12                                 |

### 8.1 Required detail for addressing impacts (Table 1)

The following items (sections 8.1.1 - 8.1.11), relate to the potentially significant environmental impacts identified in Table 1. They must be addressed in detail in the EIS.



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**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 the 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 impact of the proposed operations on future building forms/heights for the surrounding area (adjoining and adjacent blocks) and compare the potential of development under the current planning framework.*

#### 8.1.2 Traffic and transport

- *Describe arrangements for the transport of construction materials, equipment, products, waste and personnel during both the construction phase and operational phase of the development proposal.*
- *Include a description of the volume of traffic generated during construction and operation, including the types and volumes of heavy/light vehicles that will enter and exit the site and their likely origin and destination, such as emergency vehicles.*
- *Include details of vehicle traffic, transit routes and transport of heavy and oversize loads (including types and composition).*
- *Investigate the traffic impact of the development not only on Sheppard Street but also on Monaro Highway and Lanyon Drive to ensure that the continued safe and efficient movement of vehicles accessing the facility is not impeded by road network arrangements.*
- *Determine the extent of traffic generated from the development during operation and future intended use, during the AM and PM periods, noting the 24/7 operations nature of the facility.*
- *Investigate the impacts on road users from the operation of the facility such as driver distraction and potential interaction with vehicles.*
- *Describe air traffic control procedures for operations.*
- *Describe the management of the proposed facility and how it will not conflict with the existing air facilities and/or air traffic from Canberra Airport and surrounding aircraft facilities.*

#### 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.*

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#### 8.1.4 Landscape and visual

- *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.*
- *Visual impact analysis must provide perspectives of the site from both carriageways of the highway (main approach route), and identify potential measures to address the National Capital Authority's (NCA's) requirements.*
- *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.*

#### 8.1.5 Soils and geology

- *Describe the soil and geology features of the area.*
- *A preliminary assessment in accordance with the Contaminated Sites Environment Protection Policy 1997 made under the Environment Protection Act 1997 must be undertaken.*
- *Discuss any contamination impacts that are present at the site and how the site will be remediated (if required).*
- *Provide information on measures to limit impact from spills.*
- *Describe compliance with Environment Protection Authority (EPA) guidelines and requirements.*
- *Describe the controls required to prevent hydrocarbon spillage or leakage into the surrounding soil.*
- *Describe impacts from clearing of vegetation in relation to erosion and measures to reduce the impacts.*

#### 8.1.6 Water quality and hydrology

- *Describe the current groundwater quality and measures proposed to maintain and monitor ground water quality.*
- *Describe the present and potential water uses and users within the affected catchment of the proposal. Include a map of the catchment.*
- *Provide information on stormwater/waste water management both during construction and operation including any on site detention, treatment systems and water quality protection measures.*
- *Include the controls required to prevent hydrocarbon spillage or leakage into the surrounding groundwater and the mitigation measures to prevent the contamination of stormwater systems.*

#### 8.1.7 Climate change and air quality

- *Describe the potential impact the proposal will have on existing air quality during construction and operation, including emissions and fumes from helicopter exhaust whilst on the ground, taking off and landing.*
- *An assessment of the effect the proposal may have on climate change and how the proposal is consistent with associated ACT and national policies.*
- *Describe the proposals contribution to urban heat, noting the CSIRO study (Mapping Surface Urban Heat in Canberra, 2017) identifying the area as one of the city's hot spots.*
- *Include a microclimate assessment addressing urban heat in the area and recommendations of the report.*

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#### 8.1.8 Socio-economic and health

- *Provide an analysis of the potential impacts on human health and any measures incorporated into the development to mitigate these impacts.*
- *Investigate all positive and negative health implications including the impact on workers, neighbouring properties and the public.*
- *Provide maps showing impacts on the surrounding sensitive receivers.*
- *Describe mitigation measures such as fencing, storage or other methods and procedures to ensure air and ground safety risks are reduced.*
- *Describe the suitability of the land for the type of proposal described in terms of socio-economics and health.*

#### 8.1.9 Noise, vibration and lighting

- *Describe other interstate examples of where such a facility is located immediately adjacent to a developed urban area.*
- *A noise impact assessment must be completed by a suitably qualified person addressing noise on site, in accordance with EPA requirements, and noise from aircraft in accordance with Commonwealth requirements.*
- *The noise impact assessment must consider the surrounding development and sensitive receivers such as Tralee/West Queanbeyan residential development (NSW).*
- *The noise impact assessment must also include a consideration of the operational noise contours to demonstrate that the site and site layout is suitable including helicopters starting, warming up and stopping on the ground.*
- *The assessment should include assessment against any available Commonwealth aviation guidance for siting, in particular but not limited to the 2014 CASA Guidelines for the establishment and operation of onshore Helicopter Landing Sites.*
- *An Operational Management Plan must be prepared to minimise impacts on surrounds including residential areas in NSW so that flight operations/traffic can be managed appropriately.*
- *Discuss the types, magnitude, duration and frequency of any noise and/or vibration during operation phases of the proposal including noise from operation of the facility and vehicle movements (including aircraft).*
- *Describe compliance with requirements relating to noise for the operation of aircraft, such as Commonwealth legislation and Australian Standard 2363:1999 Acoustics – Measurement of noise from helicopter operations.*
- *Describe procedures relating to management of noise complaints.*

#### 8.1.10 Heritage

- *A heritage inspection of 'Area 2' woodland areas is required to be undertaken by a qualified archaeologist and Representative Aboriginal Organisations (RAOs).*
- *A report on the outcomes of this heritage inspection is to be submitted to the ACT Heritage Council for endorsement.*
- *Should this inspection identify Aboriginal places within the proposed development area, opportunities to conserve those places in situ should be explored. Should in situ conservation not be reasonably practicable, a Statement of Heritage Effect (SHE) approved under s 61H of the Heritage Act 2004 will be required.*

8.1.11 Biodiversity and nature conservation

- Provide an updated biodiversity assessment report addressing comments from the Conservator (see Attachment A).
- Describe the impact of the proposed development on open space, in particular, high quality trees in this area.

8.1.12 Hazard and risk

- Describe the potential for hazard and risk associated with the construction and operation of the project including fire, flooding, vandalism and accidents.
- Describe how the site is suitable for the proposed use considering identified hazards and risks including risk of fire and adequate fire suppression.
- Outline at what stage a bushfire assessment report will be provided and what it will include.
- Describe how hazardous materials will be transported into and out of the site.
- Provide an assessment of the potential threat of fire occurring at the facility, any effect on the surrounding area that a fire may have and the protection measures necessary to address the potential threat of fire.
- Describe management of risk in relation to fire in stockpiled material.
- Describe operational information including proximity to Canberra airport and obstacle limitation surfaces.
- Additional risks must be addressed relating to pilot light distraction from existing street lights and nearby traffic lights; flight path into and from the site; windshear, turbulence and rotor wash from helicopter operations including on neighbouring properties and from existing and proposed buildings around the site; wildlife and bird strike mitigation; flight path survey and flight approach and take-off splay.
- Describe any refuelling or fuel storage facilities on the site, providing details around capacities and safety management procedures.
- Describe the contingencies for the site and operations, if contracts with emergency services agencies cease.

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-  |  |  |
|---|--|--|
| <p><b>Assessment Scenarios:</b> 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)</p> |  |  |
| <p><b>Baseline case</b><br/>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.</p>  | <p><b>Application case</b><br/>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.</p> | <p><b>Planned development case</b><br/>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 reasonable expected to occur.</p> |

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### 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.

### 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. 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.

**-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.

| <b>Risk identified in Section 7.1</b> | <b>Original risk rating from items identified in 7.1</b> | <b>Residual likelihood</b> | <b>Residual consequence</b> | <b>Residual risk rating</b> |
|---------------------------------------|--|----------------------------|-----------------------------|-----------------------------|
|---------------------------------------|--|----------------------------|-----------------------------|-----------------------------|

**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 will be affected by the proposal
- Any volunteer conservation, landscape management or land care groups active in the area to be effected by the proposal
- Community groups and industry such as Jerrabomberra Residents Association and 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 of any commitments to impact prevention, mitigation measures, offsetting measures and other actions within the EIS.

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.

## 12 References

A reference list using standard referencing systems must be included.

## 13 Required Appendices

### 13.1 *Final scoping document for the EIS*

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

### 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 or 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

### 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**

*The Health Protection Service (HPS) notes that during operation the site will provide some emergency services training which may involve the use and storage of fire retardants. There is potential for any fire retardants to contain chemicals that could pollute stormwater systems. The HPS requests the EIS include mitigation measures to prevent the contamination of stormwater systems.*

*Documents provided indicate that works within the construction footprint will potentially generate dust and odours. The Health Protection Service (HPS) requests that the EIS for the development consider any influence upon existing air quality and the potential dust generation or dust movement while the site is under construction.*

#### **A2. ACT Heritage**

*Review of the ACT Heritage Register identifies that the subject area contains no registered or recorded heritage places or objects.*

*Block 45 was included in a 2010 heritage assessment undertaken by CHMA and Representative Aboriginal Organisations (RAOs), which noted that central and southern parts of the block have been disturbed and used for dumping of gravel and refuse. However, the woodland parts of the block – located in the north and east portions of the block, and identified as ‘Area 2’ in the referred application – were not described as being disturbed.*

*CHMA and RAOs did not identify any Aboriginal places in Block 45 in 2010, however, effective coverage was constrained by visibility conditions which were described as being less than 5% at the time.*

*In this context, the Council considers that portions of Block 45 – and specifically the ‘Area 2’ woodland areas – have potential to contain unrecorded Aboriginal places; which if present would be subject to Heritage Act 2004 provisions.*

*On this basis the following heritage assessment requirements are identified for inclusion in the EIS scoping document:*

- *A heritage inspection of ‘Area 2’ woodland areas is required, to be undertaken by a qualified archaeologist and RAOs;*
- *A report on the outcomes of this heritage inspection is to be submitted to the Council for endorsement; and*
- *Should this inspection identify Aboriginal places within the proposed development area, opportunities to conserve those places in situ should be explored. Should in situ conservation not be reasonably practicable, a Statement of Heritage Effect (SHE) approved under Section 61H of the Heritage Act 2004 will be required prior to the commencement of works.*



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**A3. Canberra Airport**

*Canberra Airport supports the growth of aviation in the region, including for emergency services, and therefore in principle the proposal for a heliport and hangar facility is supported, subject to the following:*

- 1. Canberra Airport is not aware that Airservices Australia or CASA have been consulted and provided comment on this proposal.*
- 2. As with the nearby ESA helicopter facility, the Airport's main runway 17/35 flight paths are in close proximity and therefore any helicopter operation from this future facility would be required to be under the management of the Canberra Airport Airservices Australia Air Traffic Control tower and no helicopter operations should affect Regular Public Transport (RPT) movements.*
- 3. Canberra Airport believes it important that the Jerrabomberra community be consulted on this proposal as from time-to-time the current operations from the Hume ESA heliport raises complaints from that community to Canberra Airport. Clearly these helicopter facilities are independent and separate from the management and ownership of Canberra Airport, they being ACT Government facilities.*
- 4. Canberra Airport would like to know if there are plans to establish a refuelling site at this location, part of the future development site?*
- 5. Canberra Airport looks forward to understanding the flight paths to be utilised by this future facility and how the airspace management of this new facility will not conflict with the existing ESA facility or the aircraft arriving/departing Canberra Airport.*

*Lastly, Canberra Airport is surprised that neither the proponent nor consultants of this proposal contacted Canberra Airport to provide a briefing on the proposal and the opportunities it presents.*

**A4. Civil Aviation Safety Authority (CASA)**

*CASA has reviewed the application for scoping document for an environmental impact statement, and based on the information provided CASA has no comment on the proposal.*

**A5. Conservator of Flora and Fauna**

*The preliminary biodiversity assessment's description of the vegetation and habitat elements present is reasonably accurate. In the northern part of the site (Area 2) native plant diversity is higher than indicated in the assessment, however, all but one are common widespread species. The exception is one clump of Pale Flax Lily (*Dianella longifolia* var. *longifolia*), the location of which is identified on the attached map. This species is rare in the ACT and may in fact be *Dianella amoena* a species listed as nationally threatened. Dave Albrecht of the CSIRO Herbarium, Black Mountain, is undertaking taxonomic research into the identity of *Dianella longifolia* var. *longifolia*. As part of the EIS the proponent should contact Dr Albrecht and determine the status of the plant present. There are several hundred clumps of Pale Flax Lily in the Canberra area and probably a total population of individual plants in the mid hundreds. Thus loss of one clump, threatened by African Love Grass invasion, is probably not significant. Nevertheless, effort should be made to translocate the plant in landscaping associated with the site development or to a nearby reserve. African Love Grass must already be present at the chosen site as its seeds are likely to be transported in the operation.*

*The assessment is correct in determining that the condition of the site is such that it does not contain suitable habitat for most grassland threatened species including the Grassland Earless Dragon, Golden Sun Moth, Perunga Grasshopper, Canberra raspy Cricket or Pink-tailed Worm Lizard. However, the assessment for Striped Legless Lizard (Delma impar) which states that there are "...No suitable shelter sites and site is too small and isolated to support population of this species." (pg xii) is overly simplistic. The Striped legless Lizard has been known to move into degraded, previously highly disturbed areas, one example being an asbestos dumping site at Mitchell. The Mitchell site has a fairly similar habitat and habitat structure and now supports a very high density of the Lizard.*

*The assessment states that the proposed development area of approximately 4 ha is too small to support the Striped Legless Lizard, however, a population of the lizard occurs in the median strip of Canberra Avenue (between Canberra and Queanbeyan) and this is about 4.5 ha in area. Thus, there is a possibility of Striped Legless lizard being on site. However, it is possible that fill has been brought to the site and that in the past it has been subject to heavy disturbance. The question arises whether this past disturbance did in fact occur, and if so, whether it occurred after the construction of the Monaro Highway, Shephard Street and Lanyon Drive, which together act as barriers to lizard dispersal from known nearby habitat. The EIS should either present a case as to why past history would preclude lizards being on the site or conduct a targeted survey in line with the required survey guidelines for this species.*

*A wildlife connectivity map is also attached - the darker the blue the greater the importance of habitat, while the darker the orange the greater importance a location has for linking key habitat. The tree plantings, particularly on the northern part of the proposed development are part of a locally important linkage that assists wildlife movement from the Jerrabomberra/Tralelee area of NSW to woodland at West Jerrabomberra and Stonyhurst in the ACT. Wildlife corridors are utilised by a host of species moving across the landscape including birds, bats and many invertebrates (particularly beetles and moths). The EIS should address how this connectivity will be maintained - either by the retention of existing plantings or a reconfiguration in which there are only small breaks.*

*The EIS must contain an updated biodiversity assessment report taking these comments into consideration.*

#### **A6. Emergency Services Agency (ESA)**

*The document "Application for EIS Scoping Document" prepared by Canberra Town Planning correctly identifies the need for a Bushfire Assessment Report of the proposed development and ACTF&R agrees that this can occur at the DA stage of the development process.*

*In addition to the above assessment, which typically examines the consequence of bushfire impacting the site, ACTF&R seeks an assessment of:*

- the potential threat of fire occurring at the facility,*
- any effect on the surrounding area that a fire may have, and*
- the protection measures necessary to address the potential threat of fire.*

#### **A7. Environment Protection Authority (EPA)**

*The Environment Protection Authority (EPA) supports the application and note the following:*

- all works will need to comply with the "Construction and Land Development in the ACT 2011" guidelines and a sediment and erosion control plan will need to be approved by the Environment Protection Authority before works commence*
- if there will be hydrocarbon storage of more than 50,000 litres on the site:*

- *controls are required to prevent hydrocarbon spillage or leakage into the surrounding soil and groundwater*
- *the lessee will be required to contact the EPA as this is a class A activity and will require an environmental authorisation*
- *if hydrocarbon storage will be below 50,000 litres, the lessee will need to contact EPA to discuss what controls will need to be in place prior to any works starting; and*
- *aircraft noise is regulated by Commonwealth legislation, complaints about noise should be directed to Air Services Australia.*

#### **A8. Environment Protection Policy**

*Noise from helicopter operations can be significant, the siting of Helicopter Land Sites (HLS's) are critical in determining impacts on surrounding receptors. The EIS report indicates a noise management plan (NMP) will be prepared as part of the development application. Noise from aircraft is not regulated by the Environment Protection Act 1997. While a NMP would apply to all other activities on the site a NMP cannot address noise from the helicopter operations under ACT environment protection legislation.*

*The mechanism to address noise from aircraft operations, similar to airports is planning controls (i.e. siting of the sites appropriate distances from receptors including sensitive receptors (i.e. residential)). The EIS report indicates the site is well away from residential areas, however the Tralee development in NSW will be relatively close to the site, and distance to receptors is not detailed. The location of facilities regulated by the Commonwealth aviation services should be sited to minimise impacts on adjacent receptors. While the site may be suitable due to its industrial land use and proximity from sensitive receptors (i.e. residential development in NSW) an assessment of the operational noise contours should be undertaken at the EIS stage to determine if this is an appropriate location for a facility of this nature, or whether the location of the HLS is appropriate as indicated in the indicate development drawings for the site. The assessment should include assessment against any available Commonwealth aviation authority guidance for siting of HLS's, in particular but not limited to the 2014 CASA Guidelines for the establishment and operation of onshore Helicopter Landing Sites.*

*While the EIS Report states there is no contamination of the site from past activities, no evidence to support this has been provided other than a statement the site is not recorded on the ACT EPA Contaminated Sites Register. A search of the Register is not a sufficient level of assessment to determine whether the site may have been contaminated by past activities. A preliminary assessment in accordance with the Contaminated Sites Environment Protection Policy 1997 made under the Environment Protection Act 1997 should be undertaken.*

#### **A9. Evoenergy (gas)**

*No comment.*

#### **A10. Icon Water**

*No comment.*

#### **A11. National Capital Authority (NCA)**

*The applicant has identified as a risk, the landscape and visual impacts of the proposal on the Monaro Highway. The Monaro Highway is an Approach Route under the National Capital Plan, and the NCA maintains a key interest in ensuring that the quality of development adjacent to the Approach Routes is of a quality befitting the National Capital.*

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*While the proponent has determined the unmitigated risk associated with visual amenity as low (particularly given that only a small portion of the site is adjacent to the Monaro Highway road reservation), and not subsequently identified mitigation measures, the NCA would appreciate this aspect of the proposal being addressed in preliminary form in the EIS. Visual impact analysis should provide perspectives of the site from both carriageways of the highway, and identify potential measures to address the NCA's expectations for development adjacent to the important Approach Route.*

*The NCA appreciates that a greater level of detail concerning this issue can be provided at the development application stage, however any preliminary analysis can inform this.*

#### **A12. Queanbeyan-Palerang Regional Council (QPRC)**

*The description of what the facility will be used for is ambiguous and greater clarification is needed over whether the proposed use is an emergency services facility with training school or whether it also includes a commercial element in the future by the Hume Helicopters Operations Base. Whilst the scoping report says that no tourism flights will be undertaken from the Hume facility it also lists under '3.1 Site Selection and Suitability' under dot point 4 that there is adequate area to establish a tourist facility quoting "a visitor/educational centre and charter/recreational flights arm". It is also suggested on page 13 in the EIS Scoping document that there will be no actual training flights for the next 10 years and that 'Training and tourism flights would occur from the airport for this time' suggesting that tourism flights would eventuate from Hume in the future.*

*It is recognised that the NUZ1 Broadacre zoning is suitable for this type of development and the site location gives access to a good road network but there are concerns about noise from the number of flights to and from the facility particularly as the direction of flight take off is across NSW which could potentially impact on the residential areas of West Queanbeyan and the western edge of Jerrabomberra.*

*Given that existing and future NSW residents live in closer proximity to this proposal than residents of the ACT, QPRC would require greater clarity concerning the commercial side of this proposal and suggest that the EIS focuses on the potential noise impacts on Queanbeyan residents — areas that could potentially be affected through direction of take-off are the residences of Environa, western edges of Jerrabomberra and future residential precincts in South Jerrabomberra which are located between 1.2 and 1.6 km in distance from the site.*

*It is noted that the scoping document acknowledges social risks and the importance of getting information to the community through a public consultation process in order to "appreciate, acknowledge and address concerns". QPRC appreciate that it is recognised that a lack of information can lead to misinformation being propagated by some in the community.*

*The proponent should also liaise directly with the Jerrabomberra Residents Association and include them in any information sessions and public consultation process.*

*It is appreciated that the treatment of noise and the details in any necessary mitigation will be part of a Noise Management Plan at the Development Application stage. However it would be welcomed that when preparing and implementing an Operational Management Plan to minimise impacts on surrounds that this also consider the closest residential areas in NSW so that flight operations/traffic can be directed appropriately.*

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**A13. Suburban Land Agency (SLA)**

*No comment.*

**A14. Transport Canberra and City Services**

*The preliminary concept plan for Block 45 Section 3 Hume and the intention of the facility to be a purpose-built facility comprising of emergency facility, tourist facility, education centre and charter recreation flights area, there will be more traffic generated in addition to the traffic movements of the anticipated 30 full time staff and numerous part-time staff and traffic from the 7,600 m2 future development area. Hence the EIS should also determine the extent of traffic generated from the development during the commencement of the operation and into the future and during the AM and PM periods, noting the 24/7 operations nature of the facility.*

*The facility will have road frontage and exposure to the Monaro Highway, Sheppard Street, Hume and Lanyon Drive, and that strategic transport modelling suggests that Monaro Highway and Lanyon Drive will be operating close to capacity in the future. Hence the EIS should also include investigate the traffic impact of the development not only on Sheppard Street but also on Monaro Highway and Lanyon Drive to ensure that the continued safe and efficient movement of vehicles accessing the facility is not impeded by road network arrangements. This is because trucks need more time to pass through intersections and have longer discharge times to merge with through traffic.*

*The facility will be providing emergency services, therefore EIS should also articulate the types and volumes of heavy and light vehicles that will be coming in and out of the development area and their likely origin and destination, for those vehicles coming from police/fire stations.*

*The preliminary plan indicated that there will be self-contained hazardous liquid storage within buildings, the EIS should also articulate how these hazardous materials will be transported into the site.*

*Possible impact of the proposed development on the northern side of the open space must also be included in the EIS. TCCS notes some high quality trees in this area.*

## Attachment B

### GLOSSARY

**Controlled Action (EPBC):** An action defined under the EPBC Act, s 67.

**Development application (DA):** Application for development as defined under the P&D Act.

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

- (a) the soil, atmosphere, water and other parts of the earth;
- (b) organic and inorganic matter;
- (c) living organisms;
- (d) structures, and areas, that are manufactured or modified;
- (e) ecosystems and parts of ecosystems, including people and communities;
- (f) qualities and characteristics of areas that contribute to their biological diversity, ecological integrity, scientific value, heritage value and amenity;
- (g) interactions and interdependencies within and between the things mentioned in paragraphs (a) to (f);
- (h) social, aesthetic, cultural and economic characteristics that affect, or are affected by, the things mentioned in paragraphs (a) to (f).

**Environmental Impact Statement (EIS):** As defined under the P&D Act.

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

**Long term:** Greater than 15 years duration.

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

**P&D 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 P&D Act, s 212 (2).

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

**Socio-economic:** Involving both social and economic factors.