



ACT
Government

**Environment, Planning and
Sustainable Development**

Scoping Document

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

APPLICATION NUMBER: 202000027		DATE OF THIS NOTICE: 24 March 2021	
DATE LODGED: 9 February 2021			
PROJECT: Emergency Services, Maintenance and Training Facility			
IMPACT TRACK TRIGGER: The Minister for Planning and Land Management has made a declaration, under section 124 of the <i>Planning and Development Act 2007</i> , that the proposal is impact track.			
BLOCK: 45	SECTION: 3	SUBURB: Hume	
ADDRESS: Corner of Monaro Highway and Lanyon Drive (Sheppard Street Hume)			
APPLICANT: Canberra Town Planning			
LAND CUSTODIAN: Transport Canberra and City Services			

SCOPING DOCUMENT

The planning and land authority (the Authority) within the Environment, Planning and Sustainable Development Directorate received your application under section 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 section 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.

NOTE: 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 section 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 section 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.



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- 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.
- 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.

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.

If you have any queries about the requirements outlined in this scoping document, please contact epdimpact@act.gov.au to arrange a suitable time to discuss.

Delegate of the planning and land authority

Brett Phillips
Executive Group Manager
Statutory Planning Division
Environment, Planning and
Sustainable Development Directorate

Contact

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GENERAL BACKGROUND 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 objectives of 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.
- b) An outline of any ancillary use (as defined in the Territory Plan) and how they directly relate to the main use of the site.
- c) Outline any application process that is required for any proposed future uses and how they will be consistent with the lease.
- d) An outline on why the proposal does not fall under any prohibited use, under the Territory Plan and relevant Zone Development Table and how each other use is directly associated with the main use of the site
- e) The location of the land to which the proposal relates, including detailed maps
- f) The division and/or district names and block and/or section numbers of the land under the *Districts Act 2002*
- g) If the land is leased – the lessee’s name
- h) If the land is unleased or public land – the custodian of the land
- i) The purposes for which the land may be used
- j) 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

- k) An outline of any developments that have been, or are being, undertaken by the proponent, within the proposal area and broadly in the region. Describe how the proposal relates to these developments
- l) Address other developments that may impact on the development, such as, the upgrades to the intersections of Lanyon Drive/Sheppard Street/Monaro Highway
- m) 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
- n) A plan/description of the location of any works to be undertaken, structures to be built or elements of the proposal that may have relevant impacts
- o) 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*
- 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 relevant sections ACT Government's following policies:

- ACT Climate Change Strategy 2019-2025
- Canberra's Living Infrastructure Plan: Cooling the City

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:

- 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. Ecologically sustainable development (ESD)

Provide a description of how the proposed development demonstrates ESD. This is to include long-term and short-term considerations related to economic development, social development and environmental protection at local, regional and national scales. The proponent should ensure that the EIS adequately addresses the ESD principles as defined by section 9 of the PD 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).

REQUIREMENTS FOR ASSESSING IMPACTS IN THE EIS

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.

The Preliminary Risk Assessment (PRA) submitted as part of the request for a scoping document must be revised to include, but not be limited to, the risks identified by the Authority in Table 1. The risks identified in Table 1 are based on the scoping document application and comments received from entities on the application. All of these risks are considered potentially significant (i.e. a medium risk level or above), and must be addressed in the EIS. Should any risk levels change during the preparation of the EIS or any new risks become apparent, these must be assessed and included with a justification in 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- 8.1.11 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"> • Sterilisation of existing and future land uses • Restricting future building/structure heights along the flight path 	8.1.1
Traffic and transport	<ul style="list-style-type: none"> • Traffic safety impacts during operation, including traffic distractions • Impacts from increased air traffic 	8.1.2
Utilities	<ul style="list-style-type: none"> • Impacts on existing utilities from construction 	8.1.3
Materials and Waste	<ul style="list-style-type: none"> • Hazardous chemicals/materials impacting on health and environment 	8.1.4
Landscape and visual	<ul style="list-style-type: none"> • Visual and landscape impacts on the surrounding area, including lighting 	8.1.5
Soils and geology	<ul style="list-style-type: none"> • Erosion and sediment impacts from construction • Existing contamination impacts from previous land uses • Contamination impacts from operation 	8.1.6

Environmental Theme	Risk identified	See section/s below for further detail
Water quality and hydrology	<ul style="list-style-type: none"> • Impacts on waterways from operations • Impacts from stormwater runoff 	8.1.7
Climate change and air quality	<ul style="list-style-type: none"> • Impacts from climate change • Air quality impacts from operation 	8.1.8
Noise and vibration	<ul style="list-style-type: none"> • Noise impacts from operation 	8.1.9
Biodiversity and nature conservation	<ul style="list-style-type: none"> • Impacts from clearance of native vegetation • Impacts on flora and fauna 	8.1.10
Heritage	<ul style="list-style-type: none"> • Impacts on unknown heritage values 	8.1.11
Hazard and risk	<ul style="list-style-type: none"> • Impacts to public safety from operation, including helicopter usage • Impacts on the facility from fire on adjacent/adjoining site • Impact from fire or explosion at the facility 	8.1.12

8.1. Required detail for addressing impacts (Table 1)

The following items (sections 8.1.1 - 8.1.12), 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 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

- Include a description of the volume of traffic generated 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.

8.1.4. Materials and Waste

- Describe any hazardous materials and dangerous chemicals to be used or stored on site during construction and operation
- Identify any Schedule 11 hazardous chemical, as per *Work Health and Safety Regulation 2011*
- Provide details of maximum storage capacities for any hazardous chemicals
- Provide safety data sheets for any hazardous chemicals
- Identify whether any Schedule 11 hazardous chemicals meet the placard quantity as per the Regulation
- Describe how hazardous materials will be transported into and out of the site.

8.1.5. 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.

8.1.6. 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).
- 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 sedimentation and measures to reduce the impacts.

8.1.7. 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/wastewater 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.

8.1.8. Climate change and air quality

- Describe the potential impact the proposal will have on existing air quality during operation, including dust, emissions and fumes from helicopter exhaust whilst on the ground, taking off and landing.
- Include 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.

8.1.9. Noise and vibration

- 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 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

- Clarify the location of native dominated patches of grassland and provide any consideration of temporary fencing around rocky patches outside of the development envelope for the duration of construction.
- Describe possible impacts on trees within open space and provide a description of the trees to be removed and outline the quality of trees to be removed.

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.
- 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>Assessment Scenarios: 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>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.</p>	<p>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.</p>	<p>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 reasonable expected to occur.</p>

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 and in the proponent's risk assessment (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 and the proponent's risk assessment. 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, along with which stage the mitigation measures will be adopted

- 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 and the proponent’s risk assessment. 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, including the expected or predicted effectiveness of the mitigation measures.

-Assessment Guide-				
Provide the residual risk assessment as set out in the table below.				
Risk identified in Section 7.1	Original risk rating from items identified in 7.1	Residual likelihood	Residual consequence	Residual risk rating

8.3 Entity requirements

The EIS must address the entities comments provided in Attachment A. If the issues raised by entities have been addressed in other sections of the EIS, this must be cross referenced.

9. Community and stakeholder consultation

The intention of the consultation in this scoping document is to ensure significant proposals include meaningful engagement with the community in the early stages of the project and provide clear expectations and an understanding of the actual development proposed. Consultation also provides an opportunity for the community to contribute in the design of the proposal and to resolve any major concerns early in the planning stages.

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; and

- The local community and businesses owners and employees (including community groups and industry such as Jerrabomberra Residents Association and Hume Traders Association).

9.2. Provide a consultation report that includes:

- A description of the methodology and criteria for identifying stakeholders and how they were identified. Details and plans must be provided showing potential impacts on the local and wider community to justify how stakeholders were identified.
- An outline of the communication methods used. A variety of communication methods must be adopted to ensure all stakeholders are engaged appropriately, such as face to face, email/letters, community meetings and information sessions and website notifications.
- Details on the information provided during the community consultation process. Note: A plain English statement explaining the proposal and conceptual drawings must be made available to the community and stakeholders.
- A summary of the responses and the main comments raised. Evidence must be provided demonstrating that consultation has been undertaken with each relevant group/person and provide specific detail on how these concerns were addressed.
- A description on how any concerns have been considered and identify any changes that have been made to the proposal.

Consultation must occur as early as possible and avoid, or make allowances for public holidays, school holidays and the summer holiday (Christmas) shutdown period. The level of engagement must be comparable with the size, location and nature of the development and potential impact on the wider community.

9.3. Consideration of public representations from Draft EIS notification

The revised EIS must include a consultation report outlining 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. 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. If the EIS addresses the scoping document in multiple places then this must be also referenced.

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.

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

HPS has reviewed the documents and advises the applicant that the following be appropriately considered at the Development Application stage or incorporated within a revised EIS:

- Appropriate management measures must be considered to prevent hydrocarbons and other hazardous material land contamination during construction and operation. This is to be addressed in the Construction and Operation Environmental Management Plan (CEMP).*
- As the facility is proposed to support emergency services such as firefighting, the applicant is advised that the facility must consider appropriate storage of firefighting foams (if required onsite) which may contain per- and polyfluoroalkyl substances (PFAS) to prevent land contamination risks. The applicant is also advised to consider areas where foams may need to be used in the case of a fire emergency onsite and apply measures to minimise land contamination risks.*
- An Unexpected Finds Protocol (UFP) is recommended to be developed and implemented before the proposed works commence.*
- All reasonable and practicable measures are to be taken to suppress dust and minimise detrimental impacts to air quality during the construction and operation of the facility.*

A2. ACT Heritage Council

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 Cultural Heritage Management Australia (CHMA) and Representative Aboriginal Organisations (RAOs), which noted that central and southern parts of the block (identified as 'Area A' in the application) 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 or objects 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.*

A3. ACT Emergency Services Agency

ACT Fire and Rescue (ACTF&R) support with conditions. ACTF&R has reviewed the application for EIS scoping documents. It noted the report will address the bushfire risk at the Development Application stage, including the establishment of asset protection zones and construction to AS3959.

ACTF&R will await the Development Application to make further comment.

Building Fire Safety System

Compliance to the National Construction Code (NCC) and inbuilt fire safety systems are outside the scope of this document and will be assessed separately by ACTF&R at the building approval stage.

All significant alterations, construction, alternate building solutions or extensions of buildings greater than 500m² will require a fire safety review at the building application to ensure NCC compliance.

For further information regarding building fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370.

A4. Canberra Airport

The overarching comment would be in inadequacy of the uploaded documents by Canberra Town Planning. The date of the reports are December 2018, these are 2 and a half years old. The ACT Development and ACT EIS process has changed, and so has the current status of tenancy of Secure Aviation at Canberra Airport. There is a lack of documentation in relation to the flight operations including, ANEF Noise contours, known obstacles in the area and the referred arrival and departure pathways.

- *Secure Aviation are no longer a tenant of Canberra Airport and have no current arrangements to operate from the Airport. Therefore the details throughout the EIS report provided by Canberra Town Planning are wrong about the business activities that would be carried out from their, now prior, location on Canberra Airport. Where will the tourism and sightseeing operations be operating from if they do not occur on Canberra Airport? This will have to be addressed in the EIS documentation.*
- *No consultation with the airport- Secure Aviation were a tenant of the airport, and the potential flight path from the site is within the flight corridor of Canberra Airport, the lack of consultation with Canberra Airport is surprising.*

- *No mention of NASF (National Airport Safeguarding Framework) within the EIS documentation. This proposal should answer how this proposal addresses the NASF and how it mitigates the impact on Canberra Airport's operations. In particular:*
 - *NASF Guideline C- Noise*
 - *Adjoining landowners within the Poplars/Tralee development. As part of the sale contract of the blocks within the area future owners need to be informed that they are underneath the flight path for Canberra Airport. What consultation has been undertaken with the owners of the land re-noise from helicopter operations caused by Secure Aviation?*
 - *Has Flight path approval been discussed with CASA or Air Services? What are the flight paths from the site?*
 - *NASF Guideline H- Protecting strategically important helicopter landing sites. How will this be achieved?*
 - *It is Canberra Airport's opinion that due to the proximity to the airport and the high frequency of helicopters taking off and landing on the site guideline H has to be addressed*
- *Consideration of Air Traffic Control. Has the proponent discussed the operational overview of a private entity flying within the approach path of Canberra Airport and the potential conflict of flights approaching the airport from the south?*
- *There appears to have been no consultation with CASA/Air Services- There is no documentation provided in the EIS package in relation to discussions with CASA or Air Services about the proposed use of the site as a heliport. Due to the nature of the site, it would be prudent for the proponent to engage with both entities.*
- *There doesn't appear to be any consultation with Emergency Services Agency- ACT*
- *The Bio-diversity assessment states that '...without detailed knowledge of the proposed frequency/scale of operations proposed, as well as having an understanding of the current level of flights and the existing impacts these may be having on native species, it is not possible to quantify the potential cumulative impacts of operations that would occur if the development were to proceed.' The bio-diversity assessment – All documents need to be re-done with the detail about the flight operations so the consultants can provide a better assessment of the proposal on the local area.*
- *Canberra Airport will take this matter to the CACG (Community Aviation Consultation Group). We would appreciate a representative from EPSDD to provide a presentation of the proposal with updated date and approval from Casa and Airservices. Steve Gianakis is a member of the group and regularly updates on ACT Planning items and initiatives.*

Canberra Airport is not against the concept, in principle, but the severe lack of consultation, documentation and with the location of the site directly under the Flight Path would need serious assessment before this application can progress.

A5. Conservator of Flora and Fauna

There are several concerns which have been identified and are required to be included in the Scoping Document and addressed in the EIS process. The specific items for inclusion are:

1. Impacts to native vegetation:

Small patches surrounding rocky outcrops in Area 2 are dominated by Tall Speargrass and a low diversity of native forbs. Trees have been planted across this area, however given its landscape position and proximity to Jerrabomberra East grassland reserve, it is likely these patches are remnants of the original natural grassland vegetation.

The EPBC listing advice for the Natural Temperate Grassland endangered ecological community (EEC) require a patch to be a minimum of 0.1 hectares. The patches on Area 2 probably meet this requirement. The Floristic Value Score (FVS) for the native dominated patch is 2.8. Patches with a FVS of 5 or greater are considered part of the EEC. Therefore, the patch does not quite meet the requirements for classification.

The native dominated patch/patches are in rocky areas on the western edge of the site and are not within the area proposed for disturbance. It is difficult to determine if the patches are within or just outside the block boundaries.

Requirement: *The EIS should clarify their location and consider committing to establish temporary fencing around rocky patches outside of the development envelope for the duration of construction.*

2. Bushfire considerations:

Section 7 of the supplementary Application for EIS Scoping Document identifies Bushfire as a potential risk. It should be noted that the idea that staff of the proposed base would fight a bushfire if the base was threatened does not detract from requirements to meet bushfire regulations. A risk of company staff taking independent action to fight a bushfire is that efforts may lack coordination with government staff and this may hamper efforts to contain a bushfire.

Requirement: *It is essential that the bushfire planning take into consideration adequate protection for fuel storages or other stockpiled materials which may produce toxic fumes if ignited by a bushfire.*

Requirement: *Adequate access and infrastructure to minimise the risk should be considered in planning.*

An example of this problem occurred during the Beard Fire in January 2020 when biosolids and mulch stored at the Queanbeyan sewage works was ignited sending toxic fumes over Queanbeyan for a number of hours simultaneously hampering the firefighting effort and putting the health of residents at risk. This site appears to be exposed to a similar risk.

A6. Environment, Planning and Sustainable Development Directorate

Strategic Planning

Whilst helicopter noise is an identified impact, other helicopter impacts, such as rotor wash, on adjacent development and businesses does not appear to be specifically identified. This will need to be considered in the EIS, consistent with the Minister's determination.

Also, there is a proposed major upgrade to the existing 3 way intersection of Lanyon Drive/Sheppard Street and to the Monaro Highway in the vicinity of the site. This will need to be reviewed accordingly.

A7. Environment Protection Authority (EPA)

The EIS should include an environmental assessment in accordance with Environment Protection Authority (EPA) endorsed guidelines to assess its suitability for its proposed use from a contamination perspective. The findings of the assessment must be reviewed and endorsed by the EPA prior to the site being used for the proposed use.

A8. Evoenergy (gas)

No comment.

A9. Icon Water

Icon Water have compiled the following comments:

Environment team

- *The facility mentions the potential for firefighting facilities / usage. Firefighting establishments and the use of firefighting foam in the past has been a source of gross contamination in the environment with the usage of Per- and polyfluoroalkyl substances (PFAS). These are a group of man-made chemicals that includes PFOA, PFOS, GenX, and many other chemicals which are both toxic to humans and highly persistent in the environment (i.e. they don't breakdown for a long time). Whilst PFAS chemicals should not be part of firefighting foam onsite, Icon Water should note the historical context around these establishments.*
- *The facility being built mentions the use of Hydrocarbons and other potentially hazardous materials to be used onsite during construction and operation of the facility. Hydrocarbons, if not managed correctly can be the source of contamination which impact on both Icon Water assets and human health. The 'other' chemicals mentioned should be further described in later development approvals which Icon Water can comment on.*

Developer Services

- *The developer should submit the application for "In principle" approval with proposed development to confirm the capacity of the existing network and WSCC.*
- *The block has a DN225 water running through the western boundary. Previous advise was to relocate the boundary to have the water main in open space or to relocate the water main outside the boundary. This should be done at developer's expense.*
- *Currently the block is not serviced by water and sewer tie. There is water and sewer main along Sheppard Street which can be used to service the block. This should be done at developer's expense.*

Trade Waste

- *All connections to sewer that are classified as Liquid Trade Waste must apply to Icon Water for approval before connection to sewer.*

Liquid Trade Waste is generally defined as waste that is not domestic in nature (i.e. waste not typically produced in the course of daily residential living). Generally, any activity that is commercial will likely need Icon Water Approval to discharge to sewer. Further information on classifying this waste can be found on the Icon Water website

www.iconwater.com.au/tradewaste

- *This development will generate liquid trade waste, as such a trade waste application must be submitted. A consultation may be required to ascertain the likely discharge and discuss what if any pre-treatment is required or if some waste must be collected for off-site disposal.*
- *Icon Water Liquid Trade Waste team contact information; Email: Trade.Waste@iconwater.com.au Phone: 02 6248 3222*

Building Approvals

- Any work(s) that is likely to impact on the Icon Water infrastructure must have Icon Water acceptance prior to any work being undertaken.

A10. National Capital Authority (NCA)

The NCA has no comment for the EIS scoping document.

The site is identified as a broadacre area in the National Capital Plan (the Plan) and the proposed land use is permitted under the Plan. Any future development application on this site will need to consider visual impact to the Monaro Highway and be consistent with Development Control Plan 171/94/853.

A11. Transport Canberra and City Services

On the risks of increased traffic, delays and road safety issues, the report stated that the level of traffic is not expected to cause any notable delays or adverse impacts to existing traffic users in the local area. However we note:

- 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 acceleration 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.

B1. Attachment B

GLOSSARY

Development application (DA): Application for development as defined under the PD Act.

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.

EPBC Act: *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

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.

NCC: National Construction Code

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

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.

