

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10360
Project Name	Dnata Catering Facility
Location	263 Coward St, Mascot in the Bayside local government area (Lots 4 and 5 DP38594, Part Lot 23 DP883548 and Part Lot 1 DP445957)
Applicant	Alpha Flight Services Pty Ltd trading as dnata catering
Date of Issue	24/05/2021
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> · a detailed description of the development, including: <ul style="list-style-type: none"> - accurate history of the site, including development consents applying to the site and the 'Qantas Mascot Campus', on-site parking requirements and access requirements to and from Sydney Airport; - the need for the proposed development; - justification for the proposed development; - likely staging of the development; - likely interactions between the development and existing, approved and proposed operations in the vicinity of the site including Sydney Airport, proposed Sydney Gateway Project and Botany Rail Duplication Project; - plans of any proposed building works; - operational management details of the development; and - infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained. · consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; · consideration of issues discussed in Attachment 2 (public authority responses to key issues); · a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; · a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and - a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. · a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.

	<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> · high quality files of maps and figures of the subject site and proposal; and · a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV; · an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development; and · certification that the information provided is accurate at the date of preparation.
<p>Key issues</p>	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> · Statutory and strategic context – including: <ul style="list-style-type: none"> - detailed justification for the proposal and the suitability of the site; - detailed justification that the proposed land use is permissible with consent; - a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site; and - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy No 55 – Remediation of Land o Botany Bay Local Environmental Plan 2013 o Greater Sydney Region Plan: A Metropolis of Three Cities o Our Greater Sydney 2056: Central City District Plan o Future Transport Strategy 2056. · Community and stakeholder engagement – including: <ul style="list-style-type: none"> - a community and stakeholder participation strategy identifying key community members and other stakeholders; - details and justification for the proposed consultation approach(s); - clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted; - issues raised by the community and surrounding landowners and occupiers; - clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development; and - details of the proposed approach to future community and stakeholder engagement based on the results of consultation. · Traffic and transport – including: <ul style="list-style-type: none"> - a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle type, arrival and departure times for vehicles for all components of the proposed development, access routes, impacts on road safety and the capacity of the existing local road network to accommodate

the development;

- plans of any road upgrades or new roads required for the development, if necessary; including details of the newly proposed vehicle entrance in the north western corner of the site and its affiliated traffic arrangements;
- details of the use of the Qantas Airbridge and service roads to access Sydney Airport, and details of alternative access arrangements to and from Sydney Airport if the Qantas Airbridge is unavailable, including the cumulative impacts on the local road network;
- details and plans of any proposed the internal road network, loading dock servicing and provisions and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards;
- details of the parking provision on-site, including the existing parking provided and its users and a justification for the basement parking and the amount of car parking proposed; and
- details of any likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if necessary.

• **Noise and vibration** – including:

- a description of all potential noise and vibration sources during the construction and operational phases of the development, including on and off-site traffic noise and detailed reference to noise impacts as a result of excavation methods required for basement parking;
- a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes;
- a detailed construction programme considering sensitive receivers and other nearby construction activities, with justification for any requested extended construction hours; and
- details of proposed noise mitigation, management and monitoring measures

• **Soils and water** – including:

- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements;
- description of the measures to minimise water use;
- description of the proposed erosion and sediment controls during construction;
- proposed cut and fill works associated with the development, and measures to minimise the extent of cut and fill;
- characterisation of the nature and extent of any contamination on the site and surrounding area;
- an assessment of the impact of the development on acid sulfate soils;
- a description of the surface and stormwater management system, including onsite detention capacity, and measures to treat or re-use water;
- an assessment of potential surface and groundwater impacts associated with the development, making specific reference to the impacts of excavation for the provision of basement parking, including potential impacts on watercourses, riparian areas, ground water, and ground-water dependent communities nearby;
- an assessment of the impact of flooding, if any, on the proposed development for the full range of flood events up to the probable maximum flood;
- details of proposed mitigation, management and monitoring measures; and
- a geotechnical report.

- **Urban design and visual** – including:

- a detailed visual impact assessment (including photomontages and perspectives) for the layout and design of the catering facility (and basement parking), including staging, gross floor area, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, lighting, security requirements and features, signage and lighting, particularly in terms of potential impacts on:
 - o nearby public and private receivers
 - o significant vantage points in the broader public domain.
- demonstration of how the development will achieve design excellence in accordance with the Botany Bay Local Environmental Plan 2013 and the objectives for good design in Better Placed (Government Architect NSW, 2017);
- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable;
- detailed plans showing suitable landscaping which gives preference to local native provenance tree, shrub and groundcover species and how it maximise opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020);
- an options analysis for the proposed building materials, architectural treatments, finishes and colour of the buildings, prepared in consultation with any nearby sensitive receivers with evidence of consultation provided; and
- consideration of the Obstacle Limitation Surface (OLS).

- **Food Safety** – including:

- details of how the proposed development would meet relevant Australian Standards and NSW Food Authority Standards in relation to food handling and processing.
-

- **Hazards and risk** – including:

- preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development, including the material contain on site as part of the refrigeration system. Should preliminary screening indicate that the development is "potentially hazardous," a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011); and
- a report on the consultation outcomes with all operators of high-pressure dangerous goods or gas pipelines within or in vicinity of the development with regards to requirements under Australian Standard AS 2885 Pipelines – Gas and liquid petroleum and provide sufficient details on how these outcomes will be delivered or implemented.

- **Air quality and odour** – including:

- an assessment of the air quality impacts (including dust and odour) at private properties during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines; and
- details of any mitigation, management and monitoring measures required to prevent and/or minimise emissions.

- **Biodiversity** – including:

- an assessment of the proposal's biodiversity impacts in accordance with the

Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.

• **Infrastructure requirements** – including:

- a detailed written and/or graphical description of the existing infrastructure on-site;
- endorsement and/or approval from Sydney Water to ensure the development does not adversely impact on any Sydney Water Asset;
- preparation of an Infrastructure Management Plan, detailing the existing capacity and any augmentation and easement requirements of the development for the provision of utilities, including any staging;
- identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained; and
- in consultation with relevant agencies prepare a services and utilities impact assessment which:
 - o assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development
 - o assesses the impacts of the proposal on existing utility infrastructure and service manager provider assets and describe how and potential impacts would be managed.

• **Waste** – including:

- details of the quantities and classification of all waste streams to be generated on site during the development;
- details of waste storage, handling and disposal during the development; and
- details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.

• **Fire and incident management** – including:

- details of the operational capability of all fire and life safety systems.

• **Ecologically sustainable development** – including:

- an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development;
- consideration of the use of green walls, green roofs and/or cool roofs in the design of the development;
- climate change projections developed for the Sydney Metropolitan area and how they are used to inform the building design and asset life of the project; and
- an assessment of the energy uses on-site and all reasonable and feasible measures that would be implemented to minimise the development's greenhouse gas and carbon emissions (reflecting the Government's goal of net zero emissions by 2050).

• **Aboriginal and Non-Aboriginal cultural heritage** – including:

- identification and assessment of potential impacts on Aboriginal cultural heritage values, including a description of any measures to avoid, mitigate and/or manage any impacts. Justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided;
- evidence of consultation with Aboriginal people must be undertaken;
- an assessment of non-Aboriginal cultural heritage items and values of the

	<p>site and surrounding area.</p> <ul style="list-style-type: none"> · Socio-economic – including: <ul style="list-style-type: none"> - a social impact assessment in accordance with the Department’s Draft Social Impact Assessment Guideline – State significant projects (October 2020); and - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community. · Heritage – including: <ul style="list-style-type: none"> - consideration of heritage items within the vicinity of the site and any potential heritage impacts associated with the development. · Planning agreement/development contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of <i>the Environmental Planning and Assessment Regulation 2000</i>. These documents should be provided as part of the EIS rather than as separate documents.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> · Ausgrid; · Bayside Council; · DPIE Water Division (formerly Department of Industry – Lands & Water); · Environment, Energy and Science (EES) of the Department; · Heritage NSW; · Jemena; · NSW Food Authority; · Sydney Airport Corporation Limited; · Sydney Water; · Transport for NSW; and · local residents and stakeholders. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to</p>

[REDACTED] the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sqm) and north point
 - the existing levels of the land in relation to buildings and roads
 - location and height of existing structures on the site
 - location and height of adjacent buildings and private open space
 - all levels to be to Australian Height Datum (AHD).

2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
 - significant local features such as heritage items
 - the location and uses of existing buildings, shopping and employment areas
 - traffic and road patterns, pedestrian routes and public transport nodes.

3. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of all proposed buildings
 - detailed plans of proposed access driveways, internal roads, carparking and services infrastructure.

4. Schedule of materials, colours and finishes.

Documents to be Submitted

Documents to submit include:

- one (1) electronic copy of all the documents and plans for review prior to exhibition
- other copies as determined by the Department once the development application is lodged.



Policies, Guidelines & Plans

Aspect	Policy / Methodology
Engagement	Undertaking Engagement Guide – Guidance for State Significant Projects – Exhibition Draft (DPIE, 2020)
Traffic, Transport and Access	<i>Roads Act 1993</i> State Environmental Planning Policy (Infrastructure) 2007 Guide to Traffic Generating Development (RTA, 2002 as updated) Road Design Guide (RMS, 2015-2017) Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016) Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014) Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015) Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013) Future Transport Strategy 2056 (TfNSW, 2018) Greater Sydney Services and Infrastructure Plan (TfNSW, 2018) NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Noise and Vibration	Acoustics - Description and measurement of environmental noise (AS1055:2018) Noise Policy for Industry (EPA, 2017) NSW Road Noise Policy (DECCW, 2011) Noise Criteria Guideline (RMS, 2015) Noise Mitigation Guideline (RMS, 2015) Interim Construction Noise Guideline (DECC, 2009) Assessing Vibration: A Technical Guide (DEC, 2006)
Soils and Water	
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC) Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
<i>Erosion and Sediment</i>	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW) Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000) Wind Erosion – 2nd Edition (DIPNR, 2003)

<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
<i>Soil</i>	Bunding and Spill Management (EPA)
	State Environmental Planning Policy No. 55 – Remediation of Land
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) (amended April 2013)
	Designing Sampling Programs for Sites Potentially Contaminated by PFAS – Guidance Document (EPA, 2016)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
<i>Stormwater</i>	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
<i>Wastewater</i>	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
<i>Contamination</i>	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy No. 55 – Remediation of Land
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DoP)

2011)

Air Quality	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (OEH, 2017)
	How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application (DPIE, 2019)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)
Heritage	
	<i>Heritage Act 1977</i>
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Urban Design and Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Social	
	Draft Social Impact Assessment Guideline – State Significant Projects (DPIE, 2020)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues
For Information Only