

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 10404
Project Name	Horsley Drive Business Park Stage 2
Development	Construction and operation of a 24-hour warehouse and distribution centre, encompassing offices, car parking, delivery vehicle unloading and loading areas, landscaping and supporting infrastructure within the Horsley Drive Business Park
Location	Land known as Lots 17-22 DP 13961 and Lot 2 DP 1212087 within the Horsley Drive Business Park, Cowpasture Road, Wetherill Park, , Fairfield local government area
Applicant	Charter Hall
Date of Issue	18 December 2019
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). In addition, the EIS must include: - a detailed description of the development, including: · a description of the development; · the need and justification for the development; · likely staging of the development; · likely interactions between the development and any existing, approved and proposed developments in the vicinity of the site; · plans of any proposed works with details of the proposed setbacks, site coverage, car parking, landscaped areas; and · details of infrastructure upgrades or items required to facilitate the development, and a description of any arrangements to ensure the upgrades will be implemented in a timely manner and maintained. - a detailed description of how the development is consistent with the Horsley Drive Business Park concept approval (SSD 7664 – as modified), particularly the approved land uses; - consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; - a list of any approvals that must be obtained for example under the <i>Local Government Act 1993</i>, the <i>Roads Act 1993</i>, or any other Act or law before the development may lawfully be carried out; - consideration of key issues identified by Government agencies and Fairfield City Council (see Attachment 2); and - a risk assessment of any potential environmental impacts of the development, identifying the issues for further assessment.

	Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data; - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and The EIS must also be accompanied by a report from a qualified quantity surveyor providing: - a detailed calculation of the Capital Investment Value (CIV) (as defined in clause 3 of the Regulation) 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 applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must include an assessment of potential impacts of the development (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters: 1. Statutory and Strategic Context - demonstrate that the development 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. The following documents must be addressed: - o <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;</i> - o <i>State Environmental Planning Policy No. 55 – Remediation of Land;</i> - o <i>State Environmental Planning Policy No. 64 – Advertising and Signage;</i> - o <i>State Environmental Planning Policy (Infrastructure) 2007;</i> - o <i>State Environmental Planning Policy (State and Regional Development) 2011;</i> - o <i>State Environmental Planning Policy (Western Sydney Parklands) 2009;</i> - o <i>Fairfield Liverpool Local Environmental Plan 2013;</i> and - o <i>Western Sydney Parklands Plan of Management 2030.</i> - address the matters to be included in future development applications, as described in Schedule 2 Part B of the development consent SSD 7664.

2. Community and Stakeholder Engagement – including:

- a detailed community and stakeholder engagement strategy identifying who and how stakeholders will be engaged in the process;
- a report detailing the issues raised and how they have been addressed including any changes to the development; and
- details of proposed engagement activities throughout the construction and operation of the development.

3. Traffic and Access – including:

- a quantitative Traffic Impact Assessment prepared in accordance with the relevant Council, Austroads and RMS guidelines;
- details of all daily and peak traffic and transport movements likely to be generated by the development (vehicle type, public transport) during construction and indicative operation;
- details and a justification of the proposed access to, from and within the site (vehicular and pedestrian);
- impacts on the safety and capacity of the surrounding road network (including intersections along Cowpasture Road and Victoria Street) and access points, using SIDRA modelling or similar to assess impacts from current traffic counts and cumulative traffic from existing and proposed developments;
- demonstrate that sufficient loading/unloading, car parking and pedestrian and cyclist facilities have been provided for the development; and
- details of road upgrades, new roads or access points required for the development, if necessary.

4. Noise and Vibration – including:

- a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority (EPA) guidelines and including an assessment of nearby sensitive receivers;
- cumulative impacts of other existing and proposed developments; and
- details of proposed mitigation, management and monitoring measures.

5. Urban Design

Measures to minimise the visual impacts of the development, including:

- a detailed assessment of the development including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby residential receivers;
- detailed plans showing suitable landscaping; and
- include details of any advertising signage or structures proposed as part of the development.

6. Soil and Water – including:

- a description of water demands of the development and a breakdown of water supplies;
- identify any water licensing requirements under the *Water Act 1912* or *Water Management Act 2000*;
- details of proposed erosion and sediment controls during construction;
- detailed plans and a description of the surface and stormwater management system, including on-site detention, designed in accordance with Water

Sensitive Urban Design principles;

- an assessment of potential flooding impacts; and
- an assessment of potential impacts (including from potential spillage of materials) on surface and groundwater resources, drainage patterns, soil (stability, salinity and acid sulfate soils), related infrastructure, watercourses and riparian land and proposed mitigation measures.

7. Hazards and Risks – including:

- a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33* (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development.

Should preliminary screening indicate that the 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

- report on consultation with pipeline operator Jemena to ensure that any nearby high-pressure gas pipelines remain compliant with the relevant Australian Standards throughout the life of the development and include a Safety Management Study, if necessary.

8. Biodiversity – including:

- details of the number of trees to be removed and the number of trees to be planted on the site; and
- an assessment and documentation of biodiversity impacts related to the development in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR) in the form required by section 6.12 of the *Biodiversity Conservation Act 2016*, clause 6.8 of the *Biodiversity Conservation Regulation 2017* and the Biodiversity Assessment Method, accept where a waiver for preparation of a BDAR has been granted.

9. Heritage – including:

- consideration of heritage items within the vicinity of the site and any potential heritage impacts associated with the development.

10. Waste Management – including:

- details of the quantities and classification of all waste streams to be generated by the development in accordance with the EPA’s Waste Classification Guidelines (2014);
- details of waste storage, handling, transport, and disposal; and
- the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*.

11. Air Quality – including:

- a description of all air quality impacts (including dust) from the development, particularly from the outdoor storage area; and
- details of dust control during site preparation and civil works.

12. Social and Economic – including:

	- identifying and analysing the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders; - an analysis of potential economic impacts of the development, including a discussion of any potential economic benefits. 13. Ecologically Sustainable Development and Energy Efficiency – 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 roof and/or cool roof into the design; - climate change projections developed for the Sydney Metropolitan area and how they are used to inform the building design and asset life of the development; and - an assessment of the energy uses on-site, and demonstrate the measures proposed to ensure the development is energy efficient.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.
Consultation	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: - Fairfield City Council; - Western Sydney Parklands Trust; - Transport for New South Wales; - Environment, Energy and Science of DPIE; - Sydney Water; - Water NSW; - Jemena; - surrounding landowners and the local community; and - any other public transport or community service providers. The EIS must describe the consultation process, 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.
Further consultation after 2 years	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 Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be

	relevant to the environmental assessment of this development.
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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.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 (sq.m) 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; and
 - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale indicating:
 - significant local features;
 - the location and uses of existing buildings, shopping and employment areas; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - detailed earthworks plan;
 - stormwater concept plan;
 - landscape plan; and
 - Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology and staging.

Documents to be Submitted

Documents to submit include:

- 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and
- Additional copies as determined by the Department once the development application is lodged.

Policies, Guidelines and Plans	
Aspect	Policy /Methodology
Social	Social Impact Assessment Guideline (Department of Planning and Environment)
Traffic and Access	
	<i>Roads Act 1993</i>
	Austrroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
	Planning Guidelines for Walking and Cycling
	Guide to Traffic Generating Development (RTA)
	Cycling Aspects of Austrroads Guides
	Road Design Guide (RTA)
	NSW 2021
	NSW Long Term Transport Master Plan
	Sydney's Walking Future
	Sydney's Cycling Future
Noise and Vibration	
	Interim Construction Noise Guideline (DECC)
	Assessing Vibration: a technical guide (DEC)
	NSW Noise Policy for Industry 2017 (EPA)
	NSW Road Noise Policy (EPA)
Soil and Water	
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)

		Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
		State Water Management Outcomes Plan
		Water Guidelines for Controlled Activities (DPI)
		NSW Government Water Quality and River Flow Environmental Objectives (DECC)
		Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
		Managing Urban Stormwater: Soils & Construction (Landcom)
		Managing Urban Stormwater: Treatment Techniques (DECC)
		Managing Urban Stormwater: Source Control (DECC)
		Technical Guidelines: Bunding & Spill Management (DECC)
		Floodplain Development Manual (DIPNR)
		Floodplain Risk Management Guideline (DECC)
		A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
		Technical Guidelines: Bunding & Spill Management (DECC)
		Council's Stormwater Management Policy 2017
<i>Erosion Sediment</i>	<i>and</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
		Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
		Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
		Wind Erosion – 2nd Edition
<i>Groundwater</i>		National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
		NSW State Groundwater Policy Framework Document (DLWC)
		NSW State Groundwater Quality Protection Policy (DLWC)
		NSW State Groundwater Quantity Management Policy (DLWC) Draft
		The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
		Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
		NSW Aquifer Interference Policy (NOW)
<i>Soil</i>		Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
		National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
		State Environmental Planning Policy No. 55 – Remediation of Land

Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)

Hazards and Risk

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis

Biodiversity

NSW Biodiversity Assessment Method (OEH, 2017)

The NSW State Groundwater Dependant Ecosystem Policy (DLWC)

Heritage

Heritage Act 1977

Waste

Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA 2014)

EPA's Waste Classification Guidelines

Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)

Air Quality

Protection of the Environment Operations (Clean Air) Regulation 2002

Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)

ATTACHMENT 2

Government Authority Responses to Request for Key Issues
For Information Only