

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 #	SSD-10468
Project Name	Woolworths Waterhouse and Distribution Centre, Marrickville
Development	<p>Construction and 24/7 operation of a seven-storey warehouse complex, comprising:</p> <ul style="list-style-type: none"> · demolition of existing buildings, associated structures and landscaping · construction of: <ul style="list-style-type: none"> o two warehouses across two levels o associated offices across five levels o a two-storey carpark o associated infrastructure, loading areas and site access points.
Location	74 Edinburgh Road, Marrickville (Lot 202 in DP 1133999, Lot 3 in DP 318232 and Lot 3 in DP 180969), in the Inner West local government area
Applicant	Woolworths Group Limited
Date of Issue	30/06/2020
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). 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"> - an accurate history of the site, including details of any consent or complying development certificate that applies to the land - the need for and 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 - plans of any proposed building works - 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 the issues identified by the relevant public authorities (see Attachment 2) · 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 - 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 · a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> - 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 the applicable GST component of the CIV - an estimate of jobs that will be created during the construction and operational phases of the proposed development - certification that the information provided is accurate at the date of preparation.
Key issues	<ol style="list-style-type: none"> 1. 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 (including the associated office space) is permissible with consent - details of any proposed consolidation or subdivision of land - a detailed description of the history of the site - demonstration the proposal is consistent with the development standards applicable to the site, and justification for any contravention of these standards in accordance with clause 4.6 of the relevant local environment plan - 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 No. 33 – Hazardous and Offensive Development o State Environmental Planning Policy No. 55 – Remediation of Land o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o Greater Sydney Region Plan: A Metropolis of Three Cities o Our Greater Sydney 2056: Eastern City District Plan o Future Transport Strategy 2056 o Marrickville Local Environmental Plan 2011 o draft Consolidated Inner West Local Environmental Plan. 2. Community and stakeholder engagement – including: <ul style="list-style-type: none"> - a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach - a report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal - details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal - details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 3. Urban design and visual – including: <ul style="list-style-type: none"> - a detailed design analysis of the proposed development with reference to the building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and the desired future character of the area, including views, vistas, open space and the public domain - a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, 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 (including Edinburgh Road and Sydney Steel Road)
- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
- an options analysis and justification for the proposed design and site layout
- an assessment of the solar orientation of the development and any potential overshadowing (this should be supported by shadow diagrams for all four seasons)
- detailed plans showing suitable landscaping which incorporates endemic species.
- 4. Traffic and access** – including:
 - details of all traffic types and volumes likely to be generated during construction and operation (light and heavy vehicles, public transport, pedestrian and cycle trips), including a description of key access routes for each transport mode
 - an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network (including the Bedwin Road bridge), and consideration of cumulative traffic impacts at key intersections using SIDRA or similar modelling
 - details of any new roads or access points required for the development
 - details of the largest vehicle anticipated to access and move within the site, including swept path analysis
 - detailed plans of the proposed site access point/s, parking arrangements and proposed pedestrian and cyclist facilities (including end of trip facilities), in accordance with the relevant Australian Standards
 - identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy
 - details of any proposed impact mitigation, management and monitoring measures.
- 5. 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
 - a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines
 - an assessment of potential aircraft noise impacts, including a consideration of the site within the 25-30 ANEF contour
 - details of noise mitigation, management and monitoring measures.
- 6. Air quality** – including:
 - a description of all potential sources of odour and emissions during the construction and operational phases of the development
 - an assessment of potential air quality impacts at surrounding receivers during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines
 - details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions.
- 7. Soils and water** – including:
 - an assessment of potential surface and groundwater impacts associated with the development
 - a detailed site water balance, including a description of the development's water demands and associated servicing requirements (including any water licensing requirements)
 - a description of the surface, stormwater and wastewater management systems, including on site detention, and measures to treat or reuse water
 - an indicative stormwater management plan prepared by a qualified engineer in accordance with relevant Inner West Council guidelines
 - description of the measures to minimise water use and promote water sensitive urban design (WSUD)
 - a description of the proposed erosion and sediment controls during construction.

8. Contamination – including:

- a detailed assessment of the extent and nature of any contamination of the soil, groundwater and soil vapour, in accordance with State Environmental Planning Policy No. 55 – Remediation of Land. Justification should be provided for reliance on any previous studies applicable to the site
- an assessment of potential risks to human health and the environmental receptors in the vicinity of the site
- a description and appraisal of any required mitigation and monitoring measures
- consideration of whether the site is suitable for the proposed development.

9. Flooding – including:

- an assessment of flood risk on site and consideration of any relevant provisions of the *NSW Floodplain Development Manual* (DIPNR, 2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. The assessment must consider:
 - o the flood hazard in the area
 - o the impact of flooding on the proposed development
 - o the development's impact (including filling) on flood behaviour of the site and adjacent lands
 - o adequate egress and safety procedures during a flood event.

10. Infrastructure requirements – including:

- a detailed written and graphical description of infrastructure required on the site, including a description of any arrangements to avoid locating infrastructure within public domain areas
- identification of any infrastructure upgrades required off-site to facilitate the development, including a description of any arrangements to ensure that the upgrades will be implemented in a timely manner and appropriately maintained
- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site (including Sydney Water assets), and a description of how any potential impacts would be avoided and minimised.

11. Ecologically sustainable development – including:

- a description of how the proposal will incorporate the principles of ecologically sustainable development into the design, construction and ongoing operation of the warehouse and the associated office space
- consideration of the use of green walls, green roofs and/or cool roofs in the design of the development
- a description of the measures to be implemented to minimise consumption of resources, especially energy and water.

12. Waste – including:

- details of the quantities and classification of all waste streams to be generated on site during construction and operation
- details of waste storage, handling and disposal during the construction and operation of the development, including plans of waste storage and collection areas
- 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.

13. Hazards and risk – including:

- if the storage of dangerous goods is proposed on-site, a preliminary risk screening must be completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and *Applying SEPP 33* (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011)
- details of the fire and life safety systems which would be installed to service the

	<p>development.</p> <p>14. Aboriginal and non-Aboriginal cultural heritage – including:</p> <ul style="list-style-type: none"> - 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 - an assessment of potential impacts on State and local heritage items in the surrounding area. <p>15. Biodiversity – including:</p> <ul style="list-style-type: none"> - an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, 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. <p>16. Socio-economic – including:</p> <ul style="list-style-type: none"> - an analysis of the economic and social impacts of the development, including any potential benefits to the community - potential impacts upon demand for supermarket floor space and existing retail centres within the surrounding area. <p>17. Planning agreement/development contributions – including:</p> <ul style="list-style-type: none"> - 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.
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"> · Inner West Council · Sydney Water · Fire and Rescue NSW · Transport for NSW · Sydney Metro · Ausgrid · NSW Food Authority · the Environment, Energy and Science Group. <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 two (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 the environmental assessment of this proposal.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement (EIS). 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.
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Policies, Guidelines & Plans

Aspect	Policy / Methodology
Visual	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
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	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
Air Quality	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2002
	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)
Soils and Water	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	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 Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
<i>Stormwater</i>	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)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
<i>Wastewater</i>	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)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
Flooding	
	NSW Floodplain Development Manual (DIPNR, 2005)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline – Multi-level Risk Assessment (DoP, 2011)
	Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis (DoP, 2011)
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)

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)

Social

Social Impact Assessment Guideline (DPE, 2017)

ATTACHMENT 2

Government Authority Responses to Request for Key Issues



18 June 2020

Department of Planning, Industry and Environment

Attention: Olivia Hirst

Email: olivia.hirst@planning.nsw.gov.au

Dear Ms Hirst,

RE: SEARS FOR WOOLWORTHS DISTRIBUTION CENTRE – 74 EDINBURGH ROAD, MARRICKVILLE

Reference is made to your correspondence relating to the above property. The following matters are requested for inclusion in the draft SEARs being considered by the Department of Planning, Industry and Environment:

Planning:

The application will need to:

- Demonstrate the permissibility of office use and that all office uses will be directly associated with the primary warehousing and distribution functions.
- Demonstrate that the development is not inconsistent with SP2 Infrastructure zone objectives with reference to Clause 5.3 of Marrickville Local Environmental Plan (MLEP) 2011.
- Address the provisions of Clause 4.4 of MLEP 2011 in relation to the FSR variation and provide appropriate justification for variation in accordance with Clause 4.6 of MLEP 2011.
- Address the relevant provisions of MDCP 2011, particularly in relation to part 6 – Industrial Development.
- Review alignment with the Inner West Local Strategic Planning Statement, Draft Inner West Employment and Retail Lands Strategy and Integrated Transport Strategy.
- Consider the provision of community benefit as part of social impact assessment.
- Provide an Economic Impact Assessment, which carefully considers the impact on demand for supermarket floor space in the LGA, spending in existing retail centres in the Inner West LGA and wider area.
- Include appropriate provisions for waste collection in accordance with MDCP 2011.

Consultation:

- Consult directly with Sydney Metro on future use of nearby residual land, currently associated with construction of the Metro Southwest.

Construction:

- Include assessment of construction impacts, particularly noise impacts on surrounding residents, consideration of active transport and cumulative impact of other construction activity.

Traffic and transport

Traffic/transport reports accompanying a future application will need to:

- Consider the traffic capacity of Bedwin Road bridge.
- Provide detailed traffic and parking impact assessment on the surrounding road network.
- Confirm key routes for vehicles accessing the sites, including WestConnex.
- Provide a cumulative impact assessment, in relation to construction, traffic impacts and operations of other major sites in the area including Victoria Road precinct, Marrickville Metro Expansion, Metro SouthWest and Potts Hill to Alexandria Transmission Cable Project.
- Provide swept path assessment for movements into the site and within the site.

- Consistency with MDCP 2011 parking objectives and provisions.
- Consider opportunities to accommodate service and delivery vehicles without jeopardising the integrity of existing and likely future active transport routes along Steel Road and Edinburgh Road.
- Outline loading needs including the frequency and quantity of visits by delivery/servicing vehicles as well as vehicle sizes likely to be needed.

Acoustic and noise impacts

- Carefully consider twenty-four hour operation impacts relating to acoustic, noise and vibrations on nearby residents.
- Provide an Acoustic report which considers the location of the site within the 25-30 ANEF contour.

Flooding

- Consider appropriate design measures to reduce the flood risk and flood liability on the site.
- Address Section 9.1 Ministerial Direction – Flood Prone Land including the amendments currently on exhibition.

Active Transport

- Demonstrate how pedestrians/cyclist/vehicle conflict will be managed, particularly in relation to current and future active transport links.
- Provide pedestrian traffic flows around the development and consider minimising pedestrian/vehicle conflict along the adjacent roads and key intersections.
- Details on bicycle parking and end of trip facilities.
- Provide comprehensive travel plan for customers, business operations and staff to assist in minimising private car dependency including:
 - Objectives clearly prioritising site access by public transport, walking and cycling (including combinations of) and discouraging access by single occupant cars.
 - Specific actions to address how the above objectives will be satisfied.
 - Nominate the party responsible for coordinating and implementing the travel plan.

Urban Forest and Landscaping

The following considerations relating to Urban Forest and Landscaping be addressed:

- Preliminary Tree Assessment and Arboricultural Impact Assessment – Objectives 1-7 and Controls 12-15 in the Inner West Council Tree Management.
- Canopy Cover Targets –canopy cover for land zoned IN1 – General Industrial is 25%. This target is derived from the targets in the Greater Sydney Commission - District Plans.
- Landscape Intent Report/ Master Plan – indicate how above canopy target will be achieved, including provision of appropriate soil volumes for canopy trees (likely to require structural cells / soil vaults in carpark planting), Water Sensitive Urban Design, species diversity and canopy layering.

Thank you for the opportunity to provide input on the SEARs for the proposal. Please contact Gibran Khouri on 9392 5249 or at gibran.khouri@innerwest.nsw.gov.au should you wish to discuss this matter further.

Sincerely,



Harjeet Atwal

SENIOR MANAGER PLANNING

15 June 2020

Olivia Hirst

Environmental Assessment Officer
Industry Assessments, DPIE
4 Parramatta Square, Parramatta NSW 2150
olivia.hirst@planning.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-10468 at 74 Edinburgh Road, Marrickville

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned state-significant development which proposes construction of a warehousing facility over two levels, associated offices across five levels, and a two-storey car park. We have reviewed the proposal and provide the following comments for your consideration.

The proposed development presents potential impacts to Sydney Water's assets, including but not limited to:

- A potable water reticulation line beneath Sydney Steel Road;
- Wastewater reticulation mains within the property, including a critical 600x990mm wastewater trunk main located in easement which bisects the site; and
- Several major stormwater lines, including a covered pipe beneath Sydney Steel Road, a major open stormwater channel which passes through the north-eastern part of the site, and a covered box culvert beneath Edinburgh Road.

Due to the potential risk of damage to numerous Sydney Water assets, as well as the possibility for impaired maintenance access to these assets, it is recommended that the proponent engages a Water Servicing Coordinator and that meetings are held between the proponent and Sydney Water to ensure that Sydney Water's requirements inform the design process.

Furthermore, Sydney Water requests that the Department of Planning and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.

3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

Integrated Water Cycle Management

4. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

If you require any further information, please do not hesitate to contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Kristine Leitch".

Kristine Leitch

Growth Intelligence Manager
City Growth and Development, Sydney Water
1 Smith Street, Parramatta NSW 2150

Patrick Copas

From: Olivia Hirst
Sent: Tuesday, 16 June 2020 5:48 PM
To: Patrick Copas
Subject: FW: Major Projects – New Request for Advice - Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West). BFS20/1732

Categories: Agency Response

From: Brendan.M Hurley <Brendan.M.Hurley@fire.nsw.gov.au>
Sent: Tuesday, 16 June 2020 2:50 PM
To: Olivia Hirst <Olivia.Hirst@planning.nsw.gov.au>
Cc: Fire Safety <FireSafety@fire.nsw.gov.au>
Subject: Major Projects – New Request for Advice - Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West). BFS20/1732

Major Projects – New Request for Advice - Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West)

Dear Olivia,

Fire & Rescue NSW (FRNSW) acknowledge the receipt of your email on the 4th June 2020, requesting input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West).

FRNSW have reviewed the documentation that was provided in support of the development and will not be providing comment at this time as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.

We request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.

As additional details become available Fire & Rescue NSW requests to be consulted with respect to the *proposed fire and life safety systems* and their configuration at the project's preliminary and final design phases.

While there is currently no requirement for a fire safety study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.

For further information please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS20/1732. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards
Brendan



A/INSPECTOR BRENDAN HURLEY
TEAM LEADER INFRASTRUCTURE LIAISON
FIRE SAFETY | Fire and Rescue NSW
E: brendan.m.hurley@fire.nsw.gov.au
M: 0438601582
1 Amarina Ave, Greenacre, NSW 2190

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



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Olivia Hirst
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms. Hirst,

**Request for SEARs Input
Woolworths Warehouse and Distribution Centre Marrickville (SSD-10468)**

Thank you for your correspondence via ePlanning portal (ref: PAE-3542) on 4 June 2020, requesting Transport for NSW (TfNSW) to review and provide input into the SEARs for the subject State Significant Development (SSD-10468).

The scoping report has been reviewed and suggested input to the SEARs is provided in **TAB A**.

If you require clarification of the above, please do not hesitate to direct any further correspondence to development@transport.nsw.gov.au.

Yours sincerely



19/6/2020

Mark Ozinga

Principal Manager, Land Use Planning & Development
Customer Strategy and Technology

CD20/04860

TAB A – Inclusion into SEARs for SSD-10468

Strategic planning context

The EIS should detail how the proposed development will be consistent and align with the objectives, goals and directions of the following:

- Greater Sydney Region Plan
- Central City District Plan
- Future Transport Strategy 2056
- Future Transport – Greater Sydney Services and Infrastructure Plan
- NSW Freight & Ports Plan 2018-2023

Transport and Accessibility (Construction and Operation)

The Environmental Impact Statement (EIS) for the subject development should include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:

- details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections;
- details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site;
- an assessment of the existing and future performance of key intersections providing access to the site and any upgrades (road/ intersections) required as a result of the development;
- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;
- details of the travel demand management measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, including details of a location-specific Sustainable Work Travel Plan;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;

- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; and
- preparation of a draft Construction Traffic Management Plan which includes:
 - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersections;
 - details of anticipated peak hour and daily truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during construction, should the development require the closure of the facility, demonstrate the installation of adequate safety and diversion measures to limit time delay and detour distances;
 - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

Transport policies and guidelines

Relevant policies and guidelines that could assist with the preparation of the Traffic and Transport Impact Assessment include:

- Guide to Traffic Generating Development (Roads and Maritime Services)
- Road Design Guide (Roads and Maritime Services)
- Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
- Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
- Cycling Aspects of Austroads Guides
- Australia Standards AS2890.3 (Bicycle Parking Facilities)

Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013 (TfNSW)



Our ref: DOC20/452813

Senders ref: SSD10468 (Inner West)

Olivia Hirst
Industry Assessments
Planning and Assessment Group
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Ms Hirst,

Subject: Request for SEARs for Woolworths Distribution Centre, 74 Edinburgh Road, Marrickville (SSD 10468)

Thank you for your e-mail received on 5 June 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the SEARs Woolworths Distribution Centre, 74 Edinburgh Road, Marrickville.

EES has reviewed the scoping report prepared by Urbis dated June 2020 and provides the following comments and recommendations at **Attachment A**.

Aboriginal

EES recommends the SEARs include the attached Aboriginal cultural heritage requirements.

Biodiversity

EES recommends the SEARs include the attached biodiversity requirements

Flooding

EES recommends the SEARs include the attached flooding requirements.

Soil and Water

EES recommends the SEARs include the attached soil and water requirements.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads 'S. Harrison'.

11/06/20

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Climate Change and Sustainability

Attachment A – EES Environmental Assessment Requirements – Woolworths Distribution Centre, 74 Edinburgh Road, Marrickville - SSD 10468

Aboriginal cultural heritage
<ol style="list-style-type: none">1. Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).2. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>Note that due diligence is not an appropriate assessment, an ACHAR is required.</p>
Biodiversity
<ol style="list-style-type: none">4. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).5. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.6. The BDAR must include details of the measures proposed to address the offset obligation as follows:

- The total number and classes of biodiversity credits required to be retired for the development/project;
- The number and classes of like-for-like biodiversity credits proposed to be retired;
- The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
- Any proposal to fund a biodiversity conservation action;
- Any proposal to conduct ecological rehabilitation (if a mining project);
- Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.

7. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
8. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils

9. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - d. Groundwater.
 - e. Groundwater dependent ecosystems
 - f. Proposed intake and discharge locations
10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.

- c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

11. The EIS must assess the impacts of the development on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
- b. Identification of proposed monitoring of water quality.
- c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).

12. The EIS must assess the impact of the development on hydrology, including:
- a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
- a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
- a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
16. Modelling in the EIS must consider and document:

- a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
 - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
 - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
 - d. Relevant provisions of the NSW Floodplain Development Manual 2005.
17. The EIS must assess the impacts on the proposed development on flood behaviour, including:
- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
 - b. Consistency with Council floodplain risk management plans.
 - c. Consistency with any Rural Floodplain Management Plans.
 - d. Compatibility with the flood hazard of the land.
 - e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
 - f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
 - g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
 - h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
 - i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
 - j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
 - k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

(END OF SUBMISSION)



DOC20/433201

Ms Olivia Hurst
GPO Box 39
SYDNEY NSW 2001

Email: olivia.hirst@planning.nsw.gov.au

Dear Olivia

SEARs for Woolworths Distribution Centre - Marrickville (SSD-10468)

Thank you for consulting the Environment Protection Authority (EPA) regarding the SEARs for Woolworths Distribution Centre - Marrickville (SSD-10468) at 74 Edinburgh Road, Marrickville.

Based on the information provided, the proposal does not appear to be a scheduled activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) and is unlikely to require an Environment Protection Licence. Furthermore, the proposal does not appear to involve any other activities that the EPA would be the appropriate regulatory authority for under the POEO Act. Inner West Council should be consulted as the appropriate regulatory authority under the POEO Act for the proposed activities.

The Scoping Report for the SEARs indicates that the future Environmental Impact Statement will rely on the findings and conclusions of a Phase 2 Environmental Site Assessment prepared by DLA Environmental for DA 2015/00168. No further information is provided about potential site contamination, other than industrial buildings being present on-site and on surrounding land. The EPA recommends that the SEARs include a requirement for a detailed site assessment and that an NSW EPA Accredited Site Auditor review the adequacy of all contamination reports provided in support of the development.

The EPA has no further interest in the proposal and no further consultation is required.

If you have any questions about this advice, please contact Kieran Henry on (02) 8837 6000 or via email at Kieran.Henry@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lesley Corkill'.

16 June 2020

LESLEY CORKILL
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Environment Protection Authority

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A request was made to the Minister for the issuance of SEARs, pursuant to clause 3(1), Part 2, Schedule 2 of the Regulation. SEARs were subsequently issued on 30 June 2020 (**Appendix A**) and have informed the preparation of this EIS and supporting technical documents. Table 1 provides a summary of the SEARs and identifies the section of this EIS where the relevant requirement is addressed.

Table 1 Secretary's Environmental Assessment Requirements

Description/Requirement	Report Reference
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 <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> ▪ A detailed description of the development, including: ▪ An accurate history of the site, including details of any consent or complying development certificate that applies to the land. ▪ The need for and 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. ▪ Plans of any proposed building works. 	<p>See Section 3.</p> <p>See Section 2.</p> <p>See Exec Summary and Section 1.1 and 1.2.</p> <p>See Architectural Plans submitted at Appendix C.</p>
Infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.	See Sydney Water Asset Review Report and Advice at Appendix S and T and Letter prepared by Shelmerdines Consulting Engineers at Appendix U .
Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments.	See Section 6 .
Consideration of the issues identified by the relevant public authorities (see Attachment 2).	See Table 2.
A risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment.	See Section 9 .
<p>a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes:</p> <ul style="list-style-type: none"> ▪ a description of the existing environment, using sufficient baseline data. 	<p>See Section 3.3.</p> <p>See Section 8 and 9.1.</p>

Description/Requirement	Report Reference
<ul style="list-style-type: none"> 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. 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. 	See Section 9.2.
A consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.	See Section 9.2.
<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. <p>A report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> 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 the applicable GST component of the CIV. An estimate of jobs that will be created during the construction and operational phases of the proposed development. Certification that the information provided is accurate at the date of preparation. 	<p>See Quantity Surveyor Report at Appendix F.</p> <p>See Social and Economic Assessment at Appendix K.</p>
KEY ISSUES	
<p>Statutory and strategic context – including:</p> <ul style="list-style-type: none"> Detailed justification for the proposal and the suitability of the site Detailed justification that the proposed land use (including the associated office space) is permissible with consent Details of any proposed consolidation or subdivision of land A detailed description of the history of the site Demonstration the proposal is consistent with the development standards applicable to the site, and justification for any contravention of these standards in accordance with clause 4.6 of the relevant local environment plan . 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"> <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> <i>State Environmental Planning Policy No. 55 – Remediation of Land o State Environmental Planning Policy (Infrastructure) 2007</i> 	<p>See Section 1.2 and 8.19.</p> <p>See Section 6.12.1.</p> <p>No subdivision proposed.</p> <p>See Section 2.</p> <p>See Section 6.12 and Clause 4.6 at Appendix V.</p> <p>See Section 6.</p>

Description/Requirement	Report Reference
<ul style="list-style-type: none"> – <i>State Environmental Planning Policy (State and Regional Development) 2011</i> – <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> – <i>Our Greater Sydney 2056: Eastern City District Plan</i> – <i>Future Transport Strategy 2056 o Marrickville Local Environmental Plan 2011</i> – <i>draft Consolidated Inner West Local Environmental Plan</i> 	
<p>Community and stakeholder engagement – including:</p> <ul style="list-style-type: none"> ▪ A detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach. ▪ A report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal. ▪ Details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal. ▪ Details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 	<p>See Community Consultation Strategy at Appendix E and Section 7.</p>
<p>Urban design and visual – including:</p> <ul style="list-style-type: none"> ▪ A detailed design analysis of the proposed development with reference to the building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and the desired future character of the area, including views, vistas, open space and the public domain ▪ A visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> ▪ Nearby public and private receivers ▪ Significant vantage points in the broader public domain (including Edinburgh Road and Sydney Steel Road) ▪ consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks ▪ an options analysis and justification for the proposed design and site layout ▪ an assessment of the solar orientation of the development and any potential overshadowing (this should be supported by shadow diagrams for all four seasons) ▪ detailed plans showing suitable landscaping which incorporates endemic species. 	<p>See Architectural Design Report at Appendix D.</p> <p>See Visual Impact Assessment at Appendix FF.</p>

Description/Requirement	Report Reference
<p>Traffic and access – including:</p> <ul style="list-style-type: none"> ▪ Details of all traffic types and volumes likely to be generated during construction and operation (light and heavy vehicles, public transport, pedestrian and cycle trips), including a description of key access routes for each transport mode. ▪ An assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network (including the Bedwin Road bridge), and consideration of cumulative traffic impacts at key intersections using SIDRA or similar modelling. ▪ Details of any new roads or access points required for the development - details of the largest vehicle anticipated to access and move within the site, including swept path analysis. ▪ Detailed plans of the proposed site access point/s, parking arrangements and proposed pedestrian and cyclist facilities (including end of trip facilities), in accordance with the relevant Australian Standards. ▪ Identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy. ▪ Details of any proposed impact mitigation, management and monitoring measure 	<p>See Transport, Traffic and Parking Assessment at Appendix H and Section 8.5.</p>
<p>Noise and vibration – including:</p> <ul style="list-style-type: none"> ▪ 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 ▪ A cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines ▪ An assessment of potential aircraft noise impacts, including a consideration of the site within the 25-30 ANEF contour - details of noise mitigation, management and monitoring measures 	<p>See Construction Noise and Vibration Report at Appendix HH and Acoustic Report at Appendix Z. See Section 8.10.</p>
<p>Air quality – including:</p> <ul style="list-style-type: none"> ▪ A description of all potential sources of odour and emissions during the construction and operational phases of the development ▪ An assessment of potential air quality impacts at surrounding receivers during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines ▪ details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions. 	<p>See Air Quality and Odour Risk Assessment at Appendix BB and Section 8.9.</p>
<p>Soils and water – including:</p> <ul style="list-style-type: none"> ▪ an assessment of potential surface and groundwater impacts associated with the development 	<p>See Sydney Water Asset Review Report at Appendix S.</p>

Description/Requirement	Report Reference
<ul style="list-style-type: none"> ▪ a detailed site water balance, including a description of the development's water demands and associated servicing requirements (including any water licensing requirements) ▪ a description of the surface, stormwater and wastewater management systems, including on site detention, and measures to treat or reuse water ▪ an indicative stormwater management plan prepared by a qualified engineer in accordance with relevant Inner West Council guidelines ▪ description of the measures to minimise water use and promote water sensitive urban design (WSUD) ▪ a description of the proposed erosion and sediment controls during construction. 	<p>See Stormwater Management Plan at Appendix AA and Section 8.11.</p>
<p>Contamination – including:</p> <ul style="list-style-type: none"> ▪ a detailed assessment of the extent and nature of any contamination of the soil, groundwater and soil vapour, in accordance with State Environmental Planning Policy No. 55 – Remediation of Land. Justification should be provided for reliance on any previous studies applicable to the site ▪ an assessment of potential risks to human health and the environmental receptors in the vicinity of the site ▪ a description and appraisal of any required mitigation and monitoring measures ▪ consideration of whether the site is suitable for the proposed development. 	<p>See Stage 2 Site Investigation Report at Appendix R and Section 6.6.</p>
<p>Flooding – including:</p> <ul style="list-style-type: none"> ▪ an assessment of flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (DIPNR, 2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. The assessment must consider: ▪ the flood hazard in the area ▪ the impact of flooding on the proposed development ▪ the development's impact (including filling) on flood behaviour of the site and adjacent lands ▪ adequate egress and safety procedures during a flood event 	<p>See Flood Risk Management Plan at Appendix W and Section 8.11.2.</p>
<p>Infrastructure requirements – including:</p> <ul style="list-style-type: none"> ▪ a detailed written and graphical description of infrastructure required on the site, including a description of any arrangements to avoid locating infrastructure within public domain areas ▪ identification of any infrastructure upgrades required off-site to facilitate the development, including a description of any arrangements to ensure that the upgrades will be implemented in a timely manner and appropriately maintained ▪ an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site 	<p>See Sydney Water Asset Review Report at Appendix S and letter prepared by Shelmerdines Consulting Engineers at Appendix U.</p>

Description/Requirement	Report Reference
(including Sydney Water assets), and a description of how any potential impacts would be avoided and minimised	
<p>Ecologically sustainable development – including:</p> <ul style="list-style-type: none"> ▪ a description of how the proposal will incorporate the principles of ecologically sustainable development into the design, construction and ongoing operation of the warehouse and the associated office space ▪ consideration of the use of green walls, green roofs and/or cool roofs in the design of the development ▪ a description of the measures to be implemented to minimise consumption of resources, especially energy and water 	See Ecologically Sustainable Development Report at Appendix L and Section 8.7.
<p>Waste – including:</p> <ul style="list-style-type: none"> ▪ details of the quantities and classification of all waste streams to be generated on site during construction and operation ▪ details of waste storage, handling and disposal during the construction and operation of the development, including plans of waste storage and collection areas ▪ 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. 	See Waste Management Report at Appendix M and Section 8.12 .
<p>Hazards and risk – including:</p> <ul style="list-style-type: none"> ▪ if the storage of dangerous goods is proposed on-site, a preliminary risk screening must be completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011) ▪ details of the fire and life safety systems which would be installed to service the development. 	See SEPP 33 Assessment Report at Appendix Q and Section 8.14 .
<p>Aboriginal and non-Aboriginal cultural heritage – including:</p> <ul style="list-style-type: none"> ▪ 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 ▪ an assessment of potential impacts on State and local heritage items in the surrounding area 	See draft ACHAR at Appendix P and Section 8.3 .

Description/Requirement	Report Reference
<p>Biodiversity – including:</p> <p>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.</p>	<p>See Section 6.2 and BDAR Waiver at Appendix O.</p>
<p>Socio-economic – including:</p> <ul style="list-style-type: none"> ▪ an analysis of the economic and social impacts of the development, including any potential benefits to the community ▪ potential impacts upon demand for supermarket floor space and existing retail centres within the surrounding area. 	<p>See Social and Economic Report at Appendix K and Section 8.18.</p>
<p>Planning agreement/development contributions – including:</p> <p>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</p>	<p>As discussed in the SEE, it is proposed to upgrade the pedestrian and cycle paths in Sydney Street Road and Edinburgh Road. A new signalised intersection is also proposed at Edinburgh Road.</p>
<p>Consultation</p> <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"> ▪ Inner West Council ▪ Sydney Water ▪ Fire and Rescue NSW ▪ Transport for NSW ▪ Sydney Metro ▪ Ausgrid ▪ NSW Food Authority ▪ the Environment, Energy and Science Group. <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>	<p>See Consultation Strategy at Appendix E and Section 7.</p>

As part of the SEARs request, a number of submissions were received from relevant public authorities. Table 2 provides a summary of the SEAR submissions and identifies the section of this EIS where the relevant requirement is addressed.

Table 2 Summary of Submissions

Submission Comment	Report Reference
Inner West Council	
<ul style="list-style-type: none"> ▪ Demonstrate the permissibility of office use and that all office uses will be directly associated with the primary warehousing and distribution functions. ▪ Demonstrate that the development is not inconsistent with SP2 Infrastructure zone objectives with reference to Clause 5.3 of Marrickville Local Environmental Plan (MLEP) 2011. ▪ Address the provisions of Clause 4.4 of MLEP 2011 in relation to the FSR variation and provide appropriate justification for variation in accordance with Clause 4.6 of MLEP 2011. ▪ Address the relevant provisions of MDCP 2011, particularly in relation to part 6 – Industrial Development. ▪ Review alignment with the Inner West Local Strategic Planning Statement, Draft Inner West Employment and Retail Lands Strategy and Integrated Transport Strategy. ▪ Consider the provision of community benefit as part of social impact assessment. ▪ Provide an Economic Impact Assessment, which carefully considers the impact on demand for supermarket floor space in the LGA, spending in existing retail centres in the Inner West LGA and wider area. ▪ Include appropriate provisions for waste collection in accordance with MDCP 2011. 	<p>See Section 6.12.1.</p> <p>See Section 6.12.1.</p> <p>See Clause 4.6 at Appendix V.</p> <p>See Section 6.14.</p> <p>See Section 5.6, 5.7 and 5.8.</p> <p>See Social and Economic Impact Assessment at Appendix K.</p> <p>See Waste Management Report at Appendix M and Section 8.12.</p>
<p>Consultation</p> <p>Consult directly with Sydney Metro on future use of nearby residual land, currently associated with construction of the Metro Southwest.</p>	<p>Refer to Section 7.</p>
<p>Construction</p> <p>Include assessment of construction impacts, particularly noise impacts on surrounding residents, consideration of active transport and cumulative impact of other construction activity</p>	<p>Refer to Construction Management Plan at Appendix N and Draft Construction Noise and Vibration Report at Appendix HH.</p>
<p>Traffic and transport</p> <p>Traffic/transport reports accompanying a future application will need to:</p> <ul style="list-style-type: none"> ▪ Consider the traffic capacity of Bedwin Road bridge. 	<p>Refer to Section 8.5 and Transport, Traffic and Parking Report at Appendix H.</p>

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<ul style="list-style-type: none"> ▪ Provide detailed traffic and parking impact assessment on the surrounding road network. ▪ Confirm key routes for vehicles accessing the sites, including WestConnex. ▪ Provide a cumulative impact assessment, in relation to construction, traffic impacts and operations of other major sites in the area including Victoria Road precinct, Marrickville Metro Expansion, Metro South West and Potts Hill to Alexandria Transmission Cable Project. ▪ Provide swept path assessment for movements into the site and within the site. ▪ Consistency with MDCP 2011 parking objectives and provisions. ▪ Consider opportunities to accommodate service and delivery vehicles without jeopardising the integrity of existing and likely future active transport routes along Steel Road and Edinburgh Road. ▪ Outline loading needs including the frequency and quantity of visits by delivery/servicing vehicles as well as vehicle sizes likely to be needed. 	
<p>Acoustic and noise impacts</p> <ul style="list-style-type: none"> ▪ Carefully consider twenty-four hour operation impacts relating to acoustic, noise and vibrations on nearby residents. ▪ Provide an Acoustic report which considers the location of the site within the 25-30 ANEF contour. 	<p>Refer to Section 8.10 and Acoustic Report at Appendix Z and Draft Construction Noise and Vibration Report at Appendix HH.</p>
<p>Flooding</p> <ul style="list-style-type: none"> ▪ Consider appropriate design measures to reduce the flood risk and flood liability on the site. ▪ Address Section 9.1 Ministerial Direction – Flood Prone Land including the amendments currently on exhibition. 	<p>Refer to Section 8.11, Flood Management Plan at Appendix W and Stormwater Report at Appendix AA.</p>
<p>Active Transport</p> <ul style="list-style-type: none"> ▪ Demonstrate how pedestrians/cyclist/vehicle conflict will be managed, particularly in relation to current and future active transport links. ▪ Provide pedestrian traffic flows around the development and consider minimising pedestrian/vehicle conflict along the adjacent roads and key intersections. ▪ Details on bicycle parking and end of trip facilities. ▪ Provide comprehensive travel plan for customers, business operations and staff to assist in minimising private car dependency including: ▪ Objectives clearly prioritising site access by public transport, walking and cycling (including combinations of) and discouraging access by single occupant cars. ▪ Specific actions to address how the above objectives will be satisfied. ▪ Nominate the party responsible for coordinating and implementing the travel plan. 	<p>Refer to Section 8.5 and Transport, Traffic and Parking Report at Appendix H.</p>

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<p>Urban Forest and Landscaping</p> <p>The following considerations relating to Urban Forest and Landscaping be addressed:</p> <ul style="list-style-type: none"> ▪ Preliminary Tree Assessment and Arboricultural Impact Assessment – Objectives 1-7 and Controls 12-15 in the Inner West Council Tree Management. ▪ Canopy Cover Targets –canopy cover for land zoned IN1 – General Industrial is 25%. This target is derived from the targets in the Greater Sydney Commission - District Plans. ▪ Landscape Intent Report/ Master Plan – indicate how above canopy target will be achieved, including provision of appropriate soil volumes for canopy trees (likely to require structural cells / soil vaults in carpark planting), Water Sensitive Urban Design, species diversity and canopy layering. 	<p>Refer to Arboricultural Report at Appendix I.</p> <p>Refer to Section 8.6 and Landscape Design Report at Appendix J.</p>
<p>Sydney Water</p>	
<p><u>Water-related Infrastructure Requirements</u></p> <p>The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.</p> <p>The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.</p> <p>Strict requirements for Sydney Water’s stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.</p> <p><u>Integrated Water Cycle Management</u></p> <p>The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the</p>	<p>Woolworths have included for a Rainwater retention system. The water from the Rainwater Retention System shall be employed for the irrigation of landscape areas, site cleaning operations and toilet flushing. Refer to section 8.1 of the stormwater management plan for more details about the proposed stormwater retention/reuse measures.</p> <p>Refer Section 8 of the stormwater management plan for details of proposed water sensitive urban design measures</p>

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impact of the proposed development on our existing services and required system capacity to service the development.	
Fire and Rescue NSW	
<p>FRNSW have reviewed the documentation that was provided in support of the development and will not be providing comment at this time as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.</p> <p>We request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.</p> <p>As additional details become available Fire & Rescue NSW requests to be consulted with respect to the proposed fire and life safety systems and their configuration at the project's preliminary and final design phases.</p> <p>While there is currently no requirement for a fire safety study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.</p>	No response required.
Transport for NSW	
<p>Strategic planning context</p> <p>The EIS should detail how the proposed development will be consistent and align with</p> <p>the objectives, goals and directions of the following:</p> <ul style="list-style-type: none"> ▪ Greater Sydney Region Plan ▪ Central City District Plan ▪ Future Transport Strategy 2056 ▪ Future Transport – Greater Sydney Services and Infrastructure Plan ▪ NSW Freight & Ports Plan 2018-2023 	See Section 5.
<p>Transport and Accessibility (Construction and Operation)</p> <p>The Environmental Impact Statement (EIS) for the subject development should include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:</p> <ul style="list-style-type: none"> ▪ details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development; ▪ details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport 	See Transport, Traffic and Parking Assessment at Appendix H and Section 8.5.

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<p>facilities provided on the road network located adjacent to the proposed development;</p> <ul style="list-style-type: none"> ▪ an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development; ▪ details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections; ▪ details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements); ▪ impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site; ▪ an assessment of the existing and future performance of key intersections providing access to the site and any upgrades (road/intersections) required as a result of the development; ▪ an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development; ▪ details of the travel demand management measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, including details of a location-specific Sustainable Work Travel Plan; ▪ appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network; ▪ details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site; ▪ details of access and parking arrangements for emergency vehicles; ▪ detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards; ▪ the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; and ▪ preparation of a draft Construction Traffic Management Plan which includes: <ul style="list-style-type: none"> – details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction; – assessment of cumulative impacts associated with other construction activities; 	

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<ul style="list-style-type: none"> – an assessment of road safety at key intersections; – details of anticipated peak hour and daily truck movements to and from the site; – details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; – details of temporary cycling and pedestrian access during construction, should the development require the closure of the facility, demonstrate the installation of adequate safety and diversion measures to limit time delay and detour distances; – an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations. 	
Environment, Energy and Science Group	
<p><u>Aboriginal cultural heritage</u></p> <p>Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).</p> <p>Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.</p> <p>Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.</p> <p>Note that due diligence is not an appropriate assessment, an ACHAR is required.</p>	<p>See Section 8.3 and Appendix P and Appendix EE.</p>
<p>Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including</p>	<p>See BDAR Waiver at Appendix O and Section 6.2.</p>

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<p>an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).</p> <p>The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.</p> <p>The BDAR must include details of the measures proposed to address the offset obligation as follows:</p> <ul style="list-style-type: none"> ▪ The total number and classes of biodiversity credits required to be retired for the development/project; ▪ The number and classes of like-for-like biodiversity credits proposed to be retired; ▪ The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; ▪ Any proposal to fund a biodiversity conservation action; ▪ Any proposal to conduct ecological rehabilitation (if a mining project); ▪ Any proposal to make a payment to the Biodiversity Conservation Fund. <p>If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</p> <p>The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.</p> <p>The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.</p>	
<p>The EIS must map the following features relevant to water and soils including:</p> <ol style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater. e. Groundwater dependent ecosystems f. Proposed intake and discharge locations 	<p>Refer to Stormwater Management Plan at Appendix AA, Stage 2 Site Investigation Report at Appendix R and Biodiversity Assessment at Appendix O.</p>

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<p>The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> ▪ Existing surface and groundwater. ▪ Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge location. ▪ Water Quality Objectives including groundwater as appropriate that represent the community's uses and values for the receiving waters. ▪ Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government. e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions. 	<p>Refer to Stormwater Management Plan at Appendix AA.</p> <p>The impact of the proposed development on groundwater has been addressed in Section 11 of the stormwater report. Intake from or discharge to a water source is not proposed. The proposed development will be connected to Sydney Water's water main to meet the development's water demands. Stormwater from the site will be discharged into Sydney Water managed stormwater mains.</p> <p>Stormwater treatment devices are proposed to reduce the amount of pollutants to acceptable levels in stormwater runoff generated by the site. Refer Section 8 of the Stormwater Management Plan for more details. Stormwater treatment measures proposed achieve the local treatment objectives/targets set by Inner West Council.</p>
<p>The EIS must assess the impacts of the development on water quality, including:</p>	<p>Refer to Stormwater Management Plan at Appendix AA.</p>

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<ul style="list-style-type: none"> ▪ The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. ▪ Identification of proposed monitoring of water quality. ▪ Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan). 	<p>Stormwater treatment devices are proposed to reduce the amount of pollutants to acceptable levels in stormwater runoff generated by the site. Refer Section 8 of the Stormwater Management Plan at Appendix AA for more details. Stormwater treatment measures proposed achieve the local treatment targets set by Inner West Council.</p>
<p>The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> ▪ Water balance including quantity, quality and source. ▪ Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. ▪ Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. ▪ Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). ▪ Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. ▪ Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. ▪ Identification of proposed monitoring of hydrological attributes. 	<p>Stormwater quantity has been addressed in Section 7 of the Stormwater Management Plan. Stormwater quality has been addressed in Section 8 of the Stormwater Management Plan at Appendix AA.</p>
<p>Flooding and Coastal Hazards</p>	
<p>The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> ▪ Flood prone land. ▪ Flood planning area, the area below the flood planning level. ▪ Hydraulic categorisation (floodways and flood storage areas) ▪ Flood Hazard. 	<p>See Flood Management Plan at Appendix W and Section 8.11.2.</p>

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<p>The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.</p> <p>The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios: a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</p>	
<p>Modelling in the EIS must consider and document</p> <ul style="list-style-type: none"> ▪ Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies. ▪ The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood. ▪ Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories ▪ Relevant provisions of the NSW Floodplain Development Manual 2005. ▪ The EIS must assess the impacts on the proposed development on flood behaviour, including: ▪ Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure. ▪ Consistency with Council floodplain risk management plans. ▪ Consistency with any Rural Floodplain Management Plans. ▪ Compatibility with the flood hazard of the land. ▪ Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. ▪ Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. ▪ Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses. ▪ Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council. ▪ Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council. ▪ Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk 	<p>See Flood Management Plan at Appendix W and Section 8.11.2.</p>

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<p>(based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.</p> <ul style="list-style-type: none"> Any impacts the development may have on the social and economic costs to the community as consequence of flooding. 	
NSW EPA	
<p>The Scoping Report for the SEARs indicates that the future Environmental Impact Statement will rely on the findings and conclusions of a Phase 2 Environmental Site Assessment prepared by DLA Environmental for DA 2015/00168. No further information is provided about potential site contamination, other than industrial buildings being present on-site and on surrounding land. The EPA recommends that the SEARs include a requirement for a detailed site assessment and that an NSW EPA Accredited Site Auditor review the adequacy of all contamination reports provided in support of the development.</p>	<p>See Stage 2 Site Investigation Report at Appendix R.</p>