

Planning Secretary's Environmental Assessment Requirements

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

Application Number	SSD-10470
Project Name	Woolworths Warehouse and Distribution Centre, Auburn
Development	Construction and 24/7 operation of a warehouse and distribution centre, comprising: <ul style="list-style-type: none"> · demolition of two existing buildings, associated structures and landscaping · bulk earthworks and tree clearing · construction of a warehouse, ancillary offices, car parking, docking areas, associated infrastructure, site access points and landscaping.
Location	11 and 13 Percy Street, Auburn within the Cumberland local government area (Lot 1 DP1183821 and Lot 2 DP1183821)
Applicant	Fabcot Pty Ltd
Date of Issue	30/06/2020
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the 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"> - the need for the proposed development - justification for the proposed development - likely staging of the development - likely interactions between the development and existing, approved and proposed operations in the vicinity of the site - plans of any proposed building works · 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

	<p>guidelines, policies, plans and statutes</p> <ul style="list-style-type: none"> - 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 - an assessment of any cumulative impacts with existing, proposed and approved developments in the local area. · 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 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 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>Key issues</p>	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <ul style="list-style-type: none"> · 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 of any inconsistencies. The following must be addressed: <ul style="list-style-type: none"> o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy No. 55 – Remediation of Land o State Environmental Planning Policy (Infrastructure) 2008 o State Environmental Planning Policy No. 33 – Hazardous and Offensive Development o Auburn Local Environmental Plan 2008. · detail the nature and extent of any prohibitions that apply to the development; · identify compliance with the development standards applying to the site and provide justification for any contravene of the development standards · address the relevant planning provisions, goals and strategic planning

objectives in the following:

- o NSW State Priorities
- o State Infrastructure Strategy 2018-2038
- o A Metropolis of Three Cities – The Greater Sydney Region Plan 2018
- o Central City District Plan 2018
- o Future Transport 2056 Strategy and supporting plans

2. Urban Design and Visual – including:

- provide 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 detailed assessment (including photomontages and perspectives) of the facility (buildings and truck parking areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby public receivers and significant vantage points of the broader public domain including Percy Street
- 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 including potential overshadowing, this should include shadow diagrams for all four seasons
- detail on the provision of outdoor seating for staff
- suitable landscaping incorporating locally native species.

3. Suitability of the Site – including:

- o an analysis of site constraints
- o a detailed justification that the site is suitable for the scale of the proposal, having regard to the site's surrounds and the potential impacts of the development.

4. Community and Stakeholder Engagement – including:

- 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 landowners 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.

5. Heritage – including:

- an assessment of Aboriginal and non-Aboriginal cultural heritage items and values of the site and surrounding area in accordance with the relevant Environment, Energy and Science guidelines.
- justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided.

6. Biodiversity – including:

- an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.

7. Traffic and Transport – including:

- a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections
- details of access to the site from the road network including intersection location, design and sight distance
- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development
- detailed plans of the proposed site access and parking provision on site 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 impact mitigation, management and monitoring measures.

8. Soils and Water – including:

- a description of the water demands and a breakdown of water supplies, including a detailed site water balance
- a description of the measures to minimise water use
- a detailed description of any cut and fill works and/ or additional retaining walls required to facilitate the development

- a description of the proposed erosion and sediment controls during construction and operational phases of the development
- a description of the surface and stormwater management design, including drainage design, on site detention, and measures to treat or re-use water
- details of impact mitigation, management and monitoring measures.

9. 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
- details of noise mitigation, management and monitoring measures.

10. 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 the air quality impacts at 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.

11. Hazards and Risk – including:

- if the storage of dangerous goods is proposed on site, the EIS must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the 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).

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 construction and operation
- a description of all wastewater generated on site
- 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. 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
- an assessment of potential risks to human health and the environmental receptors in the vicinity of the site
- a description and appraisal of any mitigation and monitoring measures
- consideration of whether the site is suitable for the proposed development.

14. Flooding – including:

- an assessment of flood risk on site (detailing the most recent flood studies for the project area) 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.

15. Socio-Economic – including:

- an analysis of the economic and social impacts of the development, including any benefits to the community.

16. 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.

17. 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.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.
Consultation	<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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - Cumberland City Council - Transport for NSW - Environment, Energy and Science Directorate of the Department of Planning, Industry and Environment - Fire and Rescue NSW - Rural Fire Services - NSW Food Authority - Sydney Water - Water NSW - Endeavour Energy - Aboriginal Land Council <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	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

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

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

<http://www.planning.nsw.gov.au>
<http://www.shop.nsw.gov.au/index.jsp>
<http://www.australia.gov.au/publications>
<http://www.epa.nsw.gov.au/>
<http://www.environment.nsw.gov.au/>
<http://www.dpi.nsw.gov.au/>

Plans and Documents

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

In addition, the EIS must include the following:

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

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

3. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be Submitted

Documents to submit include:

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

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 2482)
Traffic, Transport and Access	
	<i>Roads Act 1993</i>
	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
	Guide to Traffic Generating Development (Roads and Maritime Services)
	Road Design Guide (Roads and Maritime Services)
	Austrroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development
	Austrroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
	NSW Long Term Transport Master Plan
Soils and Water	
Soil	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	<i>State Environmental Planning Policy No. 55 – Remediation of Land</i>
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
Acid Sulfate Soils	Acid Sulfate Soil Manual (ASSMAC)
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft

	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	NSW Aquifer Interference Policy (NOW)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
	Bunding and Spill Management (EPA)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
Wastewater	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
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	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2016)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)

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

Waste

Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)

Bushfire

Planning for Bushfire Protection (Rural Fire Service, 2006)

Biodiversity

The Biodiversity Assessment Method (OEH, 2017)

Heritage

Heritage Act 1977

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)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues