



Ms Boyana Simeonov  
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Level 20  
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SYDNEY NSW 2000

27/04/2021

Dear Ms Simeonov

**Horsley Drive Business Park Stage 2 - Buildings 2 & 3 (SSD-17161650)**  
**Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) (see **Attachment 1**) for the preparation of an environmental impact statement (EIS) for the Horsley Drive Business Park Stage 2 - Buildings 2 & 3 at Lots 18 - 20 DP 13961, Wetherill Park in the Fairfield local government area (LGA).

The SEARs have been prepared in consultation with relevant public authorities (see **Attachment 2**) and are based on the information you have provided to date. Please note that the Planning Secretary may modify these requirements at any time.

If you do not submit a Development Application (DA) and EIS for the development within two years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to confirm the:

- applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- consultation and public exhibition arrangements, including copies and format requirements of the DA and EIS.

The Department of Planning, Industry and Environment (the Department) will review the EIS for the development carefully before putting it on public exhibition and will require you to submit a revised EIS if it does not adequately address the SEARs.

### **Community Consultation**

The Department wishes to emphasise the importance of effective and genuine community consultation. A comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed (including a description of any potential impacts) and they are actively engaged in issues of concern to them. **Please note, the Department will require clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.**

### **Commonwealth Requirements**

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact David Koppers on 9373 2869 or at [david.koppers@planning.nsw.gov.au](mailto:david.koppers@planning.nsw.gov.au).

Yours sincerely,



Joanna Bakopanos  
A/Director  
Industry Assessments

**as delegate for the Planning Secretary**

# 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

<b>Application Number</b>	SSD-17161650
<b>Project Name</b>	Horsley Drive Business Park Stage 2 - Buildings 2 & 3
<b>Location</b>	Lots 18 - 20 DP 13961, within the Horsley Drive Business Park Stage 2, Cowpasture Road, Wetherill Park, Fairfield local government area
<b>Applicant</b>	Bieson Pty Ltd
<b>Date of Issue</b>	27/04/2021
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"><li>· a detailed description of the development, including:<ul style="list-style-type: none"><li>- an accurate history of the site, including development consents</li><li>- the need for the proposed development</li><li>- justification for the proposed development</li><li>- likely staging of the development</li><li>- likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li><li>- plans of any proposed building works</li><li>- contributions required to offset the proposal and</li><li>- infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.</li></ul></li><li>· a detailed description of how the development is consistent with the Horsley Drive Business Park concept approval (SSD 7664 – as modified), particularly the approved land uses, the development controls listed under Condition A10 – Schedule 2 and the requirements to be met in future application outlined under Part B of Schedule 2</li><li>· consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li><li>· consideration of issues discussed in Attachment 2 (public authority responses to key issues)</li><li>· a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li><li>· 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"><li>- a description of the existing environment, using sufficient baseline data</li><li>- an assessment of the potential impacts of all stages of the development including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes and</li><li>- 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.</li></ul></li><li>· a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li></ul>

	<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>high quality files of maps and figures of the subject site and proposal</li> <li>a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV</li> <li>an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and</li> <li>certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li><b>Statutory and strategic context</b> – including: <ul style="list-style-type: none"> <li>detailed justification for the proposal and the suitability of the site</li> <li>detailed justification that the proposed land use is permissible with consent</li> <li>details of any proposed consolidation or subdivision of land</li> <li>a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site and</li> <li>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"> <li>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy No. 64 – Advertising &amp; Signage</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Western Sydney Parklands) 2009</li> <li>Fairfield Local Environmental Plan 2013</li> <li>Western Sydney Parklands Plans of Management 2030</li> <li>Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>Our Greater Sydney 2056: Central City District Plan</li> <li>Future Transport Strategy 2056.</li> </ul> </li> </ul> </li> <li><b>Suitability of the Site</b> – including: <ul style="list-style-type: none"> <li>a detailed justification that the site can accommodate the proposed development, having regard to the scope of the operations of SSD-10404 and its environmental impacts and relevant mitigation measures.</li> </ul> </li> <li><b>Community and Stakeholder Engagement</b> – including: <ul style="list-style-type: none"> <li>a 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 engagement undertaken, including a justification for this approach</li> <li>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</li> <li>details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal, or if not adopted, the reasons why</li> </ul> </li> </ul>

- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.
- **Traffic and Transport** – including:
  - details of all traffic types and volumes likely to be generated during construction and operation, including a description of:
    - o key access / haul routes
    - o employee shift change pattern
    - o 24-hour temporal profile of truck generation
  - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model
  - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
  - details and plans of any proposed internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and the requirements set out in SSD 7664
  - 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 the largest vehicle anticipated to access and move within the site, including swept path analysis and swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.
- **Noise and Vibration** – including:
  - a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
    - o the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
    - o details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios
    - o consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
    - o a cumulative impact assessment inclusive of impacts from other developments
    - o demonstration the predicted impacts do not exceed the noise limits outlined in Condition B12 of SSD 7664 and
    - o details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs.
- **Urban design and visual** – including:
  - demonstration of how the development will achieve design excellence in accordance with any relevant EPI provisions and the objectives for good design in Better Placed (Government Architect NSW, 2017)
  - 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 and

- o significant vantage points in the broader public domain
- detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximise opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020) and avoids adverse impacts on the heritage significance of the Upper Canal.
- an assessment of how the development complies with relevant accessibility requirements.
- **Soils and Water** – including:
  - an assessment of potential surface water impacts associated with the development
  - a detailed site water balance including a description of the water demands and breakdown of water supplies
  - details of stormwater/wastewater management system including the capacity of onsite detention system(s), and measures to treat, reuse or dispose of water
  - description of the measures to minimise water use
  - detailed flooding assessment
  - description of the proposed erosion and sediment controls during construction
  - characterisation of water quality at the point of discharge against the relevant water quality criteria and
  - characterisation of the nature and extent of any contamination on the site and surrounding area.
- **Hazards and Risk** –
  - The EIS must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and the Department's Applying SEPP 33, with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should the preliminary risk screening indicate that the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’ and Multi-Level Risk Assessment. If a PHA is prepared, the PHA must:
    - estimate the risk from each warehouse;
    - estimate the cumulative risk from all buildings and warehouses under SSD 7664 as modified; and
    - demonstrate that the risk from each warehouse and the cumulative risk from all buildings and warehouses under SSD 7664 as modified complies with the Department's Hazardous Industry Planning Advisory Paper No. 4, ‘Risk Criteria for Land Use Safety Planning’.
  - In addition, if any quantity of dangerous goods or combustible liquids will be stored or handled in Automatic Storage and Retrieval Systems (ASRS) consistent with FM Global Data Sheet 8-34, the EIS must:
    - describe how the ASRS will be designed, including proposed safeguards and fire safety measures; and
    - report the consultation outcomes with Fire and Rescue NSW regarding proposed fire safety measures.
- **Greenhouse gas and energy efficiency** – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas and carbon emissions (reflecting the Government's goal of net zero emissions by 2050).
- **Ecologically sustainable development** – including:
  - a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development

	<ul style="list-style-type: none"> <li>- demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, and</li> <li>- a description of the measures to be implemented to minimise consumption of resources, especially energy and water.</li> <li>· <b>Air Quality and Odour</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines and</li> <li>- details of dust control during site preparation and civil works.</li> </ul> </li> <li>· <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>- details of the quantities and classification of all waste streams to be generated on site during the development</li> <li>- details of the waste management strategy for construction and ongoing operational waste generated, including plans of waste storage and collection areas</li> <li>- the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i> and</li> </ul> </li> <li>· <b>Infrastructure requirements</b> – including: <ul style="list-style-type: none"> <li>- a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s</li> <li>- identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained and</li> <li>- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, and a description of how any potential impacts would be avoided and minimised.</li> </ul> </li> <li>· <b>Biodiversity</b> – including 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.</li> <li>· <b>Socio-economic</b> – including: <ul style="list-style-type: none"> <li>- an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</li> </ul> </li> <li>· <b>Planning agreement/development contributions</b> – 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.</li> </ul>
<b>Plans and Documents</b>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>- high quality files of maps and figures of the subject site and proposal.</li> </ul>
<b>Consultation</b>	<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"> <li>· Fairfield City Council</li> </ul>

	<ul style="list-style-type: none"> <li>· Environment, Energy and Science Group of the Department</li> <li>· Western Sydney Parklands Trust</li> <li>· NSW Fire and Rescue</li> <li>· Sydney Water</li> <li>· Transport for NSW</li> <li>· WaterNSW</li> <li>· Endeavour Energy</li> <li>· surrounding local landowners and stakeholders</li> <li>· any other public transport, utilities or community service providers.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<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 Secretary in relation to the preparation of the EIS.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, <b>Attachment 1</b> 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. 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 buildings
  - detailed plans of proposed access driveways, internal roads, carparking and external infrastructure.
4. Schedule of materials, colours and additions. finishes.

### **Documents to be Submitted**

Documents to submit include:

- one 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
<b>Engagement</b>	Undertaking Engagement Guide – Guidance for State Significant Projects – Exhibition Draft (DPIE, 2020)
<b>Traffic, Transport and Access</b>	<p>Roads Act 1993</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>Guide to Traffic Generating Development (RTA, 2002 as updated)</p> <p>Road Design Guide (RMS, 2015-2017)</p> <p>Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)</p> <p>Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)</p> <p>Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)</p> <p>Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)</p> <p>Future Transport Strategy 2056 (TfNSW, 2018)</p> <p>Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)</p> <p>NSW Freight &amp; Ports Plan 2018-2023 (TfNSW, 2018)</p>
<b>Soils and Water</b>	
<i>Erosion and Sediment</i>	<p>Managing Urban Stormwater: Soils &amp; Construction (Landcom, 2004)</p> <p>Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)</p> <p>Wind Erosion – 2nd Edition (DIPNR, 2003)</p> <p>Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)</p> <p>Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)</p>
<i>Stormwater</i>	<p>Managing Urban Stormwater: Treatment Techniques (DEC, 2006)</p> <p>Managing Urban Stormwater: Source Control. Draft (EPA, 1998)</p> <p>Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)</p>
<i>Wastewater</i>	<p>National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC &amp; AHMC, 2006)</p> <p>National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC &amp; AHMC, 2009)</p>
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
<b>Hazards and Risk</b>	State Environmental Planning Policy No. 33 – Hazardous and Offensive

	Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
<b>Biodiversity</b>	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (OEH, 2017)
<b>Noise and Vibration</b>	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Acoustics - Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
<i>Air Quality</i>	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>Odour</i>	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Bushfire</b>	
	Planning for Bushfire Protection (RFS, 2019)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
<b>Social</b>	
	Draft Social Impact Assessment Guideline – State Significant Projects (DPIE, 2020)

**ATTACHMENT 2**  
**Government Authority Responses to Request for Key Issues**