

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-21190804
Development Name	Jalco Manufacturing Facility
Development	Fit-out and operation of Warehouse 1 on Lot 201 in the ESR Horsley Logistics Park for the Jalco Manufacturing Facility processing 180 million litres per year of home and personal care liquid soap, detergents, and cleaning agents.
Location	8 Johnston Crescent, Horsley Park NSW 2175 (Lot 201 DP 1244593) in the Fairfield City local government area
Applicant	ESR Developments (Australia) Pty Ltd
Date of Issue	June 2021
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> – an accurate history of the site, including development consents – the need and justification of the proposed development – alternatives considered including a description of feasible options within the development which may include a layout options analysis – likely staging of the development – likely interactions between the development and existing, approved, and proposed operations on site and in the vicinity of the site – plans of any proposed building works – contributions required to offset the development and – infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • consideration of issues discussed in the public authority responses to request for key issues (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 developments for adaptive management and/or contingency plans to manage significant risks to the environment, and • 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) of the development (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV – an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development – certification that the information provided is accurate at the date of preparation.
Key Issues	<p>The EIS must include an assessment of the potential impacts of the development (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"> • Suitability of the Site – including: <ul style="list-style-type: none"> – detailed justification that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context, and existing site constraints. • Statutory and Strategic Context – including: <ul style="list-style-type: none"> - detailed justification that the proposed land use is permissible with consent - a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site - demonstration that the development is consistent with all relevant planning strategies, environmental planning instruments, proposed 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 (State and Regional Development) 2011 (SRD SEPP) o State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) o State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP) o State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33) o State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) o State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) o Greater Sydney Region Plan – A Metropolis of Three Cities o Western City District Plan. • Community and Stakeholder Engagement – including a community and stakeholder participation strategy identifying key community members and other stakeholders including: <ul style="list-style-type: none"> – details and justification for the proposed consultation approach(s) – clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted – issues raised by the community and surrounding landowners and occupiers – clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

- **Traffic and Transport** – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:
 - details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access and haul routes, all vehicle types, and potential queuing impacts
 - details of the total operational traffic volume across the entire ESR Horsley Logistics Park and its consistency with the total operational traffic volume predicted under SSD-10436 MOD-1
 - a cumulative impact assessment of the entire ESR Horsley Logistics Park, should the total operational traffic volume exceed the SSD-10436 MOD-1 prediction
 - 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 loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
 - details of the largest vehicle anticipated to access and move within the site, including swept path analysis and diagrams depicting vehicles entering, exiting, and manoeuvring throughout the site
 - details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site
 - details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the development, and
 - measures to integrate the development with the existing/future public transport network.
- **Noise and Vibration** – including a quantitative noise and vibration impact assessment for operation of the development, including traffic noise, undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and Australian Standards, and including:
 - the identification of impacts associated with operation and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
 - details of noise monitoring surveys, background noise levels recording, noise source inventory including measured sound power levels of existing equipment and processes, and worst-case noise emission scenarios
 - details of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from other nearby existing and future developments
 - demonstration of compliance with noise criteria detailed in Condition B12, Schedule B of SSD-10436 development consent
 - details and analysis of the effectiveness of the 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.
- **Fire and Incident Management** – including:

	<ul style="list-style-type: none"> – technical information on the environmental protection equipment to be installed on the premises such spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures – details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the proposed operation, and – detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC). • Hazards and Risks – including: <ul style="list-style-type: none"> – a preliminary risk screening in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> and the Department's <i>Applying SEPP 33</i>, with clear indication of class, quantity, and location of all dangerous goods and hazardous materials associated with the development. If the preliminary risk screening indicates that the development is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'</i> and <i>Multi-level Risk Assessment</i>. – an assessment of whether a suitably designed barrier with an appropriate fire resistance level (FRL) rating is required between Warehouses 1 and 2A to ensure that a fire from any of these warehouses do not escalate to the other. • Soils and Water – a surface water assessment that includes: <ul style="list-style-type: none"> – a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements – details of stormwater/ wastewater management system including the capacity of on-site detention system(s), on-site sewage management and measures to treat, reuse or dispose of water – description of the measures to minimise water use – characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria and the proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies. • Air Quality – including a quantitative assessment of the air quality and odour impacts of the development (construction and operation) on surrounding landowners, businesses, and sensitive receptors, in accordance with the relevant Environment Protection Authority guidelines, including: <ul style="list-style-type: none"> – details of buildings and air handling systems and strong justification for any material handling, processing, or stockpiling external to buildings – details of proposed mitigations, management, and monitoring measures. • Biodiversity – an assessment of the development'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. • Bushfire – including a bushfire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes: <ul style="list-style-type: none"> – details of proposed operational access for emergency services personnel – details of emergency and evacuation arrangements for occupants/ visitors – a Bushfire Emergency Management and Evacuation plan prepared in accordance with relevant RFS guidance. • Waste Management – including: <ul style="list-style-type: none"> – details of the quantities and classification of all waste streams to be generated on site during the development – details of waste storage, handling, and disposal during the development, and
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	<ul style="list-style-type: none"> – 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 and Sustainable Materials Strategy 2041. • Ecologically Sustainable Development – including: <ul style="list-style-type: none"> – a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction, and ongoing operation of the development; and – a description of the measures to be implemented to minimise consumption of resources, especially energy and water. • Greenhouse gas and energy efficiency – including an assessment of the energy use of the development and all reasonable and feasible measures that would be implemented on site to minimise the development's greenhouse gas emissions (reflecting the Commonwealth and State Governments' goal for net zero emissions by 2050). • Planning agreement/development contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.
Plans and Documents	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. The EIS must include high quality files of maps and figures of the subject site and 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.</p> <p>In particular, you must consult with:</p> <ul style="list-style-type: none"> • Fairfield City Council • Endeavour Energy • Environment Protection Authority • Fire and Rescue NSW • NSW Rural Fire Service • SafeWork NSW • Sydney Water • Transport for NSW • Surrounding local landowners and stakeholders • Any other public transport, utilities, or community service providers <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 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.
References	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 development.

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>

<https://www.australia.gov.au/about-government/publications>

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 (square metres, m²) 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:

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

Policies, Guidelines & Plans

Aspect	Policy /Methodology
Traffic and Transport	
	Roads Act 1993 (NSW)
	Guide to Traffic Generating Developments (RTA 2002 as updated)
	RMS Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings (Austroads 2019)
	Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads 2019)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads 2014)
	State Environmental Planning Policy (Infrastructure) 2007
	Future Transport Strategy 2056 (TfNSW, 2018)
	NSW Freight and Ports Plan 2018-2023 (TfNSW, 2018)
Urban Design and Visual	
	AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 2019)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
Noise and Vibration	
Noise	Noise Policy for Industry (EPA 2017)
	NSW Road Noise Policy (EPA 2011)
	Interim Construction Noise Guideline (DECC 2009)
	Acoustics - Description and measurement of environmental noise (AS1055:2018)
	Night Noise Guidelines for Europe (World Health Organization, 2009)
Vibration	Assessing Vibration: A Technical Guideline (DEC 2006)
	Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC 1990)
	BS 6472-1:2008 Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting (2008)
Soil 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)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Acid Sulphate Soils Manual (Stone et al. 1998)
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)

Aspect	Policy /Methodology
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	NSW State Rivers and Estuaries Policy (1993)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom 2004)
	Managing Urban Stormwater: Treatment Techniques (DECC 1997)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	NSW Floodplain Development Manual 2005
Groundwater	NSW Guidelines for Controlled Activities on Waterfront Land (NOW 2012)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC 1995)
	NSW State Groundwater Policy Framework Document (DLWC 1997)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
	NSW State Groundwater Dependent Ecosystems Policy (DLWC 2002)
	NSW State Groundwater Quantity Management Policy (DLWC 2002)
	Guidelines for the Assessment and Management of Groundwater Contamination (DEC 2007)
	NSW Aquifer Interference Policy (NOW 2012)
Wastewater	MDBC Guidelines on Groundwater Flow Modelling 2000
	Australian Groundwater Modelling Guidelines (NWC 2012)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC 2004)
	Environmental Guidelines: Storage and Handling of Liquids (DECC 2007)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase 1) 2006 (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMMC & AHMC)
	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)
Waste	Recycled Water Guidance Document: Recycled Water Management Systems (DPI 2015)
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA 2008)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Air Quality and Odour	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA 2016)
Odour	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)

Aspect	Policy /Methodology
Greenhouse Gas	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
	Guidelines for Energy Savings Action Plans (DEUS 2005)
Fire and Incident Management	
Planning for Bushfire Protection (NSW Rural Fire Service 2019)	
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	ISO 31000:2018 Risk management – Guidelines (International Organization for Standardization, 2018)
	HB 203:2006 Environmental Risk Management – Principles and Process
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
	Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues