

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-3255578
Project Name	James Hardie Research & Development Facility
Development	Construction, fit out and use of the facility as a research and development (R&D) facility, as well as associated office space, landscaping, stabilisation and benching of site and connection of necessary services
Location	10 Colquhoun Street, Rosehill (Lot 2 DP1192911) in the Parramatta local government area
Applicant	James Hardie Australia Pty Ltd
Date of Issue	23 December 2021
General Requirements	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) and must have regard to the State Significant Development Guidelines. In addition, the EIS must include: • a detailed description of the development, including: – details of the type of R&D processes to be undertaken on the site including a description of the technology/ equipment to be installed – the need and justification for 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 the site and in the vicinity of the site, 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: – 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 and – 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 The EIS must also be accompanied by: • high quality files of maps and figures of the subject site and proposal • 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 Regulation), 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 and a comparison between existing operations • certification that the information provided is accurate at the date of preparation.
Key issues	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. The EIS must address the following specific matters: • Statutory and Strategic Context – including: – a detailed description of the history of the site, including the relationship between the proposed development and the proposed development application (DA) to City of Parramatta Council for bulk / earthworks contamination / enabling works on the site and any other development consents or complying development certificates previously and/or currently applicable to the site; – demonstration 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: ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Coastal Management) 2018 ○ State Environmental Planning Policy No 33 - Hazardous and Offensive Development ○ State Environmental Planning Policy No 55 – Remediation of Land ○ Greater Sydney Region Plan: A Metropolis of Three Cities ○ Our Greater Sydney 2056: Central City District Plan ○ Draft Camellia-Rosehill Place Strategy (DPIE, 2021) ○ A City Supported by Infrastructure: Place-based Infrastructure Compact Pilot (Greater Sydney Commission, 2019) ○ Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (DPIE, 2017) ○ Greater Parramatta and the Olympic Peninsula (GPOP) Vision (Greater Sydney Commission, 2017) ○ Future Transport Strategy 2056 ○ Parramatta Local Environmental Plan 2011 • Suitability of the Site – including: – a detailed justification that the site can accommodate the proposed development having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures. • Air Quality and Odour – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including: – details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to buildings – details of proposed mitigation, management and monitoring measures. • Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW 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 / haul routes, vehicle types and potential queuing impacts – details of existing traffic volumes, parking and access of the existing James Hardie facility and how the development may impact these – 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 the 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
- details of what work is being proposed as part of this development, and how it interacts with previous approvals and the proposed City of Parramatta Council DA
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site
- details of road upgrades, infrastructure works or new roads or access points required for the development if necessary.
- **Hazards and Risk** – including:
 - a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* and Applying SEPP 33 (DoP, 2011), that includes:
 - a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
 - consideration of hazards and risk impacts that may be generated from the proposed R&D processes
 - a Preliminary Hazard Analysis (PHA) prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”.
 - consideration of the hazards from combustible dusts that may be present at the development and the associated control measures
 - consultation and agreed actions between Viva Energy and the Applicant regarding potential impacts to and from the Clyde fuel terminal and any high-pressure fuel pipeline connected to this terminal. If the high-pressure pipeline has been decommissioned, it should be reported.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment for construction and operation undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
 - 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
 - details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios
 - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from other developments
 - 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.
- **Soils and Water** – a surface and groundwater assessment that includes:
 - an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
 - 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 onsite detention system(s), onsite sewage management 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
- **Waste** – including:
 - 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
- 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.
- **Contamination** – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:
 - characterisation of the nature and extent of any contamination on the site and surrounding area
 - details of what is to be considered and assessed under the proposed City of Parramatta Council's DA
 - how the development will interact with the EPA's Ongoing Maintenance Order no. 20202810 issued under section 28 of the *Contaminated Land Management Act 1997*.
- **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:
 - details of 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:
 - nearby public and private receivers
 - significant vantage points in the broader public domain
 - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
 - detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximises opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020).
- **Infrastructure Requirements** – including:
 - 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.
- **Aboriginal and Non-Aboriginal Cultural Heritage** – including:
 - 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 (ACHAR) or other heritage assessment for the site must be provided
 - the assessment is to be undertaken in consultation with the Aboriginal community and the significance of cultural heritage values to that community is to be documented
 - an assessment of potential impacts on non-Aboriginal cultural heritage items and values on the site and/or in the surrounding area and any proposed management and mitigation measures.
- **Biodiversity** – 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.
- **Socio-Economic** – including:
 - a social impact assessment in accordance with the Department's Social Impact Assessment Guideline
 - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
- **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
 - 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. • 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.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. You must detail the engagement undertaken and demonstrate how it is consistent with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. You must also detail how issues raised and feedback provided have been considered and responded to in the development. Where amendments have not been made to address an issue, a short explanation should be provided. In particular you must consult with: • City of Parramatta Council • Department of Planning, Industry and Environment, specifically: ○ Environment, Energy and Science Group ○ Water Group (including Natural Resources Access Regulator) ○ Central District (Greater Parramatta and Olympic Peninsula), Place, Design and Public Spaces Group • Environment Protection Authority • Transport for NSW • NSW Fire and Rescue • Sydney Water • WaterNSW • Heritage NSW, Department of Premier and Cabinet • surrounding local landowners, businesses and stakeholders • Viva Energy in relation to the Clyde fuel terminal • local and regional community and environmental groups • Local Aboriginal Land Council • any other public transport, utilities or community service providers.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, relevant policies and guidelines can be found at https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines and in Attachment 1 and may assist in 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:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>
<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/>

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
Groundwater	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
Stormwater	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)
Wastewater	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)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Heritage	
Non-Aboriginal Heritage	NSW Heritage Manual (HO and DUAP, 1996)
	Statements of Heritage Impact (HO and DUAP, 2002)
Noise and Vibration	
	Acoustics - Description and measurement of environmental noise (AS1055:2018)
	Noise Criteria Guideline (RMS, 2015)
	Noise Mitigation Guideline (RMS, 2015)
	Noise Guide for Local Government (EPA, 2013)
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	The National Waste Policy: Less Waste More Resources 2009

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	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)
Urban Design and Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)

ATTACHMENT 2
Government Authority Advice