

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Part 8, Division 5 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD- 50972718
Project Name	Wallgrove Business Hub
Development	Concept proposal and stage one development including bulk earthworks, infrastructure delivery, road access and detailed design of the stage one development for the purpose of a warehousing and light industrial business hub
Location	97-151 Wallgrove Road, Cecil Park Part Lot 24 DP1152887 and Part Lot 25 Sec.4 DP2954
Applicant	Western Sydney Parklands Trust
Date of Issue	16 December 2022
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must comply with these assessment requirements and must meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and must have regard to the Department's <i>State Significant Development Guidelines (2022)</i>.</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a clear description of the proposal for the site • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. <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 providing a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of the proposal. The CIV report must: <ul style="list-style-type: none"> – be prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor – include details of all assumptions and components from which the CIV calculation is derived – include certification from the Quantity Surveyor that the report has been prepared having regard to the Department's Planning Circular PS 21-020 'Calculation of capital investment value' and all components costed are consistent with the project description and all proposed works for which consent is being sought as described in the EIS. • an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Suitability of the Site – including:

- a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints
- Detailed demonstration that the proposal aligns with the State Environment Planning Policy (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP) and the Western Sydney Parklands Plan of Management 2030 (POM)
- justification as to why the subject business hub was selected over other business hubs designated in the POM.
- **Statutory and Strategic Context** – including:
 - details of any proposed consolidation or subdivision of land
 - 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 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 (Biodiversity and Conservation) 2021
 - State Environmental Planning Policy (Industry and Employment) 2021
 - State Environmental Planning Policy (Planning Systems) 2021
 - State Environmental Planning Policy (Resilience and Hazards) 2021
 - State Environmental Planning Policy (Transport and Infrastructure) 2021
 - State Environmental Planning Policy (Western Parkland City) 2021
 - POM
 - Cumberland Plain Conservation Plan 2022
 - Greater Sydney Region Plan: A Metropolis of Three Cities
 - Western City District Plan
 - Future Transport Strategy 2056.
- **Community and Stakeholder Engagement** – a community and stakeholder engagement strategy consistent with the Department's *Undertaking Engagement Guidelines for State Significant Projects* for all stages of the development, including (but not limited to):
 - details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development
 - details of the proposed approach to future community and stakeholder engagement based on the results of consultation.
- **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
 - consideration of development's impact on matters of national environmental significance protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, including the outcome of any consultation (referral if necessary) with the Commonwealth Department of Climate Change, Energy, the Environment and Water.
- **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 the fully developed estate), including a description of key access / haul routes, vehicle types and potential queuing impacts
 - 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 on existing performance levels of nearby intersections, using SIDRA or similar traffic model
 - consideration of the development's relationship to the proposed M12 Motorway project, including any works/widening proposed to Wallgrove Road,

- access/leasing arrangements with TfNSW and sight distances on the realigned Wallgrove Road to the south of the development
- 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
 - details of the largest vehicle using the site, including swept path analysis depicting vehicles entering, exiting and manoeuvring throughout the site
 - detail of ownership of estate road infrastructure
 - details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary.
- **Contamination** – in accordance with Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.
 - **Noise and Vibration** – 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:
 - consideration of noise in a fully developed estate
 - 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 the Saints Peter and Paul Assyrian church and future primary school
 - 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
 - an assessment of the impact of any other impacts that noise mitigation may have (i.e. if a noise wall is required, an assessment on visual amenity impacts).
 - **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, retaining walls, façade design, signage and lighting, particularly in terms of potential impacts on:
 - nearby public and private receivers, including any proposed acoustic treatments and lighting from vehicles using the estate road and development
 - significant vantage points in the broader public domain, including nearby riparian corridors if appropriate
 - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
 - consideration of future building orientation and opportunities to reduce the blank façades facing the public domain (i.e. Wallgrove Road)
 - outline how cut and fill associated with the proposal has been minimised, including the extent of any battering or retaining walls
 - 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), including clear details on what is being delivered as part of the Stage 1 works
 - **Hazards and Risk** – including:

- a preliminary risk screening completed in accordance with Chapter 3 of the Resilience and Hazard SEPP 2021 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 proposal
- 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”
- a pipeline hazard analysis undertaken in accordance with the Department of Planning’s Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’ and Multi-Level Risk Assessment (DoP, 2011). The hazard analysis must include, and not be limited to, assessment on risk exposures from both high pressure gas pipelines that is located near the development area to the proposed populations within the development and the population from the existing and approved development in the area. The risks established in the hazard analysis require to be compared against the relevant qualitative and quantitative risk criteria detailed in the Department of Planning’s Hazardous Industry Planning Advisory Paper No. 10, ‘Land Use Safety Planning’.
- **Bush Fire** – a bush fire assessment report that addresses the aims and objectives of *Planning for Bushfire Protection 2019* and includes:
 - details of proposed operational access for emergency services personnel
 - details of emergency and evacuation arrangements for occupants/visitors.
- **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:
 - identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site
 - provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
 - include results of a surface survey and any test excavations and an unexpected finds protocol.
- **Non-Aboriginal Cultural Heritage** – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.
- **Soils and Water** – a surface and groundwater assessment that includes:
 - a topographic assessment and justification demonstrating the proposed earthworks are responsive and contextually appropriate
 - an assessment (including mapping) of potential impacts on soil resources and riparian land on and near the site, including soil erosion, salinity and acid sulfate soils
 - an assessment (including mapping) of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby, including impacts to natural processes and functions
 - a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
 - details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
 - characterisation of water quality and quantity at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies)
 - details on the ownership and ongoing management of the stormwater infrastructure
 - description of the measures to minimise water use
 - description of the proposed erosion and sediment controls during construction

	<ul style="list-style-type: none"> – detailed flooding assessment, in accordance with the letter from the Department’s Environment and Heritage Group, dated 21 November 2022 (Attachment 2). • Air Quality and Odour – including an assessment of air quality impact at sensitive receivers during construction and operation (including worst case, fully developed estate scenario) in accordance with NSW Environment Protection Authority guidelines and details of mitigation, management and monitoring measures. • Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes: <ul style="list-style-type: none"> – details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water – a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development – identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. • Waste – including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements • Ecologically Sustainable Development and Greenhouse Gas - including: <ul style="list-style-type: none"> – a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development – 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 emissions (reflecting the Government’s goal of net zero emissions by 2050). – consideration of the use of green walls and/ or green roofs in the design of the development – a description of the measures to be implemented to minimise consumption of resources, especially energy and water. • Social – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i> • Planning Agreement/Development Contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local infrastructure required to support the development.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Fairfield City Council • Department of Planning and Environment, specifically the: <ul style="list-style-type: none"> ○ Environment and Heritage Group ○ Water Group • Heritage NSW • Department of Primary Industries – Agriculture • Transport for NSW, including the M12 project team • NSW Rural Fire Service • Sydney Water • WaterNSW • Jemena • surrounding local landowners, businesses and stakeholders, including the future Saints Peter and Paul Assyrian Primary School • local and regional community and environmental groups • Local Aboriginal Land Council • Commonwealth Department of Climate Change, Energy, the Environment and Water

	<ul style="list-style-type: none"> • any other public transport, utilities or community service providers. <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
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 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/assessments/policies-and-guidelines/key-guidance>

<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
State Significant Development Guidelines	
	State Significant Assessment Guidelines (DPE, 2022)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPE, 2022)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPE, 2022)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2021
Air Quality	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	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)
	National Greenhouse Accounts Factors (DoEE, 2019)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
Design Quality	
	Greener Places (Government Architect NSW, 2020)
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	
	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)
Hazards and Risk	
	State Environmental Planning Policy (Resilience and Hazards) 2021
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
Heritage	

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Non-Aboriginal Heritage	<i>Heritage Act 1977</i>
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
Aboriginal Heritage	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)
Human Health Risk	
	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
Noise and Vibration	
	Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022)
	Acoustics – Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Criteria Guideline (RMS, 2015)
	Noise Mitigation Guideline (RMS, 2015)
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Guide for Local Government (EPA, 2013)
Social	
	Social Impact Assessment Guideline for State Significant Projects (DPE)
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 – 2 nd Edition (DIPNR, 2003)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
Stormwater	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	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)
Wastewater	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	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, NRMCC & AHMC, 2006)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Contamination	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Traffic, Transport and Access	
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA, 2014)
	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)
	Standards for Managing Construction Waste in NSW (EPA, 2018)

ATTACHMENT 2
Government Authority Advice