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Ms Erin Saunders
Urban Advisory Services
24 Sophia Street
Crows Nest NSW 2065

Dear Ms Saunders

**State Significant Development – Secretary's Environmental Assessment Requirements
Oakdale South Industrial Estate (SSD 15_6917)**

I have attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Oakdale South Industrial Estate in the Penrith local government area.

The SEARs have been prepared in consultation with the relevant government agencies and Penrith City Council (see **Attachment 2**), and are based on the information you have provided to date. Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these SEARs. The Department will review the Environmental Impact Statement (EIS) for the development before publicly exhibiting it and will require you to submit an amended EIS if it does not adequately address the SEARs.

The Department notes that the alignment of the Southern Link Road Network identified in your preliminary assessment is inconsistent with the alignment exhibited late 2014. Please ensure that you consult with the RMS and the Department's Employment Land Release, Infrastructure, Housing & Employment branch during the preparation of your EIS to resolve this issue.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly, you must undertake a comprehensive, detailed and genuine community consultation and engagement process during the preparation of the EIS. This process must ensure that the community is informed of the development and engaged with issues of concern to them. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

Your development may require a separate approval under Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEAR's may need to be issued.

Please contact the Department at least two weeks before you intend lodging the EIS and any associated documentation for the development. This will enable the Department to determine the:

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

If you have any enquiries about these SEARs, please contact Emma Barnet on the above details.

Yours sincerely

22.4.15

David Mooney
**A/Manager
Industry Assessments**

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

State Significant Development

Application Number	SSD 15_6917
Development	The staged development of a warehouse and distribution complex including: A masterplan for the warehouse and distributions complex including site layout, concept stormwater strategy, building envelopes, development controls and urban design and landscaping features; and • Stage 1 including: – staged bulk earthworks across the whole site; – staged trunk infrastructure for the site; – staged subdivision; – development comprising construction and operation of warehouse and distribution facilities on 42.25 ha of land in precincts 1, 4 and 5.
Location	Lot 12 in DP 1178389 and Lot 87 in DP 752041, Erskine Park
Applicant	Urban Advisory Services
Date of Issue	April 2015
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 <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include a: • detailed description of the development, including: – need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site including any proposed rezoning of Jacfin's land to the east; and – layout and design, including plans of any proposed building works; – the identification of the preferred alignment of the Southern Link Road Network (as identified in the plan exhibited as part of the WSEA SEPP amendment late 2014) in all relevant plans; and – written and graphical description of the proposed infrastructure and service provision (including any required off-site upgrades); • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • 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; and • consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by 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 <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV; and • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters that relate to the Masterplan and Stage 1 works: • Strategic Context – including: – demonstration that the proposal is consistent with the aims and objectives of the State Plan – <i>NSW 2021</i>; draft <i>Metropolitan Strategy for Sydney to 2031</i>; draft <i>West Central & South West Subregional Strategy</i>; <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i> (WSEA SEPP); and relevant Development Control Plans (DCPs) and justification for any inconsistencies; and – justification for the proposed site layout, considering the environmental constraints and suitability of the site. • Planning agreement/developer contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the development. • Transport– including: – details of all traffic and transport types and volumes likely to be generated during construction and operation, including a description of haul routes; – an assessment of predicted impacts of this traffic on the safety and the capacity of the surrounding road network and access points, current traffic counts and modelling of key intersections including Milner Drive and Old Wallgrove Road; – details of proposed site accesses, including detailed consideration of various access options, justification for the proposed location of the main access points and compliance with Australian Standards; – plans of any road upgrades or new roads required for the development; – a discussion of any interactions between the proposed local internal roads and the preferred alignment for the Southern Link Road Network (as identified in the plan exhibited as part of the WSEA SEPP amendment late 2014) having regard to clause 26 of the WSEA SEPP; and – detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards. • Urban Design and Visual– including: – layout of the development including staging, site coverage, lot sizes, setbacks, proposed open space and landscaped areas; – suitable landscaping incorporating endemic species; – details of a development control plan that includes controls for, but not limited to, building heights and design, setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; and outline and justify any inconsistencies with existing precinct plans or other DCPs that apply to the area; and – the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable a detailed description (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from: – nearby public receivers; and – significant vantage points of the broader public domain. • Soils and Water - including: – an outline of the proposed water requirements, including a consolidated

	site water balance, details of water supply sources, usage data and efficiency measures; - a detailed assessment of potential soil (including contamination and acid sulphate soil), surface water, groundwater and salinity impacts of the proposed development, including adequate mitigating and monitoring measures; - an assessment of the potential impact of the development on Ropes Creek, its on-site tributaries and riparian areas; - an assessment of flooding impacts associated with the proposal including details of any flood liability of the site and changes to flood behaviour; - a description of the surface and stormwater management designed in accordance with Water Sensitive Urban Design principles, including on site detention, and measures to treat or reuse water; - description of the proposed erosion and sediment controls during construction and operation; and - proposed cut and fill works associated with the development, and measures to minimise the extent of cut and fill. • Mineral Resources Requirements – including - an assessment of any potential impacts on any significant mineral resources including any operating mines, extractive industries or known mineral or petroleum resources, exploration activities and access for future exploration. • Infrastructure Requirements – including: - provision of a detailed written and/or geographical description of the infrastructure required on the site; - 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 - an infrastructure delivery and staging plan including a description of how infrastructure on and off site will be co-ordinated and funded to ensure it is in place prior to commencement of construction. • Noise – including: - description of all potential noise sources such as construction, operational, on and off-site traffic noise; - a noise impact assessment including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; - including an assessment of impacts on any proposed residential zones; and - details of noise mitigation, management and monitoring measures. • Air Quality and Odour - including: - an assessment of the potential air quality impacts (particularly dust) of the development on surrounding receivers, including impacts from construction, operation and transport; - an assessment of the potential odour impacts; and - details of the proposed mitigation, management and monitoring measures. • Impacts on Transgrid's easements – including an assessment of any risks and potential impacts. • Flora and fauna – including - details of the quantity and type of any vegetation to be cleared; - an assessment of impacts (direct or indirect) on threatened species, populations, ecological communities (including groundwater dependant ecosystems) and their habitat, critical habitat (including riparian habitat) and native vegetation in accordance with the <i>Framework for Biodiversity Assessment (Oct 2014)</i>; and - proposed measures to avoid, mitigate or offset any significant impacts in accordance with the <i>draft Biodiversity Offset Policy for Major Projects</i>. • Heritage and Aboriginal Cultural Heritage.
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	• Greenhouse Gas and Energy Efficiency - including an assessment of the energy use on site, and demonstrate what measures would be implemented to ensure the proposal is energy efficient. • Waste Management – during construction and operation.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . Provide these as part of the EIS rather than as separate documents.
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. In particular you must consult with: • Penrith City Council; • Roads and Maritime Services; • Department of Primary Industries; • NSW Office of Environment and Heritage; • Sydney Water; • TransGrid; • Endeavour Energy; • AGL; • PGH; and • surrounding landowners/occupiers that may be affected by the proposal. 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.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this 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>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Policies, Guidelines & Plans

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 (sq.m) 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; and
 - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale should be submitted indicating:
 - watercourses including nearby rivers and creeks, and dams;
 - significant local features such as heritage items;
 - the location and uses of nearby buildings, shopping and employment areas, hospitals and schools; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. An indication of the location of the site with respect to the relevant Land Zoning Map within the *Fairfield Local Environment Plan 2013*.
4. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be submitted

Documents to submit include:

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

Aspect	Policy /Methodology
Transport and Access	State Environmental Planning Policy (Infrastructure) Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Soil and Water	
<i>Coastal</i>	NSW Coastal Policy (NSW Government 1997) State Environmental Planning Policy No 71 - Coastal Protection State Environmental Planning Policy No 62 – Sustainable Aquaculture Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<i>Surface Water</i>	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) National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ) Bunding and Spill Management (EPA) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) The NSW State Rivers and Estuaries Policy (NSW Water Resources Council) Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) NSW State Groundwater Policy Framework Document (DLWC) NSW State Groundwater Quality Protection Policy (DLWC) The NSW State Groundwater Dependent Ecosystem Policy (DLWC) Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom) Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW) Soil and Landscape Issues in Environmental Impact Assessment (DLWC) Wind Erosion – 2nd Edition
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA) Managing Urban Stormwater: Council Handbook. Draft (EPA) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC) National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)

	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
Noise	
	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (OEH, 2011)
	Interim Construction Noise Guideline (DECC)
Vibration	
	Environmental Noise Management – Assessing Vibration: a technical guide (DEC)
	DIN 4150 Part 3 – Structural Vibration: effects of vibration on structures (ISO, 1999)
	Assessing Vibration – A Technical Guide 2006 (DEC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992): Criteria for Land Use Planning, (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): Guidelines for Hazardous Analysis, (DUAP)
	Multi-Level Risk Assessment (DUAP)
Contamination	
	State Environmental Planning Policy No 55 - Remediation of Land
	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)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC 2005)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Greenhouse Gas	
	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 - Overview (DECC)
	Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)
Social and Economic	
	Draft Economic Evaluation in Environmental Impact Assessment (DOP)

ATTACHMENT 2

Government Authority and Council Responses to Request for Key Issues

