



Mr James McKew
Assistant Development Manager
Mirvac Projects Pty Ltd
Level 26, 60 Margaret Street
Sydney NSW 2000

Dear Mr McKew

State Significant Development – Secretary’s Environmental Assessment Requirements, Minchinbury Employment Park, 60 Wallgrove Road, Minchinbury (SSD 6962)

Thank you for your request for Secretary’s Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above proposal. I have attached a copy of the SEARs for State Significant Development (SSD) 6962.

I note a modification application to the Concept Plan (MP09_0099) was also submitted with SSD 6962. The modification application should be lodged online and should address the relevant matters in the Director-General’s Requirements issued for the Concept Plan (MP09_0099), dated 24 June 2009.

In regards to the SEARs for SSD 6962, these SEARs are based on the information you have provided to date and have been prepared in consultation with the relevant government authorities (see **Attachment 2**). Please note the Department of Planning and Environment (the Department) is still waiting on comments from the NSW Office of Water, which will be provided to you once they are received.

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 (DA) and EIS for the development within two years of the date of issue of these SEARs. The Department will review the EIS for the development carefully before publicly exhibiting it, and will require you to submit an amended EIS if it does not adequately address the SEARs.

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, a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the modification application and EIS. This process must ensure that the community is both informed of the proposal and actively engaged in issues of concern to them. Sufficient information must be provided to the community so it has a good understanding of what is proposed and any potential impacts.

If your proposal contains any actions likely to have a significant impact on matters of National Environmental Significance, it may require additional approval under the

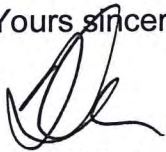
Environment Protection and Biodiversity Conservation Act 1999 (Cwlth) (EPBC Act). This approval would be in addition to any approvals required under NSW legislation. It is your responsibility to contact the Australian Department of the Environment (on (02) 6274 1111 or <http://www.environment.gov.au>) to determine if an approval under the EPBC Act is required.

Please contact the Department at least two weeks before you propose to submit the modification application and EIS to enable the Department to:

- confirm the applicable fee (see Clause 245K and Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- determine the applicable consultation and public exhibition arrangements; and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

Should you have any further enquiries, please contact Kate Masters, Senior Planner, Industry Assessments, at the Department on 9228 6416 or at kate.masters@planning.nsw.gov.au

Yours sincerely



22.4.15

David Mooney
A/Manager, Industry Assessments
As delegate of the Secretary

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the Environmental Planning and Assessment Act 1979

State Significant Development

Application Number	SSD 6962
Development	The project includes the demolition of existing structures, bulk earthworks, construction and operation of five warehouses and distribution related facilities and installation of associated infrastructure.
Location	60 Wallgrove Road, Minchinbury, NSW
Applicant	Mirvac Projects Pty Ltd
Date of Issue	April 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • an executive summary; • a clear description of the previous/existing operations carried out on the site and how the site operates lawfully under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) including any reliance on existing use rights and/or planning approvals; • a detailed description of the project, including: <ul style="list-style-type: none"> - need and justification for the development; - alternatives considered; - likely staging; - construction and operation details; - the types of activities/uses to be undertaken onsite; and - likely interactions between the development and existing, approved and proposed developments in the vicinity of the site. • consideration of the proposals strategic context and all relevant guidelines and environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • consideration of issues discussed in Attachment 2 (public authority responses to key issues); • risk assessment of any 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 the risk assessment, 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 legislation; and - a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of

	<p>the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment.</p> <ul style="list-style-type: none"> • a statement of commitments, outlining all proposed environmental management and monitoring measures; • a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a signed statement from the author of the EIS, certifying that the information contained within the document is neither false nor misleading; • a report from a qualified quantity surveyor including: <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) of the proposal (as defined in Clause 3 of the Environmental Planning and Assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived; - an estimate of the jobs that will be created by the development during the construction and operational phases; and - certification that the information provided is accurate at the date of preparation.
<p>Key issues</p>	<p>The EIS must address the matters including but not necessarily limited to the following:</p> <ul style="list-style-type: none"> • Strategic Context – including: <ul style="list-style-type: none"> - demonstration that the proposal is consistent with the aims and objectives of the <i>State Plan – NSW 2021</i>; <i>draft Metropolitan Strategy for Sydney 2031</i>; <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i> (WSEA SEPP), Clause 12 of the <i>State Environmental Planning Policy (State and Regional Development 2011)</i> and relevant development control plans and justification for any inconsistencies. - demonstrate consistency with the terms of approval of the Concept Plan MP09_0099 (as amended) and address the environmental assessment requirements outlined in Schedule 3 and Appendix 2 of the approved Concept Plan MP09_0099 (as amended). • Demolition Management – including details of the proposed demolition process and techniques, structures to be demolished and details of materials handling and management. • Soil and Water - including: <ul style="list-style-type: none"> - an assessment of the potential soil, groundwater and surface water and flooding impacts of the proposal; - details of proposed erosion and sedimentation controls (during construction); - provide details of any fill to be imported to the site including the quantity and its waste classification; - details of proposed stormwater management measures in accordance with the approved stormwater management system; - a detailed water balance (including quantity, quality and source(s)) for the development, outlining the measures to minimise water use and any potential for a sustainable water supply; - consideration of any watercourses and impacts on groundwater

dependent ecosystems;

- wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water; and
- a preliminary contaminant investigation in accordance with the contaminated land planning guidelines and if necessary prepare a detailed investigation and demonstrate compliance with *State Environmental Planning Policy No. 55 Remediation of Land*.

- **Urban Design and Visual** – including:

- an assessment of the visual impacts of the proposal including a detailed description (including plans and RLs) of how the site will be landscaped to minimise visual impacts;
- a detailed description of the measures (e.g high quality building design, landscaping and boundary setbacks) that would be implemented to minimise the visual impacts of the development;
- details of the layout and building design of the development having regard to the surrounding vehicular, pedestrian and cycling networks;
- 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; and
- a detailed Landscape Plan using predominantly endemic species showing areas to be landscaped, including the location and species for all planting.

- **Traffic and Access** – including:

- a detailed traffic assessment of the potential impacts of the proposal on the capacity, efficiency and safety of the road network, including the truck routes and cumulative traffic generated. The assessment should be conducted for construction and operation in accordance with the Transport for NSW environmental assessment requirements;
- details of any required upgrades to road infrastructure; and
- details of site access, internal roads and vehicular parking required as a result of the development.

- **Noise and Vibration** – including:

- a quantitative noise and vibration assessment for construction and operation, including impacts on nearby sensitive receivers;
- cumulative impacts of other developments; and
- details of the proposed noise management/mitigation and monitoring measures.

- **Infrastructure Requirements and Contributions** – including:

- 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;
- the identification of the infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and a description of the arrangements that would be put in place to ensure these upgrades are implemented in a timely manner and maintained;
- demonstrate how access to public utility infrastructure will be maintained; and

	<ul style="list-style-type: none"> – details of any planning agreement. • Waste – including: <ul style="list-style-type: none"> – detail the quantity and type of liquid and non-liquid waste generated, handled, stockpiled, processed or disposed of on and off site for both construction and operation; – detail the proposed measures for managing all waste generated; and – detail of the measures implemented to reduce and (where possible) recycle waste in line with NSW Government waste policy. • Air and Odour – including: <ul style="list-style-type: none"> – 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. • Hazards and Risks – the assessment must include: <ul style="list-style-type: none"> – a preliminary risk screening carried out in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>, and <i>Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity, package size, and location of all dangerous goods and hazardous materials associated with the project. – should the preliminary risk screening indicate that the project is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011), and <i>Multi-Level Risk Assessment</i> (DoP, 2011). The PHA must: <ul style="list-style-type: none"> – identify the hazards associated with the proposed development to determine the potential for off-site impacts; – estimate the combined risks from the existing site and the proposed development (overall site); and – demonstrate that the risks from the overall site (as modified by this project) comply with the criteria set out in <i>Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning</i>. • Bushfire – including consideration of planning for bushfire protection. • 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. • Ecologically Sustainable Development – including an assessment of how the development will incorporate ecological sustainable development principles in all phases of the development. • Biodiversity – including details of an offset strategy that includes the purchase and retirement of 76 credits in accordance with the Biobanking Credit Report, Proposal ID: 0057/2009/D001. • Heritage and Aboriginal Cultural Heritage
Plans	and The EIS must include all relevant plans, architectural drawings,

Documents	diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . Those documents should be included as part of the EIS rather than as separate documents.
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"> • Blacktown City Council; • Environment Protection Authority; • Rural Fire Service; • Department of Primary Industries, including NSW Office of Water; • Sydney Water; • Endeavour Energy; • Urban Growth; • Office of Environment and Heritage; • Roads and Maritime Services; • Western Sydney Parklands Trust; • Pinegrove Memorial Cemetery; and • M7 Westlink. <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 those 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 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.
Reference	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.epa.nsw.gov.au/>

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

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

Policies, Guidelines and Plans	
Aspect	Policy /Methodology
Water	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, 2000).
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC).
	Managing Urban Stormwater: Council Handbook. Draft (EPA).
	Managing Urban Stormwater: Treatment Techniques (EPA).
	Managing Urban Stormwater: Source Control. Draft (EPA).
<i>Surface Water</i>	Managing Urban Stormwater: Soils & Construction vol.1 (Landcom, 2004) and vol.2 (E.Mines and Quarries, DECC 2008).
	Landslide risk management guidelines presented in Australian Geomechanics Society (2007).
	Site Investigation for Urban Salinity (DLWC, 2002).
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC, 2004).
	Local Salinity Initiative Booklets
	NSW Aquifer Interference Policy (NOW, 2012).
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC).
	Floodplain Risk Management Guideline: Practical Consideration of Climate Change (DECC).
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC).
	NSW State Rivers and Estuary Policy (1993).
	NSW State Groundwater Policy Framework Document (1997).
	NSW State Groundwater Quality Protection Policy (1998).
<i>Groundwater</i>	The NSW State Groundwater Dependent Ecosystem Policy (2002).
	NSW Water Extraction Monitoring Policy (2007).
	Australian Groundwater Monitoring Guidelines (NWC, 2012).
	Department of Primary Industries Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012).
	NSW Aquifer Interference Policy (NOW, 2012).
	National Water Quality Management Strategy - Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) – (2006).
<i>Wastewater</i>	National Guidelines for Water Recycling – Managing Health and Environmental Risks – Impact Assessment.

Contamination	<p><i>Contaminated Land Management Act 1997.</i></p> <p><i>State Environmental Planning Policy 55 – Remediation of Land</i></p> <p>Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000).</p> <p>Guidelines for the NSW Site Auditor Scheme - 2nd edition (DEC, 2006).</p> <p>Sampling Design Guidelines (EPA, 1995 and, National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013).</p>
Transport	<p><i>Roads Act 1993</i></p> <p>Guide to Traffic Generating Development (RMS)</p> <p>Guide to Traffic Management (Austroads)</p> <p>RMS Traffic Control at Work Sites manual</p> <p>Road Design Guide (RTA)</p>
Noise and Vibration	<p>Assessing Vibration: A technical guide (DEC, 2006).</p> <p>Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990).</p> <p>NSW Industrial Noise Policy (EPA, 2000).</p> <p>Environmental Criteria for Road Traffic Noise (EPA, 1999).</p> <p>Environmental Noise Control Manual (DECC).</p> <p>Interim Construction Noise Guideline (DECC, 2009).</p>
Waste	<p>Waste Avoidance and Resource Recovery Strategy (Resource NSW).</p> <p>EPA's Waste Classification Guidelines.</p> <p><i>Protection of the Environment Operations (Waste) Regulations 2005.</i></p> <p>Resource Recovery Exemption.</p> <p>Technical guidelines: Bunding and Spill Management (DECC, 1997).</p>
Air Quality	<p><i>Protection of the Environment Operations (Clean Air) Regulation 2010.</i></p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DECC, 2005).</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (DECC, 2005).</p>
Odour	<p>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (2006).</p> <p>Management of Odour from Stationary Sources in NSW: Technical Notes (2006).</p> <p>Protection of Environment Operations (Clean Air) Regulation 2010.</p>
Hazard and Risk	<p>AS/NZS 4360:2004 Risk Management.</p> <p>HB 203:2006 Environmental Risk Management – Principals and Process.</p> <p><i>State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)</i></p> <p>Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP).</p> <p>Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP).</p>
Bushfire	<p>Planning for Bush Fire Protection (Rural Fire Service, 2006)</p>
Greenhouse Gas	

National Greenhouse Accounts (NGA) Factors (Department of Environment)
The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development and World Resources Institute.
National Greenhouse and Energy Reporting System, Technical Guidelines.
Australian Greenhouse Emissions Information System (AGEIS).

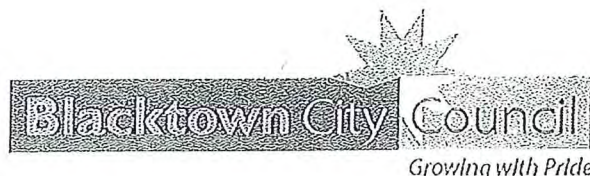
Biodiversity

Threatened Species Conservation Act 1995.
Environment Protection and Biodiversity Conservation Act 1999.
Fisheries Management Act 1994.
Marine Parks Act 1997.
National Parks and Wildlife Act 1974.
Guidelines for Threatened Species Assessment (Department of Planning, July 2005)
NSW OEH interim policy on assessing and offsetting biodiversity impacts of Part 3A, State Significant Development (SSD) and State Significant Infrastructure (SSI) projects (OEH, 2011).
The Threatened Species Assessment Guideline – The Assessment of Significance (DECC 2007).
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW 2010).
Threatened Biodiversity Survey and Assessment: Guidelines: Field Survey Methods for Fauna – Amphibians (DECC, 2009b)
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities – Working Draft (DEC, 2004).
Biobanking Assessment Methodology and Credit Calculator Operational Manual (DECC 2009a).
Assessor's guide to using the Biobanking Credit Calculator (OEH, 2012).

Aboriginal Heritage

Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning, 2005)
Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)

ATTACHMENT 2
Public Authority Responses to Request for Key Issues



Your ref: SSD-6962
File no: MC-09-1050

30 March 2015

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Kate MacDonald

Dear Ms MacDonald,

**Input to Secretary's Environmental Assessment Requirements (SEAR's) for
Environment Impact Statement (EIS)**

'Minchinbury Employment Park' at 60 Wallgrove Road, Eastern Creek.

Thank you for your correspondence, requesting Council to provide details of any key issues and assessment requirements for inclusion in the Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development (SSD).

The Preliminary Environmental Assessment Report prepared by JBA March 2015 has been reviewed. Council have raised additional issues provided in Attachment A to this letter, to be included by the Department in the final SEARs for the preparation of an Environmental Impact Statement (EIS).

If you would like to discuss this matter further, please contact Council's Town Planner – Rebecca Gordon on 9839 6222 Tuesdays and Thursdays or myself.

Yours faithfully,

Judith Portelli
MANAGER DEVELOPMENT SERVICES AND ADMINISTRATION

ATTACHMENT A

The following reports and documentation are to accompany an EIS:

Planning

- Compliance with the Concept Plan Approval given by the Minister for Planning are to be re-confirmed in the EIS.
- The Planning Framework, Context and Environmental Assessment commitments identified in the Preliminary Environmental Assessment Report prepared by JBA March 2015 is to be re-confirmed in the EIS.

Engineering

- The approved stormwater and flooding conditions in the approval is to be re-confirmed in the EIS.
- The proponent shall ensure that in seeking approval for the implementation of all future development of and within the MEP, the application includes:
 - a) Preparation of a stormwater management plan for the site including:
 - i. detailed hydrological modelling for the detention basins and consideration of the installation of a multi-stage outlet to constrain the full range of peak flows (1, 2, 5, 10, 20, 50 & 100 Year ARI) to pre-development levels;
 - ii. details of the site drainage system including how run off from upstream catchments will be managed along with the identification of drainage flow paths;
 - iii. identification of waterway stability targets for each catchment; calculated in accordance with Council's current guidelines;
 - iv. a detailed WSUD strategy that achieves runoff water quality targets in accordance with Council's current guidelines.
 - b) A detailed stormwater infrastructure plan for the provision of the following:
 - i. stormwater management, providing justification for the approached outlined in the EA and details of the ongoing, management and maintenance regime for the stormwater scheme, to be development in consultation with the Council;
 - ii. any rainwater harvesting infrastructure; for commercial and industrial development Council's DCP requires that 80% of non-potable demand is obtained from non-potable sources.
 - c) Details of a program to be developed in consultation with Council, to monitor stormwater controls and stormwater quantity and quality, including flows and impacts to the local creek system and amounts of pollutants discharging to local waters.
 - d) A flood assessment to demonstrate no adverse impact on downstream properties.

Biodiversity

- The Commitment to the approved (and conditioned) biodiversity offset strategy is to be re-confirmed in the EIS. The Strategy should include the retirement of Biodiversity Credits on the market as per the CPA and/or the establishment of own offset site. The

offset options of mine site rehabilitation or supplementary measures should not be allowed.

- The Stormwater Management Plan is to address any potential direct and indirect impacts to Blacktown City Council Reserve #736 Eskdale Wetlands. This includes impacts to endangered Cumberland Plain Woodland vegetation located within the Council Reserve and changes to the current drainage patterns that may impact on existing biodiversity values within the wetland. If direct or indirect impacts to Eskdale wetland may potentially occur The Stormwater Monitoring Plan should include the wetlands (s 5.6.7 SEPP 59 - Eastern Creek Precinct Plan (Stage 3)) as a monitoring site.
- As part of the Commitment to Minimise Harm to the Environment, MIRVAC should incorporate the following issues within a pre-construction management plan or similar:-
 - Collection of native seeds prior to vegetation clearing. Collected material to be propagated and the plants grown used as part of the required landscaping of the site using endemic species
 - Pre-clearance surveys for fauna species, including CPLS
- Address the relevant Objectives and Controls within section 8.4.2 Feral and Domestic Animal Management and section 14 Landscaping of SEPP 59 - Eastern Creek Precinct Plan (Stage 3).

Environmental

- Noise assessment as per JBA report, operational noise levels consistent with the concept plan.
- Air Quality assessment as per JBA report with further details to be provided in EIS.
- Construction Management Plan:
 - Noise and dust management plan.
 - Soil and water management plan (sediment erosion control plan).
 - Waste management plan.
- Phase 2 Environmental Site Assessments and Salinity Assessment Report – A Remedial Action Plan will need to be prepared where contaminants are identified.
- Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with:
 - NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (1997)
 - NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995).
 - Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites* (1992).
- A NSW Environment Protection Authority accredited Site Auditor will need to review the validation report and submit to Council a Site Audit Statement.



PCU059118

Our reference: EF13/8299:DOC15/87855-01:PW
Contact: Paul Wearne (02) 4224 4100

Department of Planning and Environment
(Attention: Evelyn Craigie)
GPO Box 39
SYDNEY NSW 2001



Dear Ms Craigie

**PROPOSED INDUSTRIAL DEVELOPMENT OF LAND IN THE WESTERN SYDNEY
EMPLOYMENT AREA - 60 WALLGROVE ROAD, EASTERN CREEK (SSD 6962)**

I am writing in reply to the Department of Planning and Environment (DPE) request for the Environment Protection Authority (EPA) to provide key requirements for the preparation of an Environmental Impact Statement (EIS) for the above proposed project.

The submitted Preliminary Environmental Assessment (PEA) states that the proposed project will be for the demolition of existing structures, clearance of vegetation, bulk earthworks, construction of multiple warehouse structures, distribution facilities and associated services and infrastructure. The EPA has attached some general guidance to assist DPE in the development of Secretary Environmental Assessment Requirements (Attachment A). These relate to the following key environmental issues:

- EPA Licensing and Regulation
- Water Quality
- Air Quality
- Noise and Vibration
- Waste Management
- Contaminated Land Management.

These issues should be assessed in accordance with the relevant guidelines/documents listed in Attachment B.

If you have questions regarding the above, please phone the contact officer on (02) 4224 4100.

Yours sincerely


PAUL WEARNE
Acting Manager Illawarra
Environment Protection Authority

9/4/15

Att: Att A: Key EIS Requirements
Att B: Guidance Material and Information

ATTACHMENT A

KEY ENVIRONMENTAL ISSUES

1. EPA Licensing and Regulation

There are a range of scheduled activities under the *Protection of the Environment Operations (POEO) Act 1997* that could be accommodated under this proposal. These include chemical storage, printing packaging and visual communications, resource recovery and waste processing and storage. These activities may require an Environment Protection Licence (EPL) from the EPA. The concept plan grants approval for the development of warehouses, distribution centres, light industry, office premises, high technology uses, freight logistic uses and associated infrastructure. However, the proposed development application provides limited information on these future uses and associated environmental issues.

In addition it is unclear from the submitted information and the approved concept plan what the assessment and approval process is for any future activities undertaken at the site. In this regard, the Environmental Impact Statement (EIS) should clearly outline the planning processes including assessment and determinations, for both the construction phase and for future uses proposed for the site.

The proponent should also undertake a review of all activities associated with the development and document whether any EPA licensing will be required and to determine who will be the Appropriate Regulatory Authority (ARA) for these activities under the POEO Act if the development is approved. The proponent should consult the *EPA Guide to Licensing* which can be obtained at the following web site: www.epa.nsw.gov.au/licensing/licenceguide.htm.

In particular Section 47 of the *POEO Act* defines scheduled development work as 'work at any premises at which scheduled activities are not carried on that is designed to enable scheduled activities to be carried on at the premises'. Under Section 47 of the POEO Act it is an offence for scheduled development work to be undertaken without an EPL.

If the sewage reticulation installed as part of the proposed development will be connected to the existing sewage system licensed under the POEO Act when completed, then the proposed reticulation will form part of that licensed system and will be considered to be a scheduled activity. Construction of the proposed reticulation would therefore constitute scheduled development work under the POEO Act and must not be undertaken without an EPL in place prior to the commencement of construction. The proponent should investigate the requirement for construction of the proposed sewage reticulation to determine licensing is required under the POEO Act.

The EPA may have additional requirements or comments upon receipt and review of the above information.

2. Water Quality

The environmental outcome for the project should ensure:

- there is no pollution of waters (including surface and groundwater) except in accordance with an EPL.
- provides development that maintains or restores the community's environmental uses and values of water through the achievement of the relevant NSW Water Quality and Flow Objectives.
- promotes integrated water cycle management that optimises opportunities for sustainable water supply, wastewater and stormwater management and reuse initiatives where it is safe and practicable to do so.
- bunding is designed in accordance with the EPA's Bunding and Spill Management guidelines.

The EIS should document how the above outcomes will be achieved.

The EIS should also include but not necessarily be limited to the following matters:

- Details on proposed stormwater management at the site including integrated water cycle management/water sensitive urban design.

- Provide a description of the receiving waters including measures to ensure the achievement of the relevant NSW Water Quality and Flow Objectives.
- Provide information on any water discharges including location, volumes, water quality, monitoring programs and frequency of discharge.
- Describe the nature and degree of any likely impacts that the proposed project may have on the receiving environment. This should include a characterisation of potential water pollutants at the site and any associated mitigation and management measures.
- Demonstrate that all practical options to avoid discharge have been implemented and environmental impact minimised where discharge is necessary.
- Information on any stormwater reuse, retention and detention strategies to minimise changes to the hydrological (flow) regime of receiving waterways.
- Describe how stormwater will be managed during the construction phase. The proponent should provide a commitment in the EIS that A Soil and Water Management Plan will be developed and implemented prior to construction in accordance with the *Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries)* (DECC 2008).

Sewage Management

No information has been presented in the supporting information regarding connection of the proposed development to the existing Sydney Water sewerage system. The EPA recommends that the proponent should document in the EIS discussions with Sydney Water regarding this connection, whether it can cater for any new additional load. Information should also be sought on whether any additional load will impact the system's environmental performance especially in relation to sewage overflows from any existing sewage pumping stations and discharges from any associated sewage treatment plant. The EPA's policy is that for new systems there should be no pollution of waters as a result of overflows during dry weather and that overflows during wet weather should be minimised. Sewage overflows have been identified as one of the major contributors to diffuse source water pollution in urban environments.

3. Air Quality

The environmental outcome for the project should ensure:

- emissions do not cause adverse impact upon human health or the environment
- no offensive odour beyond the boundary of the premises
- compliance with the requirements of the POEO Act and its associated regulations
- maintains or improves air quality to ensure National Environment Protection Measures for ambient air quality are not compromised
- any dust emissions are prevented or minimised.

The EIS should document how the above outcomes will be achieved.

The EPA recommends that an Air Impact Assessment must be prepared in accordance with the *Approved Methods and Guidance for the Modelling and Assessment of Air Pollutants in New South Wales*. A thorough assessment needs to be undertaken of the proposed activities at the site to assess the impact of any air emissions and the adequacy of proposed air pollution controls.

Off Road Equipment

Off road transport sources (particularly diesel engines) can be a source of PM10, PM2.5 and NOx. In this regard, the EPA recommends that the assessment should examine opportunities that involve the adoption of best practices to achieve the lowest possible emission standard for these pollutants. The EPA recommends that any off road equipment or plant should achieve the specifications or be consistent with the specifications listed on page 12 of the *NSW Government Resource Efficiency Policy*, (OEH 2014). A copy of this specification can be obtained at:

<http://www.epa.nsw.gov.au/resources/government/140567NSWGREP.pdf>.

The EPA recommends that the proponent should provide a commitment in the EIS that any proposed off road equipment meet these specifications.

Distributed power generation and local combustion sources

There is significant interest in adoption of distributed power generation, including cogeneration and back-up power generation in the Sydney Greater Metropolitan Region (GMR). These technologies usually employ combustion of gas or diesel fuel. It is anticipated that the adoption of these technologies will increase over time within the Sydney GMR. For example, currently the City of Sydney has developed a Master Plan to address this emerging issue.

Gas-fired cogeneration can be one of the most greenhouse-friendly forms of electricity generation using fossil fuels. However, gas and liquid fired distributed generation has the potential to adversely affect local and regional air quality as it can emit significant amounts of oxides of nitrogen (NO_x) – a precursor to nitrogen dioxide and ozone. Additionally, the International Agency for Research on Cancer (IARC), which is part of the World Health Organization, has classified diesel engine exhaust as carcinogenic to humans.

While Sydney's air quality is good by international comparison, Sydney has exceeded national particle and ozone standards in recent years in western Sydney. There are significant long term population health benefits from improving ambient air quality.

In this regard, the EPA recommends that the EIS should include a commitment that any proposed development (construction and future development at the site) should meet best practice in relation to the management and control of particle emissions (including dust and engine exhaust) and ozone and particle precursors (NO_x, VOC and particulates).

Air Quality Management Plan

The EIS should detail measures to prevent or minimise air pollution during construction and operation. Due to the size of the proposed construction area it is important that appropriate dust management systems are developed and implemented prior to construction. The EPA recommends that the EIS should include a commitment that the proponent will develop and implement an Air Quality Management Plan prior to construction. This plan should include but not necessarily be limited to the following requirements:

- Identify all major sources of air emissions and associated mitigation measures to ensure air pollution is prevented or minimised
- Describe protocols for regular maintenance of plant and equipment
- Outline procedures and preparatory measures for adverse weather or when the site is unattended
- Outline procedures for monitoring air emissions from the site
- Describe reactive/proactive management systems that include derived action levels and contingency measures in the event that monitoring results approach or likely to exceed the relevant compliance criteria or a non-compliance.

4. Noise and Vibration

The environmental outcome of the project should be to minimise adverse impacts due to noise and vibration from the development. The EA must clearly outline the noise mitigation, monitoring and management measures the proponent intends to apply to the project to minimise noise and vibration impacts during construction and development of the site.

The assessment should be undertaken in accordance with the NSW *Industrial Noise Policy* (INP). In particular the assessment should include, but not necessarily limited to: the identification and assessment of all potential noise sources associated with the development, the location of all sensitive receptors, proposed hours of operation and proposed noise mitigation measures. The assessment should also take into account adverse weather conditions including temperature inversions. Sound power levels measured or estimated for all plant and equipment should be clearly stated and justified. It should also include an assessment of cumulative noise impacts, having regard to existing surrounding industrial activities and development.

The EIS must also identify the transport route(s) to be used, the hours of operation and assess any potential road traffic noise impacts in accordance with the "*NSW Road Noise Policy*".

Any construction noise should also be assessed and any proposed noise mitigations measures identified and documented in the EIS in accordance with the *Interim Construction Noise Guideline* (DECC 2009). A copy of this guideline is available at:

<http://www.epa.nsw.gov.au/noise/constructnoise.htm>.

5. Waste Management

The goal of the development should be to ensure:

- it is in accordance with the principles of the waste hierarchy and cleaner production
- the handling, processing and storage of all materials used at the premises does not have negative environmental or amenity impacts
- the beneficial reuse of all wastes generated at the premises are maximised where it is safe and practical to do so
- no waste disposal occurs on site except in accordance with an EPL.

With the proposal involving significant excavation works the EPA recommends the EIS document waste management strategies that will ensure:

- Any waste generated during demolition and construction needs to be classified in accordance with the EPA's Waste Classification Guidelines and managed in accordance with that classification.
- Any fills brought to a development site must comply with the EPA's Resource Recovery Orders and Exemptions and any other relevant regulation.
- Any fill that is being transported from a development can only be transported to sites that are lawfully able to receive such material. The EPA legislation and guidelines should be consulted.
- Where fill is proposed to be imported and applied to land, a report must be submitted to Council which must be prepared by a suitably qualified consultant who has knowledge and experience of the waste regulatory provisions under the POEO Act.

The EPA recommends the proponent consult the following guidelines:

- The *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (EPA, December 2012). This guide can be accessed at: <http://www.epa.nsw.gov.au/resources/managewaste/120960-comm-ind.pdf>
- The *Better Practice for Public Place Recycling* (DEC 2005) provides information on standards for recycling systems in public places, such as parks, shopping centres, footpaths, bus-stops, etc. This guideline can be accessed at: <http://www.epa.nsw.gov.au/resources/warrlocal/050156-public-place-recycle-guide.pdf>

6. Contaminated Land

The environmental outcome of the project is to ensure any contaminated land is identified and appropriately managed for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

As indicated in the PEA there is a history of land and groundwater contamination in relation to the site and surrounding area. In this regard, *State Environmental Planning Policy 55 (SEPP)* will apply and a contaminated land assessment will need to be undertaken and included in the EIS. The SEPP 55 states that as part of the development process the following key considerations should be addressed when preparing an environmental planning instrument:

- Whether the land is contaminated
- If the land is contaminated whether it is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes to which the land will be used
- If the land requires remediation; will be made suitable for any purpose for which the land will be used.

In cases where land is potentially contaminated, the investigation and any remediation and validation work is to be carried out in accordance with the guidelines made or approved by the EPA under Section 105 of the *Contaminated Land Management Act 1997* and be in accordance with the requirements and procedures in the following:

- *Contaminated Land Management Act 1997*

- *Contaminated Land Management Regulation 2013*
- *State Environmental Planning Policy 55 – Remediation of Land.*

As per the SEPP, the EPA recommends that a contemporary contamination land assessment should be undertaken as part of any land use change process to inform future land use. If historical information suggests that activities have been undertaken in the past that has caused site contamination, the EPA recommends that DPE consider the involvement of an EPA-accredited Site Auditor during the contamination management process, including the provision of a Site Audit Statement certifying that the land is suitable for the proposed use(s).

ATTACHMENT B - GUIDANCE MATERIAL

Title	Web address
<u>Licensing</u>	
Guide to Licensing	www.epa.nsw.gov.au/licensing/licenceguide.htm
<u>Air Issues</u>	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	http://www.epa.nsw.gov.au/resources/air/ammodelling05361.pdf
Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC 2007)	http://www.epa.nsw.gov.au/resources/air/07001amsaap.pdf
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N
The Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework	http://www.epa.nsw.gov.au/resources/air/20060440framework.pdf
The Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes	http://www.epa.nsw.gov.au/resources/air/20060441notes.pdf
Clean Machine Program	http://www.epa.nsw.gov.au/air/nonroaddiesel.htm
<u>Noise and Vibration</u>	
Interim Construction Noise Guideline (DECC, 2009) and Industrial Noise Policy Application Notes	http://www.epa.nsw.gov.au/noise/constructnoise.htm
Assessing Vibration: a technical guideline (DEC, 2006)	http://www.epa.nsw.gov.au/noise/vibrationguide.htm
Industrial Noise Policy (EPA, 2000) and Industrial Noise Policy Application Notes	http://www.epa.nsw.gov.au/noise/industrial.htm
NSW Road Noise Policy (EPA, 2011)	http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf
<u>Waste, Chemicals and Hazardous Materials and Radiation</u>	
Waste Classification Guidelines (DECC, 2014)	http://www.epa.nsw.gov.au/resources/wasteregulation/140796-classify-waste.pdf
Resource Recovery Exemptions	http://www.epa.nsw.gov.au/waste/RRecoveryExemptions.htm
<u>Water and Soils</u>	
Stormwater Management	
Managing Urban Stormwater - Soils and Construction vol. 1 (Landcom 2004) and vol.2 (A. Installation of services; B Waste Landfills; C Unsealed Roads; d Main	http://www.environment.nsw.gov.au/stormwater/publications.htm

Title	Web address
Roads; E Mines and quarries (DECC 2008)	
Wastewater	
National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC 1997)	http://www.epa.gov.au/water/policy-programs/nwqms/
National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC 2000)	http://www.epa.gov.au/water/policy-programs/nwqms
Environmental Guidelines for the Utilisation of Treated Effluent by Irrigation (NSW DEC 2004)	http://www.epa.nsw.gov.au/resources/water/effguide.pdf
Water	
Water Quality Objectives	http://www.epa.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.environment.gov.au/water/quality/publications/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.epa.nsw.gov.au/resources/legislation/approvedmethods-water.pdf
NSW Government Water Quality and River Flow Environmental Objectives	http://www.epa.nsw.gov.au/ieo/
Groundwater	
State Groundwater Policy Framework Document (DLWC 1997)	
The NSW State Groundwater Quality Protection Policy (DLWC 1998)	
NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002)	
National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ & ANZECC, 1995)	http://www.environment.gov.au/resource/national-water-quality-management-strategy-guidelines-groundwater-protection-australia
Metropolitan Water Sharing Plan	http://www.water.nsw.gov.au/Water-management/Water-sharing-plans/Water-sharing
Bunding and Spill Management	
Storing and Handling Liquids: Environmental Protection - Participants Manual	http://www.environment.nsw.gov.au/water/bundingspill.htm
Environmental Compliance Report: Liquid Chemical Storage, Handling and Spill Management - Part B Review of Best Practice and Regulation	http://www.environment.nsw.gov.au/water/bundingspill.htm



NSW RURAL FIRE SERVICE



Director General
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD6962
Our reference: D15/0696

31/03/2015

Attention: Evelyn Craigie

Dear Sir/Madam

Part 3A Development for Proposed Industrial Development – 60 Wallgrove Road, Eastern Creek

Reference is made to the Department of Planning & Environment's correspondence dated 16 March 2015 seeking key issues and assessment requirements regarding bush fire protection for the above Part 3A Development in accordance with section 75F (4) of the *Environmental Planning and Assessment Act 1979*.

The NSW Rural Fire Service (NSW RFS) has reviewed the information and provides the following comments:

Access

- Proposed "Fire brigade access" should comply with section 4.2.7 of *Planning for Bush Fire Protection 2006*.

Water and Utilities

- Fire hydrants should be made available at regular intervals along internal roads and installed in accordance with Australian Standard AS2419-2005 *Fire Hydrant Installations*.

Landscaping

- All landscaping should comply with Appendix 5 of *Planning for Bush Fire Protection 2006*.

General

- Proposed biodiversity offsetting should not result in an increased bush fire management responsibility on adjoining land owners.

For any queries regarding this correspondence please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely

Iona Cameron

A/Team Leader Development Assessment & Planning
Customer Service Centre (East)

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Glendenning Customer Service Centre
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 8867 7983

www.rfs.nsw.gov.au

Email: csc@rfs.nsw.gov.au

24 March 2015

Our Ref: SYD15/00339 (A8846328)
Your Ref: SSD 6962

Kate MacDonald
Team Leader – Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Evelyn Craigie

**PROPOSED INDUSTRIAL DEVELOPMENT OF LAND IN THE WESTERN SYDNEY
EMPLOYMENT AREA
60 WALLGROVE ROAD, EASTERN CREEK**

Dear Sir/Madam,

I refer to your email dated 16 March 2015 with regard to the abovementioned development proposal, which was referred to Roads and Maritime to provide input into the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime has reviewed the subject proposal and provides the following comments to Department of Planning for input into the SEARs:

1. The traffic and transport impact of the proposed development on surrounding road network including likely daily and peak traffic movements (both cars and trucks) generated by the development and the potential increase in the level and type of traffic associated with the development proposal.
2. Proposed means of vehicular access to/from the site, including facilities for heavy vehicle loading/unloading.
3. Any road upgrades or improvement works including timing and funding.
4. Detailed plans for proposed layout of internal road network and parking as per Australian Standards.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313.

Yours sincerely



Pahee Rathan
Senior Land Use Planner
Network and Safety Management

18 March 2015

Att: Evelyn Craigie

Kate MacDonald
Team Leader – Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Request for SEARS for Proposed Industrial Development of Land in the Western Sydney Employment Area, 60 Wallgrove Road, Eastern Creek (SSD 6962)

Dear Ms MacDonald,

Thank you for your letter requesting Sydney Water's input on the Secretary's Environmental Assessment Requirements for the above proposal. We have reviewed the proposal and provide the following comments for your consideration.

Sydney Water requirements for Environmental Assessment

Sydney Water requests Secretary Environment Assessment Requirements include the following:

1. The proponent should include an integrated water management that considers water, wastewater and stormwater. It must also include alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. This will allow Sydney Water to determine the impact of the proposed project on its existing services and identify any augmentation requirements.
2. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for **Sydney Water's stormwater assets** for certain types of development may apply. Consider the following in your submission, stormwater assets protection, building over and/or adjacent to stormwater assets, building bridges over stormwater assets, potential flood, water quality and heritage impacts and creation of easements.

Yours sincerely,



Greg Joblin
A/Manager, Growth Strategy

Kate Masters

From: Jennifer Charlton <Jennifer.Charlton@environment.nsw.gov.au>
Sent: Wednesday, 18 March 2015 11:10 AM
To: Evelyn Craigie
Subject: RE: SEARs Input

Dear Evelyn,

Please be advised that the Greater Sydney Planning Team in the Office of Environment and Heritage (OEH) has reviewed the relevant documents. Due to the existing Concept Plan Approval, which requires the purchase and retirement of 76 credits (in accordance with BioBanking Credit Report ID: 0057/2009/D001) prior to clearing of any vegetation on site (see Condition 4 and the Statement of Commitments) and the preparation of an Aboriginal Heritage Management Strategy prior to commencement of demolition and excavation works on site (see SoC), OEH has no further interest in this matter and no further need to be involved in the assessment of this project.

Yours sincerely,

Jennifer Charlton
Conservation Planning Officer
Regional Operations Group
Office of Environment and Heritage
PO Box 644, Parramatta NSW 2124
T: 02 8837 6311
W: www.environment.nsw.gov.au

From: Evelyn Craigie [<mailto:evelyn.craigie@planning.nsw.gov.au>]
Sent: Monday, 16 March 2015 1:24 PM
To: Planning Matters Mailbox
Subject: SEARs Input

Attn: Ms Susan Harrison (OEH)
Mr Peter Morrall (EPA)

Please see attached a request for your input into SEARs for a proposed industrial development at 60 Wallgrove Road, Eastern Creek. The Preliminary Environmental Assessment is also attached.

Regards,

Evelyn Craigie
Planning Services
Department of Planning & Environment | GPO Box 39 | SYDNEY NSW 2001

T 02 9228 6456 (Monday)
T 02 4348 5008 (Wednesday, Thursday)

For urgent enquiries on Tuesday or Friday please contact Kate MacDonald on 9228 6435.

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department.

Kate Masters

From: Andrew Helman <andrew.helman@trade.nsw.gov.au>
Sent: Wednesday, 18 March 2015 12:53 PM
To: Evelyn Craigie
Subject: Proposed Industrial Development - 60 Wallgrove Road Eastern Creek (SSD 6962) - Geological Survey of NSW

Good afternoon Evelyn,

Thankyou for the opportunity to comment on the above planning proposal (SSD 6962).

NSW Trade & Investment - Geological Survey of NSW has no SEARs to issue for the project.

Kind regards,

Andrew Helman | Geoscientist - Minerals and Land Use Assessment
NSW Trade & Investment | Division of Resources and Energy | Geological Survey of NSW
516 High Street | Maitland NSW 2320 | PO Box 344 | Hunter Region Mail Centre NSW 2310
T: 02 49 31 6572 | E: andrew.helman@trade.nsw.gov.au
W: www.trade.nsw.gov.au | www.resourcesandenergy.nsw.gov.au



This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

Kate Masters

From: Evelyn Craigie
Sent: Wednesday, 1 April 2015 11:11 AM
To: Kate Masters
Subject: FW: SEARs input

From: Clinton Jurd [<mailto:Clinton.Jurd@endeavourenergy.com.au>]
Sent: Tuesday, 31 March 2015 10:21 AM
To: Evelyn Craigie
Subject: RE: SEARs input

Hi Evelyn,

I have confirmed from our Network Planners that there will be no formal comment from Endeavour Energy as we are satisfied there is ample load capacity in that area.

Thanks,
Clinton

From: Clinton Jurd
Sent: Thursday, 26 March 2015 5:47 PM
To: Evelyn Craigie
Subject: Re: SEARs input

Good afternoon Evelyn,

Thankyou for chasing up this matter.

I did forward your request to our Network Planners. I will query whether they have any comments to make and advise.

Thanks again,
Clinton

On 26 Mar 2015, at 3:42 pm, Evelyn Craigie <evelyn.craigie@planning.nsw.gov.au> wrote:

Hi Clinton,

A request for input into SEARs for an industrial development at 60 Wallgrove Rd Eastern Creek (SSD6962) was emailed to the above address on 16/03/15. Can you please confirm that the request was received and whether DPE can expect your response by Monday 30/03.

Many thanks,

Evelyn Craigie
Planning Services
Department of Planning & Environment | GPO Box 39 | SYDNEY NSW 2001

T 02 9228 6456 (Monday)
T 02 4348 5008 (Wednesday, Thursday)

For urgent enquiries on Tuesday or Friday please contact Kate MacDonald on 9228 6435.

This message is intended for the addressee named and may contain confidential/privileged