

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7068
Development	Construction and operation of a warehouse and logistics hub including: <ul style="list-style-type: none"> • a 44,000 m² warehouse; • car parking; • supporting infrastructure and servicing including an internal private estate road; and • earthworks and landscaping.
Location	339 Wallgrove Road (Lot 1 in DP 1059698), Erskine Park
Applicant	Stockland Development Pty Ltd
Date of Issue	24 June 2015
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000. In addition, the EIS must include a:</p> <ul style="list-style-type: none"> • detailed description of the development, including: <ul style="list-style-type: none"> – 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; and – plans of any proposed building works. • 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: <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; 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. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <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 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:

	<ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and suitability of the site; – demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments including <i>State Environmental Planning Policy (Western Sydney Parklands) 2009</i>, development control plans (DCPs), adopted management plans including the <i>Parklands Plan of Management 2020</i> and the <i>Parklands Plan of Management 2020 Supplement</i>, and adopted precinct plans and justification for any inconsistencies; and – an assessment of whether the application will impact on any extractive industries or known mineral or petroleum resources or exploration activities in the vicinity of the site. • Traffic and Transport – including: <ul style="list-style-type: none"> – a Traffic Impact Assessment detailing all traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation, including a description of vehicle access routes and the impacts on nearby intersections; – details on access to the site from the road network including demonstration that there is legal access to the site; – an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the project; – a description of the measures that would be implemented to upgrade and/or maintain the surrounding road network; – plans of any road upgrades or new roads required for the development; and – detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards. • Urban Design and Visual – including: <ul style="list-style-type: none"> – layout of the development including staging, site coverage, setbacks, proposed open space and landscaped areas; – suitable landscaping incorporating endemic species; – 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 warehouses including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby public receivers and significant vantage points within the broader public domain; – proposed cut and fill works associated with the development; and – measures to minimise the extent of cut and fill. • Noise and Vibration – including: <ul style="list-style-type: none"> – a description of all potential noise and vibration sources such as construction, operational, on and off-site traffic noise; – a noise and vibration impact assessment including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; and – details of noise mitigation, management and monitoring measures. • Soils and Water – including: <ul style="list-style-type: none"> – a description of the water demands and a breakdown of water supplies; – measures that would be implemented to ensure an adequate and secure water supply is available for the proposal including licensing requirements; – a description of the measures to minimise water use; – a detailed water balance; – details of all wastewater to be generated on-site; – details of any proposed sewage treatment; – a description of the proposed erosion and sediment controls during construction and operation; – a description of the surface and stormwater management system, including on site detention, and measures to treat or reuse water;
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	<ul style="list-style-type: none"> - consideration of the <i>Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Source</i> and the <i>Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources</i>; - an assessment of potential surface and groundwater impacts associated with the development, including cumulative impacts; - consideration of potential acid sulfate soils, salinity, soil contamination and flooding impacts of the proposal; and - details of impact mitigation, management and monitoring measures. • Infrastructure Requirements – including <ul style="list-style-type: none"> - 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 - a detailed description of cooling/heating systems to be installed on-site. • Air Quality and Odour – including: <ul style="list-style-type: none"> - a description of all potential odour sources and predicted odour emissions from the construction and operation of the facility; - details of air quality and odour impacts on private properties, in accordance with relevant Environment Protection Authority guidelines; and - details of mitigation, management and monitoring measures for preventing and/or minimising emissions. • Waste – including: <ul style="list-style-type: none"> - details of the quantities and classification of all waste streams to be generated on site; - details of waste storage, handling and disposal; and - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>. • Impacts on adjoining pipelines – including an assessment of any risks and potential impacts to the integrity and security of the Warragamba-Pipelines and associated corridor that may result from the proposed development. • Socio-Economic – including an analysis of the economic and social impacts of the development, particularly of any benefits to the community. • Heritage – including an Aboriginal heritage assessment. • Flora and Fauna – including groundwater dependent ecosystems and riparian vegetation.
Plans and Documents	<p>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. You Should provide these as part of the EIS rather than as separate documents.</p>
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. In particular you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council; • Western Sydney Parklands Trust; • TransGrid; • Transport for NSW; • Roads and Maritime Services; • Water NSW; • NSW Trade and Investment; and • local residents and stakeholders including the Austral Brick Company Pty Ltd. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>

Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further 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	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be Submitted	<p>Documents to submit include:</p> <ul style="list-style-type: none"> • 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	<p>State Environmental Planning Policy (Infrastructure)</p> <p>Guide to Traffic Generating Development (RTA)</p> <p>Road Design Guide (RTA)</p> <p>Austrroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development</p>
Noise and Vibration	<p>Assessing Vibration: A Technical Guide (DEC, 2006).</p>

	Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZECC, 1990).
	NSW Industrial Noise Policy (EPA, 2000).
	Environmental Criteria for Road Traffic Noise (EPA, 1999).
	Environmental Noise Control Manual (DECC).
	Interim Construction Noise Guideline (DECC, 2009).
	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
Soils and Water	
<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, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
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)

Waste

Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)

Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)

ATTACHMENT 2

Government Authority and Council Responses to Request for Key Issues

Your ref: SSD 7068
File no: MC-15-1236

3 June 2015

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms MacDonald,

Re: SSD 7068 for the a proposed warehouse and logistics hub at Lot 1 DP 1059398, 339 Wallgrove Road, Eastern Creek

I refer to your correspondence dated 19 May 2015, requesting that Council provide a formal Secretary's Environmental Assessment Requirements (SEARs) in relation to the establishment of a proposed warehouse and logistics hub to be located at 339 Wallgrove Road.

Consent is sought to develop the site for the purpose of warehouse and logistics hub with a total gross floor area of 45,000sqm for warehousing and distribution on a 24 hour, 7 day basis. The proposal also includes bulk earthworks, associated provision of infrastructure and an the construction of an internal private estate road.

The proposal has been reviewed by us and we are concerned that this land is not being acquired by the Western Sydney Parklands Trust and being returned to its intended use that is parkland. Also the applicant has not tried to provide for any compensatory planting on the site. We are concerned that this is simply another case where the intent of the Parklands is being seriously undermined.

These and a range of other issues have been raised and listed in **Attachment A** to this letter, which are requested to be addressed to Council's satisfaction by the proponent with any formal proposal made to the Department.

If you have any further enquiry in relation to this matter, please do not hesitate to contact me on 9839 6228.

Yours faithfully,



Judith Portelli
Manager Development Assessment

ATTACHMENT A

The following recommendations are outlined below:

Planning

1. As the site is located with the Western Sydney Parklands, it is subject to the provisions of State Environmental Planning Policy (Western Sydney Parklands) 2009 (SEPP), and as such is not zoned. Pursuant to Clause 11(2) of the WSP SEPP, the proposal represents an 'innominate development' and is therefore permissible with consent.
2. The proponent is required to address the aims of the Western Sydney Parklands SEPP and demonstrate compliance against the stated aims objectives of the SEPP. The proponent is also required to provide comprehensive discussion of the Western Sydney Parklands Management Plan as well as documentary evidence of suitable consulting undertaking with the Western Sydney Parklands Trust.
3. The proponent shall be required to prepare a detailed Environmental Impact Statement (EIS), Statement of Commitments (SoC) and any supporting plans/documents and that the warehouse be constructed and operate in line with the approved documents. The supporting EIS shall include details such as proposed hours of operation, anticipated number of employees, open space provision etc.
4. The subject SEARs request has not been accompanied by any detailed plans of the proposed build form, building footprint, elevations, shadow diagrams or supporting consultant reports.

As such, a full and informed assessment of architectural merit, landscaping, signage, built form, bulk scale and solar access impacts cannot be made.

It is noted that the project has the potential to deliver social and economic benefits to the surrounding area and wider community. Notwithstanding this, it is imperative that the proposal responds appropriately to its location, surrounds and overall site context.

Any future application for built form require is required to be refined to embody elements of functionality whilst providing an appropriate interface with the adjoining public spaces and M7 Motorway.

5. The formal application should adequately address the contextual aspects influencing urban form such as: -
 - Neighborhood/locality context, street layout and hierarchy and surrounding development forms and types
 - Landscaping distribution and quality, topography, views and built for rhythm
 - Heights, alignments and massing of surrounding buildings
 - Prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details
6. A minimum building setback of 20m shall be provided to the western site boundary as the site adjoins an arterial road (being the M7 motorway). This ensures consistency with established setbacks of existing industrial development abutting the M7 Motorway on its eastern side, serving to provide visual relief.
7. A 10m setback to any hardstand/paved areas from the western property boundary may be considered in lieu of the 20m setback only if existing trees and vegetation between the motorway and the subject development are retained, and no retaining walls along

the western boundary of the site are tiered with a height of 3m or less. Any retaining walls are also to be implemented alternatingly landscaped steps of minimum 1.5m.

8. Parking provision shall be consistent with that of current rates applied to development within the Western Sydney Employment Lands Precinct Plan being: -
 - Industrial:
 - Buildings 7,500sqm or less – 1 space per 100sqm GFA.
 - Building greater than 7,500sqm GFA – 1 space per 200sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for.
 - Commercial / Office: 1 space per 40sqm GFA.
9. The proponent is required to submit a traffic assessment report prepared by a qualified consultant, including turning templates, truck (up to and including B-Doubles) swept paths for entry and exit to and from the site/Wallgrove Road. The report also needs to detail templates of emergency vehicle egress.
10. Any demolition of structures shall be accompanied by detailed demolition work plan, site investigation report, and contractor's licencing details.
11. Any batters or cut/fill along classified or arterial (RMS) roads will be required to meet requirements of RMS and the proposal shall liaise with RMS separately.
12. Due to the low lying topography of the site in conjunction with expanse of the roof, the roof shall be finished in a material and colour that does not cause glare/ unacceptable reflection of light for traffic on the surrounding roads. Details of compliance are to be submitted with the EIS.
13. The proponent is required to investigate the presence of any Aboriginal archaeological and/or European heritage significance on the site and in the immediate vicinity.

Engineering

14. A comprehensive drainage assessment needs to be undertaken to determine the runoff from the upstream catchment and the flow is intended to be conveyed through the site.
15. Any existing easements on the site will be required to be considered and addressed as part of this proposal.
16. The accompanying traffic report supporting any formal EIS shall address the following:
 - Access to the site is via a proposed Right of Carriageway (ROW) is shown on DP1059698. The proponent shall confirm if this has been created and adequacy to accommodate the proposed truck traffic. If the ROW is existing, pavement specifications must also be confirmed to determine if upgrading is necessary and the impacts of any subsequent upgrade on Sydney Water's existing pipeline.
 - Adequacy of the existing seagull intersection in Wallgrove Road is to be assessed based on proposed truck traffic and upgraded as required. The proponent shall liaise with RMS on this matter.
17. The proponent is to provide details demonstrating any impacts of proposed cut and fill on neighbouring sites including the M7 Motorway (i.e. batters/retaining walls/surface run-off).

Drainage

18. In relation to stormwater management, the design of the site drainage system shall comply with the requirements of Council's DCP Part R (soon to be Part J).
19. Council is in the process of reviewing its onsite detention (OSD) policy and is transitioning to the UPRCT Version 4. This version should be adopted for the development proposals on site stormwater detention design.
20. The proponent shall submit a flood study and impact assessment due to the presence of an existing watercourse/drainage line along the eastern boundary of the site. The proposal is required to demonstrate that there will be no adverse flooding impacts on adjoining properties as a result of the development.

Section 94

21. The site is not in any contributions plan area or subject to any existing Voluntary Planning Agreement (VPA). The proposed development is required to provide infrastructure on site, as such, no objections are raised from Council's Section 94 Contributions Section.



Department of Primary Industries

OUT15/13294

Ms Emma Barnet
Infrastructure and Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Emma.Barnet@planning.nsw.gov.au

Dear Ms Barnet,

Stockland Warehouse and Logistics Hub, Eastern Creek [SSD_7068] Request for input into Secretary's Environmental Assessment Requirements

I refer to your email dated 3 May 2015 to the Department of Primary Industries in respect to the above matter.

Comment by Agriculture NSW

Agriculture NSW recommend weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies. Destruction or removal of Noxious Weeds may require a permit from Department of Primary Industries, see following link.

http://www.dpi.nsw.gov.au/data/assets/pdf_file/0015/170232/Application-for-noxious-weed-permit.pdf

Comment by NSW Office of Water

The NSW Office of Water (Office of Water) has reviewed the Supporting documentation accompanying the request for Secretary's Environmental Assessment Requirements (SEARs) and provides the following comments, and further detail in **Attachment A**. It is recommended that the EIS be required to include:

- Details of water proposed to be taken (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any water licensing requirements (including those for ongoing water take following completion of the project).
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.

- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Full technical details and data of all surface and groundwater modelling.
- A detailed and consolidated site water balance.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

For further information please contact Janne Grose, Planning and Assessment Coordinator (Penrith office) on 8838 7505 or at janne.grose@dpi.nsw.gov.au.

Fisheries NSW advise no issues.

Yours sincerely



Kristian Holz
Director Policy, Legislation and Innovation

Attachment A

Stockland Warehouse and Logistics Hub, Eastern Creek [SSD_7068] Request for Input into Secretary's Environment Assessment Requirements Additional Comment by the NSW Office of Water

For further information visit the NSW Office of Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

Water Management Act 2000 (WMA 2000)

Key points:

- Volumetric licensing in areas covered by water sharing plans.
- Works within 40m of waterfront land.
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.
- No exemptions for volumetric licensing apply as a result of the *EP&A Act*.
- Basic landholder rights, including harvestable rights dams.
- Aquifer activity approval and flood management work approval provisions have not yet commenced and are regulated by the *Water Act 1912*.
- Maximum penalties of \$2.2 million plus \$264,000 for each day an offence continues apply under the *WMA 2000*.

Water Act 1912 (WA 1912)

Key points:

- Volumetric licensing in areas where no water sharing plan applies.
- Monitoring bores.
- Aquifer interference activities that are not regulated as a water supply work under the *WMA 2000*.
- Flood management works.
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act*.
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011

Key points:

- Provides various exemptions for volumetric licensing and activity approvals.
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans – these are considered regulations under the *WMA 2000*

Access Licence Dealing Principles Order 2004

Harvestable Rights Orders

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912 (WA 1912)* and *Water Management Act 2000 (WMA 2000)*, and associated regulations and instruments, as applicable.

Water Sharing Plans

The proposal is located within the area covered by the *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources* and the *Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources*.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
 - Sufficient market depth to acquire the necessary entitlements for each water source.
 - Ability to carry out a “dealing” to transfer the water to relevant location under the rules of the WSP.
 - Daily and long-term access rules.
 - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

Office of Water policies can be accessed at the following links:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

<http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx>

An assessment framework for the NSW Aquifer Interference Policy can be found online at:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference>.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10 % of the average annual runoff from their property. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams visit:

<http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff>

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Groundwater Assessment

Section 5.6 of the PEA includes General Matters for Consideration required by the Western Sydney Parklands SEPP 2009 and includes the effect on drainage patterns, groundwater, flood patterns and wetland viability are to be considered (see Table 2, (I), page 11). Table 2 indicates that given the scope of works the proposal it is not envisaged to have unacceptable impacts on

drainage, flood patterns and wetland viability but it provides no comment on potential impacts of the proposal on groundwater.

Section 3.2 of the PEA notes bulk earthworks are proposed to establish building pads (page 6). The Environmental Impact Statement (EIS) should assess potential impacts of the proposal on groundwater (quality and quantity), including details on:

- the maximum depth of proposed excavations and the depth to groundwater.
- any works likely to intercept, connect with or infiltrate to the groundwater sources.
- any requirements for construction dewatering, or any other proposed groundwater extraction.
- the purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- mitigation measures to mitigate impacts.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
 - the effect of the proposal on the recharge to groundwater systems;
 - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
 - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- Provide safeguard measures for any GDEs.

Watercourse and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
 - watercourses and top of bank;
 - riparian corridor widths to be established along the creeks;
 - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
 - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
 - proposed location of any asset protection zones.
- Photographs of the watercourses.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.
-

End Attachment A



20th May 2015

Emma Barnet
Environmental Planning officer
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Reference: SSD 7068
Our Reference: OUT15/12070

Emailed: Emma.Barnet@planning.nsw.gov.au & kate.macdonald@planning.nsw.gov.au

Dear Emma

**Re: Request for Secretary's Environmental Assessment Requirements – SSD 7068
Stockland Warehouse and Logistics Hub**

I refer to your letter of 19 May 2015 requesting advice on issues concerning the preparation of Secretary's Environmental Assessment Requirements for the above project. Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Trade & Investment – Geological Survey of NSW (GSNSW). The Department of Primary Industries (incorporating advice from Agriculture and Fisheries) and the Forestry Corporation of NSW may respond separately.

Mineral Resources Requirements

Identification and assessment of impacts on other land users is required as a critical component of the Environmental Assessment (EA) process. Specifically, the EA must consider the potential for the project to impact upon any significant mineral resources, including metallic minerals, industrial and extractive minerals, petroleum, gas and coal resources. A significant aspect of mineral resource evaluation and development in regards to land use planning is that the locations of mineable deposits cannot always be predicted. This makes it imperative that known resources are protected from sterilisation by inappropriate zoning or development, and that access to land for mineral exploration should be maintained over as much of the project area as possible.

As such, the GSNSW requires the proponent to conduct an assessment as part of the EA, regarding the potential impacts of the project on any significant mineral resources, including:

- **Any operating mines, extractive industries or known mineral or petroleum resources.**
- **Exploration activities in the vicinity of the proposed development.**
- **Access for future exploration in the area.**

Specific Issues

The subject area is positioned less than 100m from the identified resource known as the *Austral Horsley Park Brick Plants 1 & 2* (Figure 1) operated by Austral Bricks (extracting structural clay for brick manufacture). The subject area falls within the transition zone of the aforementioned identified resource. Transition areas are an indicative area surrounding an identified resource (or operating mine or quarry). They indicate an area that may possibly be impacted by potential activities from quarrying (in this case) operations such as noise, vibration, dust, traffic etc. Apart from their association with identified resource areas, transition areas have no legislative context or direct statutory authority.

The quarry operator should be consulted regarding the proposed development, with a record of consultation included in the EIS.

The contact details (that GSNSW currently has on record) for the *Austral Horsley Park Brick Plants 1 & 2* are as follows:

Contact: Austral Brick Company Pty Ltd

Phone: 0298307734

Postal Address: PO Box 6550, WETHERILL PARK DC NSW 1851

Geoscience Information Services

The GSNSW has a range of online data available on line through the following website address:

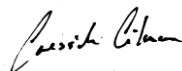
<http://www.resources.nsw.gov.au/titles/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

1. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at:
<http://nswtitles.minerals.nsw.gov.au/nswtitles/>
2. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at:
<http://www.resources.nsw.gov.au/geological/online-services/minview>

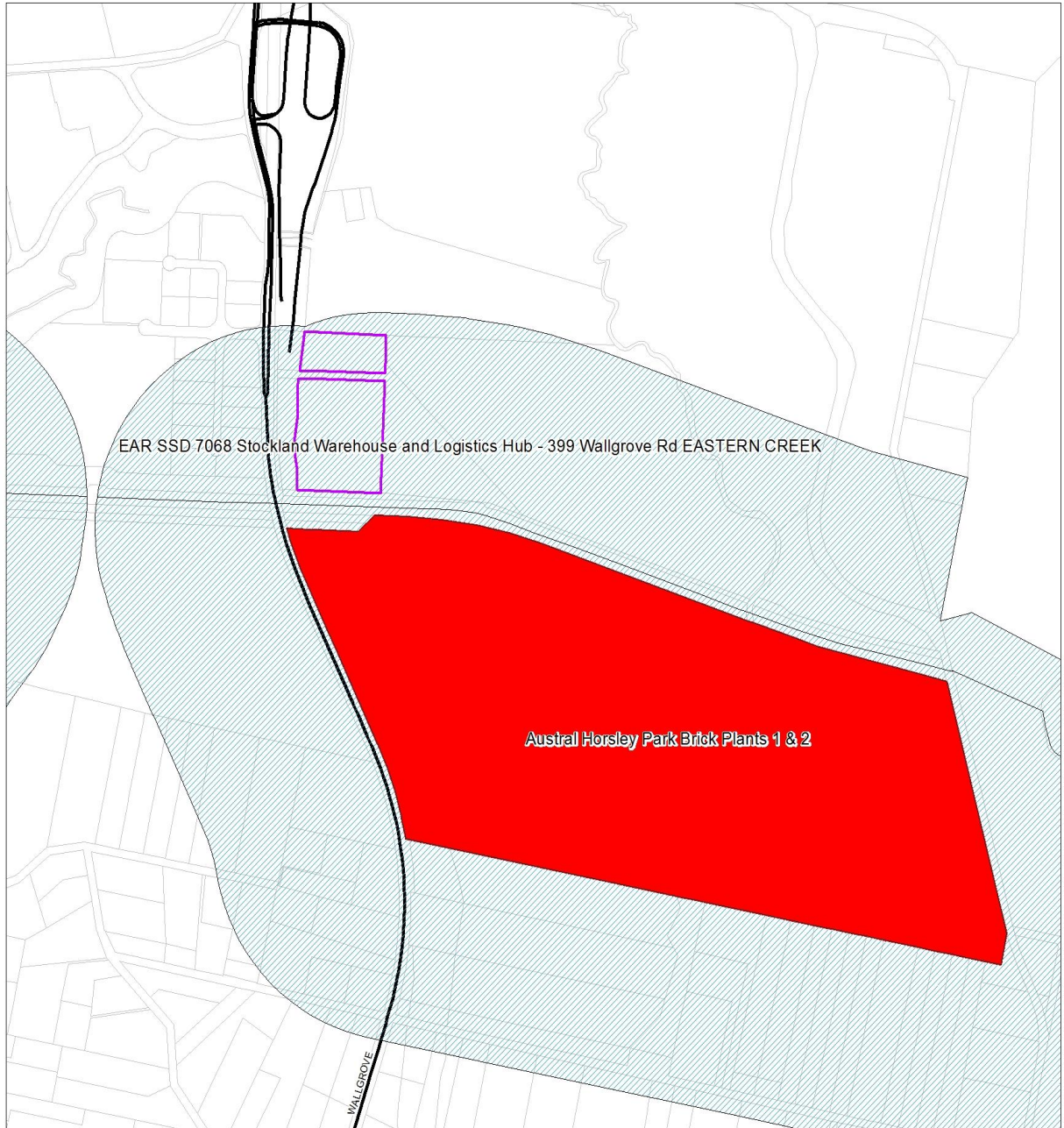
Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at landuse.minerals@trade.nsw.gov.au.

Yours sincerely



Cressida Gilmore
Team Leader - Land Use

Figure 1



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Legend

 Stockland_SSD_7068

NSW Mineral Resource Audit

Notification Type

 Identified Resource

 Transition Area

 Major Road

 Cadastral Parcels

Ref: D2015/65092

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

Attn.: Emma Barnett

Dear Ms MacDonald,

SSD 7068 Stockland Warehouse and distribution centre: 339 Wallgrove Road, Eastern Creek.

I refer to the request from the Department of Planning and Environment (DPE) dated 19 May 2015, for WaterNSW to provide its requirements for the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the construction and operation of a warehouse and logistics hub at 339 Wallgrove Road Eastern Creek (Lot 1 DP 1059398).

It is understood, the proposed State Significant Development (SSD 7068) includes construction and operation of a warehouse and office with a gross floor area of 45,200 sqm, bulk earthworks, infrastructure and an internal private estate road.

WaterNSW owns the Warragamba Pipelines corridor and associated infrastructure that forms the southern boundary of the subject site. The pipelines are critical water supply infrastructure carrying water from Warragamba Dam to the Prospect Reservoir. They provide 80 per cent of Sydney's water supply. It is essential that the Warragamba Pipelines are afforded the highest level of protection during any construction or activity adjacent to or across the corridor. The proponent of any development adjacent to or within the pipelines corridor will need to ensure the development does not adversely impact on the pipelines.

WaterNSW has had preliminary discussions with the proponent and reviewed the Preliminary Environmental Assessment (PER) and requests the Department include the following matters in the SEARs:

General Requirements:

The EIS must include

- A clear description of the land adjoining the subject site's southern boundary – being the WaterNSW owned Warragamba Pipelines corridor.
- A risk assessment/detailed assessment of all potential impacts on the Warragamba Pipelines (Sydney's key critical water supply) and how those risks will be avoided.

Key Issues:

The EIS must include:

- A traffic and transport impact assessment for construction and operation and this should address:

- the impacts on the Warragamba Pipelines from use of the access road across the pipelines,
- the adequacy of the access road to cater for the proposed type and flow of traffic predicted, and
- the impact of use of that access road on existing access to the Warragamba Pipelines corridor by WaterNSW staff and contractors.
- A noise and vibration strategy which should address potential impacts on the Warragamba Pipelines from vibration during construction.
- A soil and water assessment which should include an assessment of erosion, sediment, polluted run-off and stormwater management measures on the Waragamba Pipelines corridor.

Consultation

WaterNSW requests that the SEARs include WaterNSW on the list of authorities that the proponent needs to consult.

Further detail regarding WaterNSW's requirements with regard to protecting the Warragamba Pipelines is attached.

If you have any queries with regard to the above please contact Fran Kelly on 4724 2223 or frances.kelly@waternsw.com.au.

Yours sincerely



MALCOLM HUGHES
Senior Manager Planning and Environment

3/6/13

Attachment: Detailed requirements for protection of the Warragamba Pipelines.

1. Access road over the Warragamba Pipelines into 339 Wallgrove Road

WaterNSW staff and contractors carrying out security, maintenance and operational activities, rely on access to the Warragamba Pipelines from an RMS road parallel to the M7 motorway. This road currently provides access into the existing commercial poultry business at 339 Wallgrove Road. It is understood from preliminary discussions with the proponent, and from the concept plan for the site, that this road is the preferred route into the future warehouse and logistics hub.

The justification for the proposal states that it "has appropriate access to the regional road network." (page 8). This is not correct. This access road was designed to only accommodate traffic to and from the existing poultry business, and included access for WaterNSW vehicles into the Warragamba Pipelines corridor. The road was not designed to carry B-Doubles and greater traffic volumes. It is understood that the proponent will be discussing this matter with RMS and WaterNSW expects to be included in any discussions regarding any road upgrade, due to the road being located over the Warragamba Pipelines corridor and being an essential access point for WaterNSW vehicles. WaterNSW's preference would be that should the road need to be upgraded (widened) it should not touch the pipelines, where further concrete encasing would be required. In summary:

- Water NSW must be consulted at all stages of the development, on the proposed future access road into the 339 Wallgrove Road site.
- Safe, 24 hour, all-weather vehicular access to the Warragamba Pipelines must be retained or provided for Water NSW staff and contractors.
- The design for any future access road upgrade should avoid touching the Warragamba Pipelines and should include detail on how the Warragamba Pipelines under the access road will be protected from any damage during the construction and future use of the road.
- Adequate traffic barriers and/or fencing should be included in the design of any access road upgrade and designed to the appropriate standard to restrain B-Double vehicles. Fences/screens should also be designed to prevent any person entering or any object being thrown into the Warragamba Pipelines corridor.

2. Protection of the Warragamba Pipelines, associated infrastructure and corridor during construction adjacent to or within the corridor

- The proponent must ensure the Warragamba Pipelines, including all support structures, are adequately protected from direct or indirect damage during the construction and ongoing operation of any structures or development within or adjacent to the Pipelines corridor.
- Water NSW recommends a detailed dilapidation survey of the Warragamba Pipelines corridor in the vicinity of the site is undertaken prior to commencement of any works. Any such Dilapidation Report should be submitted to WaterNSW for review at least four (4) weeks prior to works commencing.
- Any excavation within 5 metres of the Warragamba Pipelines or associated corridor infrastructure will require a prior analysis of structural stability that considers the potential effects of the excavation.
- A geotechnical assessment should be undertaken by an independent qualified geotechnical engineer, of the conditions and the materials in which construction of any access road upgrade

is proposed over the Warragamba Pipelines. The geotechnical investigation should consider the effect of any road upgrade on the Warragamba Pipelines.

- Care must be exercised when undertaking works to protect the stability of the earth embankments /cuttings within the Warragamba Pipelines corridor. WaterNSW requires access to all existing embankments for ongoing maintenance.
- Any damage to the Warragamba Pipelines, associated infrastructure or corridor caused at any stage during the development process, must be repaired by the proponent, or the proponent must pay all reasonable costs associated with repairing the damage, in a timely manner and to the satisfaction of WaterNSW.

3. Drainage and stormwater management

- Any development or construction activity and related works must be designed, constructed and operated in such a way that ensures there is no increase of stormwater flows into the Warragamba Pipelines corridor. This means works are designed so that post development stormwater flows are no greater than pre-development stormwater flows.
- Any development downstream or downslope from the Pipelines corridor must not impede the flow of stormwater from any existing stormwater structures on WaterNSW land.
- Water NSW occasionally dewateres the Pipelines during shutdown periods and these flows are directed into existing downstream drainage systems. Any development downstream of these Pipeline structures known as scour valves, should be capable of accommodating extra water.

4. Security and safety during construction and operation

The Warragamba Pipelines corridor is a “controlled area” under the Water NSW Act 2014, which means access to the corridor by the public is prohibited without an access consent. Water NSW has the following specific requirements in this regard:

- During the construction stage adequate security must be provided along all boundaries with the Warragamba Pipelines to prevent trespassers from entering the corridor.
- If any existing security fencing between the Warragamba Pipelines and the subject site requires replacement, or upgrading to increase security during the construction stage, then this should be done to WaterNSW’s requirements and with all reasonable costs met by the proponent.
- On completion of the development, security fencing must be fully reinstalled or replaced along the boundary of 339 Wallgrove Road and the Warragamba Pipelines. The required standard for security fencing shall be in accordance with AS 1725, being a 1.83 metre chain link fence with galvanised top and bottom rails and 3 top strand barbed wire. All fence posts should be galvanised pipes Class 1 Grade C250 (to AS1163) and the width of each panel should not exceed 3 metres.

5. Entry into the Warragamba Pipelines during investigation and construction stages: Access Consent

The proponent and its contractors can only enter the corridor to carry out investigation and construction works in accordance with an access consent issued under the Water NSW Regulation 2014. The proponent will need to submit an on-line application for an access consent at least 28 days prior to requiring access, and should ensure it covers the full investigation and construction period and all works to be carried out. The application can be found at:

<http://www.sca.nsw.gov.au/catchment/manage/special-areas/access/applying>.

6. Incident Notification

WaterNSW requires notification of any incident, accident, spill or fire within, or potentially affecting the Warragamba Pipelines corridor. All incidents must be reported on WaterNSW's Incident Notification Number 1800 061 069 (24 hour service) as a matter of urgency.

