

# Secretary's Environmental Assessment Requirements

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

### State Significant Development

<b>Application Number</b>	SSD 7068
<b>Development</b>	<p>Construction and operation of a warehouse and logistics hub including:</p> <ul style="list-style-type: none"> <li>• a 44,000 m<sup>2</sup> warehouse;</li> <li>• car parking;</li> <li>• supporting infrastructure and servicing including an internal private estate road; and</li> <li>• earthworks and landscaping.</li> </ul>
<b>Location</b>	339 Wallgrove Road, Eastern Creek, Blacktown local government area (Lot 1 in DP 1059698 and Part Lot 10 in DP 1048435)
<b>Applicant</b>	Stockland Development Pty Ltd
<b>Date of Issue</b>	24 June 2015
<b>Date of Amendment</b>	August 2017
<b>General Requirements</b>	<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"> <li>• detailed description of the development, including: <ul style="list-style-type: none"> <li>– need for the proposed development;</li> <li>– justification for the proposed development;</li> <li>– likely staging of the development;</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and</li> <li>– plans of any proposed building works.</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li> <li>• risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;</li> <li>• 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"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– 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</li> <li>– 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</li> </ul> </li> <li>• consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) of the proposal as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV; and</li> <li>• an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>

<p><b>Key issues</b></p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Strategic and Statutory Context</b> – including: <ul style="list-style-type: none"> <li>– detailed justification for the need to carry out the development;</li> <li>– detailed justification of the suitability of the site;</li> <li>– 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 any supplements, any relevant adopted precinct plan for the parklands and justification for any inconsistencies;</li> <li>– demonstration the proposal is consistent with any draft district plan; and</li> <li>– 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.</li> </ul> </li> <li>• <b>Traffic, Transport and Access</b> –including: <ul style="list-style-type: none"> <li>– a quantitative Traffic Impact Assessment prepared in accordance with the relevant Council, Austroads and Roads and Maritime Services guidelines;</li> <li>– details of all daily and peak traffic and transport movements likely to be generated by the development (vehicle type, public transport, pedestrian and cycle trips) during construction and operation;</li> <li>– details of road transport routes and access to the site, including intersection location, design and sight distance;</li> <li>– a demonstration that there is legal access to the site;</li> <li>– demonstration that access to the Warragamba Pipelines and associated corridor by WaterNSW will not be impeded;</li> <li>– a cumulative assessment of the predicted impacts on road safety and the capacity of the road network to accommodate the development including existing and future performance of nearby key intersections;</li> <li>– consideration of traffic volumes from the proposal together with existing and approved developments in the area using SIDRA or a similar model;</li> <li>– details of any road upgrades or new roads required for the development, if necessary;</li> <li>– details of vehicle circulation of the largest light and heavy vehicle anticipated to access the site, including swept path analysis, loading dock servicing and provisions;</li> <li>– detailed plans of the internal road network and parking provision on-site in accordance with the relevant Australian Standards; and</li> <li>– details of any likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if necessary.</li> </ul> </li> <li>• <b>Urban Design and Visual</b> – including: <ul style="list-style-type: none"> <li>– layout of the development including staging, site coverage, building footprint, setback, handstand, proposed open space, amenity, and landscaped areas;</li> <li>– suitable landscaping incorporating locally native species;</li> <li>– the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable;</li> <li>– a detailed description (including photomontages and perspectives) of the development 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;</li> <li>– proposed cut and fill works associated with the development; and</li> <li>– measures to minimise the extent of cut and fill.</li> </ul> </li> <li>• <b>Noise and Vibration</b>– including: <ul style="list-style-type: none"> <li>– a description of all potential noise and vibration sources generated during the construction and operational phases of the development, including on and off-site traffic noise and external mechanical plant;</li> <li>– a quantitative noise impact assessment, including a cumulative noise</li> </ul> </li> </ul>
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	<p>impact assessment in accordance with relevant Environment Protection Authority guidelines; and</p> <ul style="list-style-type: none"> <li>- details of noise mitigation, management and monitoring measures.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>- a description of the water demands and a breakdown of water supplies;</li> <li>- measures that would be implemented to ensure an adequate and secure water supply is available for the proposal including licensing requirements;</li> <li>- details of the quality of fill or soil to be excavated, or both;</li> <li>- an assessment of the potential impacts of the development on drainage patterns;</li> <li>- a description of the measures to minimise water use;</li> <li>- an assessment of the potential impacts of the development on drinking water catchments;</li> <li>- a description of the proposed erosion and sediment controls during construction and operation;</li> <li>- a description of the surface and stormwater management system, including on site detention, and measures to treat or reuse water;</li> <li>- 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>;</li> <li>- an assessment of potential surface and groundwater impacts associated with the development, including cumulative impacts;</li> <li>- consideration of potential acid sulphate soils, salinity, soil contamination and flooding impacts of the proposal;</li> <li>- an assessment of the impact of flooding on the proposed development for the full range of flood events up to the probable maximum flood;</li> <li>- an assessment of the impact of the proposed development on flood behaviour; and</li> <li>- details of impact mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Infrastructure Requirements</b> – including <ul style="list-style-type: none"> <li>- a detailed description of the infrastructure and essential services required for the development;</li> <li>- 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</li> <li>- a detailed description of cooling/heating systems to be installed on-site.</li> </ul> </li> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the air quality impacts (particularly dust) at private properties during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines; and</li> <li>- details of any mitigation, management and monitoring measures required to prevent and/or minimise emissions.</li> </ul> </li> <li>• <b>Flora and fauna</b> – including: <ul style="list-style-type: none"> <li>- details of the quantity and type of any vegetation to be cleared;</li> <li>- an assessment of impacts (direct or indirect) on threatened species, populations, ecological communities (including groundwater dependant ecosystems) and their habitat, critical habitat (including riparian habitat) and native vegetation in accordance with the Framework for Biodiversity Assessment (Oct 2014); and</li> <li>- proposed measures to avoid, mitigate or offset any significant impacts in accordance with the <i>NSW Biodiversity Offset Policy for Major Projects</i> (2014).</li> </ul> </li> <li>• <b>Waste</b> – including: <ul style="list-style-type: none"> <li>- details of the quantities and classification of all waste streams to be generated on site;</li> <li>- details of all wastewater to be generated on-site;</li> <li>- details of any proposed sewage treatment;</li> <li>- details of waste storage, handling and disposal; and</li> <li>- details of the measures that would be implemented to ensure that the</li> </ul> </li> </ul>
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	<p>development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>.</p> <ul style="list-style-type: none"> <li>• <b>Impacts on Adjoining Pipelines</b> – including: <ul style="list-style-type: none"> <li>– 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.</li> </ul> </li> <li>• <b>Socio-Economic</b> – including an analysis of the economic and social impacts of the development, particularly of any benefits to the community.</li> <li>• <b>Heritage</b> – including an Aboriginal heritage assessment.</li> </ul>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . You Should provide these as part of the EIS rather than as separate documents.
<b>Consultation</b>	<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"> <li>• Blacktown City Council;</li> <li>• Western Sydney Parklands Trust;</li> <li>• Transport for NSW;</li> <li>• Roads and Maritime Services;</li> <li>• Water NSW;</li> <li>• Office of Environment and Heritage;</li> <li>• NSW Trade and Investment, including the Department of Primary Industries;</li> <li>• the operator of the development on Lot 10 DP 1048435; and</li> <li>• local residents and stakeholders including the Austral Brick Company Pty Ltd.</li> </ul> <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>
<b>Further consultation after 2 years</b>	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.
<b>References</b>	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>

<b>Policies, Guidelines &amp; Plans</b>	
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> <li>1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum (AHD).</li> </ul> </li> <li>2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas; and</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>3. A3 Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.</li> </ul> </li> </ol>
<b>Documents to be Submitted</b>	<p>Documents to submit include:</p> <ul style="list-style-type: none"> <li>• 1 electronic copy of all the documents and plans for review prior to exhibition; and</li> <li>• Other copies as determined by the Department once the development application is lodged</li> </ul>
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>Strategic Context</b>	<p>Western Sydney Parklands Plan of Management 2020 (Dec 2010)</p> <p>Western Sydney Parklands Plan of Management 2020 – Supplement (March 2014)</p>
<b>Transport and Access</b>	<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>

<b>Noise and Vibration</b>	
	Assessing Vibration: A Technical Guide (DEC, 2006).
	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
<b>Soils and Water</b>	
<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>	<i>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)</i>
	<i>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)</i>
	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)
<i>Flooding</i>	Floodplain Development Manual (ISBN 0 7347 5476 0), 2015
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2016, EPA)

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Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)

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**Odour**

Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)

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Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)

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**Waste**

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

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Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)

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**ATTACHMENT 2**  
**Letter from the Western Sydney Parklands Trust**



## Western Sydney Parklands Trust

14 July 2017

Contact: Aidan Werry  
Phone (02) 9895 7579  
Email [aidan.werry@wspt.nsw.gov.au](mailto:aidan.werry@wspt.nsw.gov.au)

Joanna Bakopanos  
Team Leader, Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

By email: [joanna.bakopanos@planning.nsw.gov.au](mailto:joanna.bakopanos@planning.nsw.gov.au)  
Cc: [thomas.piovesan@planning.nsw.gov.au](mailto:thomas.piovesan@planning.nsw.gov.au)

Dear Joanna,

I refer to your email of 28 June 2017 seeking comment from the Western Sydney Parklands Trust (the Trust) on the SEARs for Stockland's proposed warehouse and logistics hub at 339 Wallgrove Road, Eastern Creek.

I note that the proponent seeks consent for a 24/7 warehouse and logistics hub, including associated infrastructure, with 45,200sqm of gross floor area.

The Trust has reviewed the proposal and we are concerned that it does not align with our vision for this area of the Parklands. The proposed warehouse and logistics hub is in a location that has been identified for uses other than business, and it does not align with the Trust's objectives for future business hubs in the Parklands.

Although approximately one third of the Parklands is currently occupied by interim uses, including the subject site, the Trust is progressively implementing the activation of the Parklands for its long-term use in accordance with the Parklands' Plan of Management.

Any formal proposal made to the Department should specifically address the provisions of the Western Sydney Parklands Plan of Management.

Queries regarding the above information should be directed to Aidan Werry at [aidan.werry@wspt.nsw.gov.au](mailto:aidan.werry@wspt.nsw.gov.au) or (02) 9895 7579.

Sincerely

Suellen Fitzgerald  
**Executive Director**  
**Parramatta Park and Western Sydney Parklands Trusts**