



Industry Assessments

Contact: Thomas Piovesan

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Mr Michael Robinson
Development Manager
Australand Industrial Constructions Pty Ltd
PO Box 3307
RHODES NSW 2138

Our Ref: SSD 7078
File: 15/08814

Dear Mr Robinson

**State Significant Development - Secretary's Environmental Assessment Requirements
Warehousing Facility, Martin Brower - Horsley Drive Business Park (SSD 7078)**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed warehouse facility for Martin Brower in the Horsley Drive Business Park in the Fairfield LGA.

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

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

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

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

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

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

Yours sincerely


Chris Ritchie
Manager
Industry Assessments
As the delegate of the Secretary

24/6/15

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7078
Development	Construction of a warehouse/distribution and manufacturing facility with a gross floor area of approximately 18,559 m ² .
Location	Lots 5 and 6 within the Horsley Drive Business Park, corner of Horsley Drive and Cowpasture Road, Wetherill Park, Fairfield Local Government Area.
Applicant	Australand Industrial Constructions Pty Ltd
Date of Issue	24 June 2015
General Requirements	The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000. In addition, the EIS must include: - a detailed description of the development, including: - the 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: - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and - a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment; and - consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: - a detailed calculation of the capital investment value (CIV) of the proposal as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV; - 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: Strategic and Statutory Context – including: - detailed justification for the proposal and the suitability of the site; and - demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments including <i>State</i>

	<i>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. • Contributions – including consideration of the following: – <i>Fairfield City Council – Direct (Section 94) Development Contributions Plan 2011</i>. • Traffic and Transport – including: - a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections; - details of access to the site from the road network including intersection location, design and sight distance; - an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development; - plans of any road upgrades or new roads required for the development; - detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards; and - 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 relevant. • Urban Design and Visual – including: - 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 assessment (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, bulk, building materials and architectural treatments and finishes, signage, lighting and any retaining walls 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: - a description of all potential noise and vibration sources such as construction, operational, on and off-site traffic noise; - a noise impact assessment including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; and - details of noise mitigation, management and monitoring measures. • Soils and Water – including: - a description of the water demands and a breakdown of water supplies; - a description of the measures to minimise water use; - a detailed water balance; - a description of all wastewater generated on-site; - 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; - an assessment of potential surface and groundwater impacts associated with the development; and - details of impact mitigation, management and monitoring measures. • Infrastructure Requirements – including - a detailed written and/or geographical description of the infrastructure required on the site;
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	- 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: - 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: - 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 NSW Waste Avoidance and Resource Recovery Strategy 2014-2021. • Socio-Economic – including an analysis of the economic and social impacts of the development, particularly of any benefits to the community.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. You should provide these as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Fairfield City Council; • Western Sydney Parklands Trust; • Office of Environment and Heritage; • Department of Primary Industries; • Transport for NSW; • Roads and Maritime Services; and • local residents and stakeholders. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to 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	
	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sqm) 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. Locality/context plan drawn at an appropriate scale should be submitted indicating: • 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: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be Submitted	
	Documents to submit include: • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and • Other copies as determined by the Department once the development application is lodged.
Aspect	Policy / Methodology
Transport and Access	
	State Environmental Planning Policy (Infrastructure)
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	Austroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development
Noise and Vibration	
	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 (ANZEC, 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)
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

In reply please quote: 12/03160
Your Ref: SSD7078

Contact: Andrew Mooney on 9725 0214

11 June 2015

Thomas Piovesan
NSW Department of Planning & Environment
Industry Assessments
GPO Box 39
SYDNEY NSW 2001



Attention: Thomas Piovesan

Dear Mr Piovesan

**REQUEST FOR INPUT INTO THE SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS (SEARS) FOR PROPOSED WAREHOUSE AND
DISTRIBUTION FACILITY WITHIN THE HORSLEY DISTRICT BUSINESS PARK**

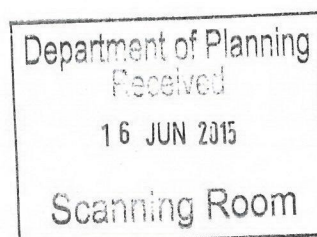
Reference is made to your recent letter to Council requesting input into the SEARs for a proposed warehouse and office in the Horsley District Business Hub located on the corner of The Horsley Drive and Cowpasture Road in Wetherill Park.

Council has reviewed the information provided and requests that the applicant be required to address the following key issues:

1. Height of retaining walls along Cowpasture Road

Whilst Council acknowledges that the assessment and approval of these structures is not specifically related to this application, Council wishes to reiterate its previous concerns regarding the excessive height of these walls as proposed along Cowpasture Road. The current proposed earthworks, retaining walls and resulting building pads (upon which the current warehouse application is proposed) are excessive and result in poor urban design outcomes for the development.

As previously requested in Councils submission to a recent application for modification of the Concept Plan approval, the applicant needs to include additional soft landscaping area (minimum 5 metres wide) at the top of the retaining walls. This area is to be used for establishment of additional planting to screen the proposed warehouse buildings as viewed from the surrounding road network.



2. Building Design and Façade Treatment

The site has a prominent aspect at an important gateway location to Wetherill Park. Council is concerned that the design and architectural features of future development along The Horsley Drive and Cowpasture Road should not be dominated by 'back of house' (e.g. loading docks) activities or blank facades associated with warehouse/logistic development.

In addition measures need to be included that help mitigate the appearance of bulk and massing in the development. Blank, unarticulated facades/walls are not acceptable.

In this regard it is requested by the SEARs include specific measures that address the above matters and result in suitable building design and architectural treatment for development facing The Horsley Drive and Cowpasture Road.

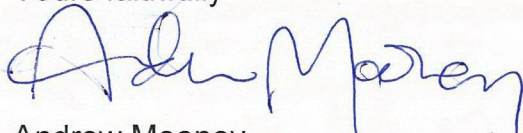
3. Traffic and Stormwater.

Any future development must not compromise the terms and conditions relating to the provision of stormwater and traffic management measures and systems associated with the concept plan approval for the site.

It is noted that Council has recently provided advice to the Department to the applicants Response to Submissions for modification of the Concept Plan that highlights a number of concerns regarding the position and design of the proposed new roundabout along Cowpasture Road forming part of the proposed new access to the sight.

Council appreciates the opportunity to comment on the proposed SEARs, please contact me on 9725 0214 if you would like to discuss any of the above further

Yours faithfully

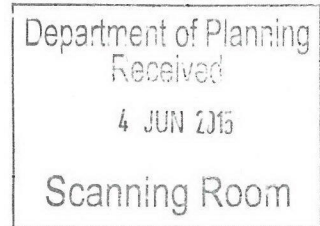


Andrew Mooney

COORDINATOR STRATEGIC LAND USE PLANNER



Your reference SSD7078
Our reference: DOC15/183174-01



Mr Thomas Piovesan
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Piovesan

**Request for SEARs for Proposed Warehouse Facility & Distribution Centre - SSD 7078
Horsley Drive Business Park (Fairfield LGA)**

I refer to the request for SEARs for a proposed Martin Brower Warehouse Facility located at Horsley Drive Business Park, Fairfield LGA, received by the Environment Protection Authority on 27th May 2015.

On the basis of the information provided, the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). The EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the POEO Act.

Accordingly, the EPA has no comments regarding the proposal and has no further interest in this proposal.

Yours sincerely



2 June 2015

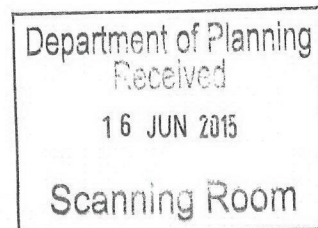
DAVID GATHERCOLE
Unit Head - Regulation Unit
Environment Protection Authority

9 June 2015



Our Reference: SYD15/00668 (A9326352)
DP&I Ref: SSD7078

Director
Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



Attention: Thomas Piovesan

Dear Sir/Madam

SEARS FOR A WAREHOUSE AND DISTRIBUTION FACILITY IN HORSLEY DRIVE BUSINESS PARK – CORNER OF THE HORSLEY DRIVE AND COWPASTURE ROAD, WETHERILL PARK

Reference is made to your email dated 27 May 2015 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

The key intersections to be examined / modelled include:

- Cowpasture Road/The Horsley Drive
 - Cowpasture Road/Newton Road
 - Cowpasture Road/Access Road
2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 3. Proposed number of car parking spaces and compliance with the appropriate parking codes.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at Development.sydney@rms.nsw.gov.au

Yours sincerely,

Pahee Rathan
**Senior Land Use Planner
Network and Safety Section**