



Skye Playfair Redman
Senior Consultant
Urbis
Level 23, Darling Park Tower 2
201 Sussex St
Sydney NSW 2000

Our ref: SSD 7155

Dear Ms Playfair Redman

SEARs for Prestons Industrial Estate SSD 7155

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Prestons Industrial Estate. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it may require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Evelyn Craigie, who can be contacted on (02) 9228 6456 (Mondays), 4348 5010 (Wednesdays, Thursdays) or via email at evelyn.craigie@planning.nsw.gov.au

Yours sincerely



Chris Ritchie

Director

Industry Assessments

as delegate for the Secretary

11/9/15

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	7155
Proposal Name	Prestons Industrial Estate
Location	Lots 33 – 35 and 43 in DP 2359 and Lot 20 in DP 1173483 within the Liverpool Local Government Area
Applicant	The Trust Company (Australia) Limited as Trustees for Logos Australian Logistics Venture Prestons Trust
Date of Issue	11 September 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> - 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; • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • a 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 • a 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) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;

	<ul style="list-style-type: none"> • an estimate of jobs that will be created during the construction and operational phases of the proposed development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and Strategic Context – including: <ul style="list-style-type: none"> - detailed justification for the proposal and the suitability of the site; - demonstration that the proposal is generally consistent with all relevant environmental planning instruments including: <ul style="list-style-type: none"> ▪ <i>State Environmental Planning Policy (State & Regional Development) 2011;</i> ▪ <i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development;</i> ▪ <i>State Environmental Planning Policy No.55 – Remediation of Land;</i> ▪ <i>State Environmental Planning Policy (Infrastructure) 2007;</i> ▪ <i>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment;</i> and ▪ <i>Liverpool Local Environmental Plan 2008.</i> - detail the nature and extent of any prohibitions that apply to the development; - identify the development standards applying to the site; - justify any development standards not being met; - address the relevant planning provisions, goals and strategic planning objectives in the following: <ul style="list-style-type: none"> ▪ <i>NSW 2021: A Plan to make NSW Number One;</i> ▪ <i>A Plan for Growing Sydney;</i> ▪ <i>South West Subregion: Draft Subregional Strategy;</i> ▪ <i>relevant Development Contributions Plan/s;</i> and ▪ <i>Liverpool DCP 2008.</i> - detail how the development promotes or is consistent with these provisions and strategic objectives. • Traffic and Transport – including: <ul style="list-style-type: none"> - 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 modelling of key intersections including Westlink M7/Bernera Road and Camden Valley Way/Bernera Road; - details of access to the site from the road network including intersection location, design and sight distance in accordance with Council's requirements (see Attachment 2); - 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, including those specified by Council (see Attachment 2); - detailed plans of the proposed layout of the internal road network; - identification of facilities and measures for sustainable travel and parking provision on-site in accordance with the relevant Australian Standards; and - details of any likely dangerous goods to be transported on

	<p>arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if relevant.</p> <ul style="list-style-type: none"> • Biodiversity – including: <ul style="list-style-type: none"> - biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the <i>Framework for Biodiversity Assessment</i>, unless otherwise agreed by OEH, by a person accredited in accordance with section 142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>. • Air and Odour – including: <ul style="list-style-type: none"> - an assessment of the potential air quality impacts (particularly dust) of the development on surrounding receivers, including impacts from construction, operation and transport; - an assessment of the potential odour impacts; and - details of the proposed mitigation, management and monitoring measures. • Hazards and Risks – the assessment must include: <ul style="list-style-type: none"> - a preliminary risk screening carried out in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>, and <i>Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity, package size, and location of all dangerous goods and hazardous materials associated with the project; - should the preliminary risk screening indicate that the project is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011), and <i>Multi-Level Risk Assessment</i> (DoP, 2011). The PHA must: <ul style="list-style-type: none"> ▪ identify the hazards associated with the proposed development to determine the potential for off-site impacts; ▪ estimate the combined risks from the existing site and the proposed development (overall site); and ▪ demonstrate that the risks from the overall site (as modified by this project) comply with the criteria set out in <i>Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning</i>. • Soil and Water – including: <ul style="list-style-type: none"> - a details assessment of potential soil (including contamination and acid sulphate soil), surface water, groundwater and salinity impacts of the proposed development, including adequate mitigating and monitoring measures; - an assessment of the potential impacts on groundwater and groundwater dependent ecosystems; - an assessment of the potential impact of the development on streams in the vicinity of the development; - an assessment of flooding impacts associated with the proposal, including details of any flood liability of the site and changes to flood behaviour; - a description of all surface and stormwater management measures including drainage design, on-site detention, and measures to treat or re-use water; - details of proposed erosion and sedimentation controls (during construction and operation); - an outline of the proposed water requirements, including a consolidated site water balance, details of water supply
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	<p>sources, usage data and efficiency measures;</p> <ul style="list-style-type: none"> - provide wastewater predictions, and the measures that would be implemented to treat, re-use and/or dispose of this water. - provide an assessment of any geotechnical and/or topographical limitations (such as site soils and slope) and, if necessary, design considerations that address these limitations; - provide details of proposed cut and fill works associated with the development, and measures to minimise the extent of cut and fill; and - a description of any fill to be imported to the site, including quantity and its waste classification. <ul style="list-style-type: none"> • Contamination and Remediation – including: <ul style="list-style-type: none"> - The EIS must include a Remedial Action Plan (RAP). The RAP must be accompanied by a Site Audit Statement from an Environmental Protection Authority (EPA) accredited Site Auditor and prepared in accordance with the <i>Contaminated Land Planning Guidelines</i> prepared in accordance with section 104 of the <i>Contaminated Land Management Act 1997</i>. • Noise and Vibration – including: <ul style="list-style-type: none"> - a quantitative noise and vibration assessment for construction and operation, including impacts on nearby sensitive receivers; - cumulative impacts of other developments; and - details of the proposed noise management/mitigation and monitoring measures. • 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; - a development control plan that includes controls for, but not limited to, building heights and design, setbacks, floor space ratio, lighting, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage and energy and water efficiency/conservation requirements; and - outline and justify any inconsistencies with existing precinct plans or other DCPs that apply to the area; - 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, building materials and finishes, signage and lighting, particularly from: <ul style="list-style-type: none"> ▪ nearby residential receivers; and ▪ significant vantage points within the surrounding public domain. - address potential land use conflicts associated with current and planned future neighbouring uses, in the layout and potential building footprints/envelopes. This should include spatial separation, siting, noise mitigation and a suitable urban design response incorporating appropriate presentation to the public domain. • Aboriginal Cultural Heritage – including: <ul style="list-style-type: none"> - the EIS must identify and describe the Aboriginal Cultural Heritage values that exist across the whole area that will be
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	<p>affected by the proposed development and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the <i>Guide to Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (DECCW 2011) and consultation with OEH regional officers;</p> <ul style="list-style-type: none"> - where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i> (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS; and - impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impacts on cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <ul style="list-style-type: none"> • Historic Heritage – including: <ul style="list-style-type: none"> - the EIS must provide a Heritage Impact Assessment including, but not limited to, a statement of significance and assessment of impacts to State and local heritage including conservation areas, natural heritage areas, buildings, works, relics, gardens, landscapes, views and trees; - an archaeological study, including test excavations in is to be carried out on the site to identify any archaeological impacts associated with the proposal; and - where impacts to State or locally significant heritage items are identified, the assessment shall: <ul style="list-style-type: none"> ▪ outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the <i>NSW Heritage Manual</i> (1996); ▪ be undertaken by a suitably qualified heritage consultant; ▪ include a statement of heritage impact for all heritage items (including significance assessment); ▪ consider impacts including, but not limited to, vibration , demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas and archaeological noise treatment (as relevant); ▪ where potential archaeological impacts have been identified, develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations and include the results of these test excavations; and ▪ address the recommendations in any archaeological zoning plan or archaeological management plan held by Liverpool City Council. • Bushfire– including: <ul style="list-style-type: none"> - assess the level of hazard posed to future development by the land or adjacent land and how the hazards may change as a result of development; and - address the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS) and in particular the provision of
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	<p>access (including perimeter roads) and provision of water supply for firefighting purposes.</p> <ul style="list-style-type: none"> • Infrastructure Requirements and Contributions – including: <ul style="list-style-type: none"> - identification of the infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and a description of the arrangements that would be put in place to ensure these upgrades are implemented in a timely manner and maintained; - an assessment of impacts on Transgrid and Water NSWs' easements and infrastructure; - demonstrate how access to public utility infrastructure will be maintained; - demonstration that satisfactory arrangements have been or will be made to provide or contribute to the provision of the necessary local and regional infrastructure required to support the development; and - details of any planning agreement. • Demolition Management – including: <ul style="list-style-type: none"> - details of the proposed demolition process and techniques, structures to be demolished and details of materials handling and management. • Waste – including: <ul style="list-style-type: none"> - the quantity and type of liquid and non-liquid waste generated, handled, stockpiled, processed or disposed of on and off site for both construction and operation; - the proposed measures for managing all waste generated; and - the measures implemented to reduce and (where possible) recycle waste in line with NSW Government waste policy. • Economic Impacts – including: <ul style="list-style-type: none"> - clarify the nature of intended future land uses. Assess the supply and demand for the future land uses facilitated by the proposal and include a detailed justification in relation to the demand for the intended future land uses. • Greenhouse Gas and Energy Efficiency – including: <ul style="list-style-type: none"> - an assessment of the energy use on site and demonstrate what measures would be implemented to ensure the proposal is energy efficient. • Ecologically Sustainable Development – including: <ul style="list-style-type: none"> - an assessment of how the development will incorporate ecological sustainable development principles in all phases of the development.
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Plans and Documents	<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>. Those documents should be included as part of the EIS rather than as separate documents. In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Survey Plan of the site as existing; • Draft Plan of Subdivision prepared by a registered Surveyor; • Demolition Plan; • Remediation Plan (if applicable); • Detailed Earthworks Plan; • Stormwater Concept Plan; • Concept Landscape Plan; and • Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology.
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"> • Liverpool City Council; • Roads and Maritime Services; • Transport for NSW; • Office of Environment and Heritage; • Department of Primary Industries; • NSW Rural Fire Service; • Sydney Water; • Water NSW; • Transgrid; and • Endeavour Energy. <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	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>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 proposal.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

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

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

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

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

Policies, Guidelines and Plans

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

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

Greenhouse Gas

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

Biodiversity

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

Aboriginal Heritage

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

ATTACHMENT 2

Public Authority Responses



Liverpoolcitycouncil
creating our future together

Our Ref: 210697.2015
Contact: Graham Matthews 9821 9156

7 September 2015

Ms Kate MacDonald
Team Leader, Industry Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention Evelyn Craigie

Dear Ms MacDonald

**Re: Request for SEARs for Warehouse and Distribution Centre SSD 7155
Yarrunga Street, Prestons**

I write in response to your letter received on 18 August 2015 requesting Council input into the development of SEARs for the proposed warehouse and distribution centre at Yarrunga Street, Prestons SSD 7155.

Council notes that the site is zoned IN1 – General Industrial and IN3 – Heavy Industrial by Liverpool Local Environmental Plan (LLEP) 2008, and that warehouse or distribution centres is a permissible use in both zones. Nevertheless, the site is located in the vicinity of residential development, which compels scrutiny of the potential external impacts of the proposal. The development is also governed by the requirements of Parts 1 and 7 of Liverpool Development Control Plan (LDCP) 2008.

For these reasons, it is important that the SEARs address the issues described below to ensure a successful development that does not adversely impact on the infrastructure, residential amenity or environmental integrity of the site and its surrounds.

The following issues have been identified by Council Officers as needing to be addressed by the proposal:

1. Liverpool Planning Controls

- The proposed uses as warehouse or distribution centres and depots are permitted with consent in both IN1 – General Industrial and IN3 – Heavy Industrial – the zones applicable to the subject site;
- The land has a minimum lot size of 2,000sqm (0.2ha) as per the requirements of clause 4.1 of the LLEP 2008. The concept plans indicate that lots will be larger than 2,000sqm;
- The land has a maximum building height of 15m for lots facing Kurrajong Road and 30m for lots facing Yarrunga Street as per the requirements of clause 4.3 of the LLEP 2008. Whilst no elevations or sections have been provided, any future design should observe these controls.;
- Development of the site should meet the tree preservation and landscaping requirements of Part 1 and Part 7 of LDCP 2008;

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liverpool

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 **Call Centre** 1300 36 2170
Fax 9821 9333 **Email** lcc@liverpool.nsw.gov.au **Web** www.liverpool.nsw.gov.au **NRS** 13 36 77 **ABN** 84 181 182 471

- Development of land within the electricity easement should meet the requirements of Part 7 of LDCP 2008;
- Building setbacks from Kurrajong Road, Benara Road and Yarrunga Street as described by Part 7 of LDCP 2008 should be observed; and
- Provisions should be made for the payment of development contributions to Council prior to the issue of a construction certificate. Levies should be paid according to the requirements of the Liverpool Development Contributions Plan 2009 as it applies to the Prestons industrial area.

2. Traffic, Access and Parking

- The application should be supported by a Traffic Report prepared by a suitably qualified person;
- Entry to the proposed 'private access road 2' from Benara Road should be via a deceleration lane provided at the applicant's expense;
- Access/egress to/from 'private access road 2' from Benara Road should be left in/left-out only. A suitable mechanism should be provided to prevent right-turn access/egress to/from the site;
- Provision for a left-turning slip land should be provided at the Benara Road and Yarrunga Street traffic signals.
- Driveways should be constructed to industrial standard;
- The application must demonstrate that access, car parking and manoeuvring details comply with AS2890 Parts 1,2 & 6 and LDCP 2008;
- The proposed development should be designed to be serviced by Articulated Vehicles;
- The application should be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and egress to and from the public road;
- The proposed private access roads off Yarrunga Street shall be designed with kerb returns instead of the proposed vehicular crossings;
- An access road along Kurrajong Road should to be developed according to the requirements of Part 7 of LDCP 2008. The required access road should be 22m in width and align with the access road approved on Lot 41 Kookaburra Road, Prestons, to the west of the subject site;
- Development along Kurrajong Road should address that road frontage. Large stretches of blank wall facing Kurrajong Road is not acceptable; and
- The development will require the following external road works:
 - Half Road construction on Yarrunga Road – including kerb & gutter and drainage construction;
 - Deceleration lane off Benara Road maybe required onto proposed private access;
 - Footpath construction for the full frontage of the development site; and
 - All overhead power lines (and other utility services) shall be undergrounded.

3. Environmental Health

- A stage 1 contamination assessment has been prepared by Ground Technologies (ref no: GTE549-Stage 1 Contamination) dated May 2015. It was revealed that market gardening activities were observed onsite and filling of an unknown origin was identified. The report concludes and recommends that these areas of environmental concern are further investigated under a stage 2 contamination assessment;

- Should the land require remediation, it is recommended that the land be remediated before it is developed. Consequently, the Stage 2 Detailed Site Investigation should be accompanied by a Stage 3 Remedial Action Plan (RAP) prepared by a suitably qualified and experienced Contaminated Land Consultant;
- The proposed development is situated in proximity to sensitive receivers such as residents located along Kurrajong Road. It is recommended that an acoustic assessment be required to assess potential noise impacts from the operation of the proposed development. This report should address the following noise elements relating to the operation of the facility but is not limited to:
 - Internal operations within the facility;
 - Truck movements within the loading dock areas and on the access roads;
 - Construction noise associated with the erection of the warehouses and proposed road works.
- It is further recommended that the proposed acoustic report be prepared by a suitably qualified acoustic consultant in accordance with the Environment Protection Authority's Industrial Noise Policy and NSW EPA Interim Construction Noise Guidelines. The acoustic report shall give consideration to the cumulative noise impact arising from the proposed development including mechanical plant and equipment and construction noise. Where necessary, the report shall specify recommendations and noise control measures to achieve compliance with the intrusive or amenity criteria.

4. Natural Environment

- Portions of the property and adjacent land are mapped as a threatened ecological community. Further, the property may provide habitat for threatened species. The proposed Environmental Impact Statement (EIS) should give consideration to the requirements of Section 4 of Part 1 of LDCP 2008 Bushland and Fauna Habitat Preservation;
- It is recommended that a flora and fauna assessment be required pursuant to the preparation of an EIS. The assessment should be undertaken by a suitably experienced and qualified ecologist, and be in accordance with relevant State Government Guidelines; and
- It is recommended that the NSW Office of water is consulted in regard to the treatment of the drainage line traversing the site.

5. Aboriginal and European Heritage

- Lot 34 DP 2359 is the site of a locally listed heritage place (Item No. 59 – Remnants of former sandstone cottage, 'Benara'). Sub-surface archaeological deposits relating to the homestead, (which was destroyed by fire in 1986), are expected. No above ground artefacts are evident having been cleared sometime between 1992 and 2004;
- A Preliminary Historical Archaeological Appraisal has determined that there may be sub-surface archaeological deposits, however further assessment and test excavation is required to determine the extent of the archaeological site and the significance of the deposits;
- A Preliminary Aboriginal Heritage Appraisal has determined there are areas on the subject site with the potential to contain Aboriginal cultural heritage (archaeological) deposits. Further assessment is required to determine the presence/absence, extent and significance of Aboriginal cultural heritage on site and should incorporate mitigating measures if necessary, to conserve Aboriginal cultural heritage on site;
- A joint excavation methodology should be developed to address both Aboriginal and historic heritage requirements;

- It is recommended that the applicant be required to undertake a comprehensive historical archaeological assessment and test excavation to determine:
 - the extent of the archaeological site;
 - the significance of deposits; and
 - mitigating measures to conserve the significance of the site.
- It is further recommended that the applicant is required to undertake a comprehensive Aboriginal cultural heritage assessment to:
 - confirm the presence (or absence) and location of Aboriginal cultural heritage deposits;
 - the significance of any deposits; and
 - mitigating measures to conserve Aboriginal cultural heritage on site if necessary.
- An interpretation strategy is required to communicate the significance of the former homestead and the resultant archaeological site and should incorporate both historic and Aboriginal cultural heritage (if applicable). Consideration should be given to the use of appropriate historical naming of the site; and
- A Statement of Heritage Impact, prepared in accordance with Office of Environment and Heritage guidelines by a suitably qualified heritage consultant, is to be submitted with any future EIS.

6. Land Development Engineering

- No retaining walls or filling should be permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site;
- Earthworks and retaining walls must comply with the requirements of LDCP 2008;
- The application should be supported by a geotechnical report prepared by a suitably qualified and experienced person to address salinity and acid sulphate soils potential;
- Proposed fill material must comply with the requirements of LDCP 2008; and
- A 6m x 6m splay corner should be dedicated to Council at the corner of Bernera Road and Yarrunga Street. This is to ensure that site distances are in accordance with Austroads and Council design guidelines.

7. Flood liability and stormwater drainage

- The proposed development site is located within the Cabramatta Creek Catchment. A natural overland flow channel traverses across the site and the site is affected by flood for all flood events including the 1% Annual Exceedance Probability (AEP) flood;
- The proposed development should not obstruct the existing overland flow path and should manage flows through the site without adversely affecting properties in the vicinity. Post development flows leaving from the site should not exceed the pre-development flows for flood events up to the 1%AEP flood;
- Flood impact assessment should be undertaken for the pre and post development condition of the site. A flood assessment report supported with necessary hydrologic & hydraulic modelling analysis along with necessary plans & drawings of proposed flood mitigation measures should be provided for Council's review prior to the finalisation of an EIS;
- Council has undertaken an assessment of flood behaviour of the area as part of development of Prestons Trunk Drainage Strategy. It has been identified that under the 1%AEP flood event a significant portion of flows through the property overtop Bernera Road at the intersection of Yato Road/Yarrunga Street and flow across downstream properties (a copy of flood map for the area is attached;

information on the study and a copy of the study report can be provided by Council if required);

- A drainage easement across the site should be provided for the overland flow path in line with proposed measures;
- It is recommended that flood mitigation options should be developed in consultation with Council to ensure proposed flood mitigation option is in-line with the objectives of Prestons Trunk Drainage Strategy;
- The proposed flood mitigation option/stormwater management strategy should consider existing flows across the culvert under Bernera Road and overflows on to Bernera Road;
- Stormwater drainage for the site should be developed in accordance with LDCP 2008. A stormwater concept plan should be provided for Council's review prior to the submission of the EIS. The stormwater concept plan should be accompanied by a supporting report and calculations;
- On-site detention should be required for the site. The on-site detention system must be within common property and accessible from the street;
- Provision for overland flow discharges in a controlled manner on to Bernera Road from the site should be accommodated in to the stormwater management strategy. Detailed design plans of proposed measures should be provided for Council's review prior to the submission of an EIS; and
- A stormwater treatment strategy and measures with WSUD initiatives should be incorporated in to the development to reduce the potential pollution of stormwater discharge from the development site as per the requirements of LDCP 2008. Assessment and design of treatment measures shall be undertaken with MUSIC modelling and necessary plans and a report should be provided for Council's review prior to the lodgement of the EIS.

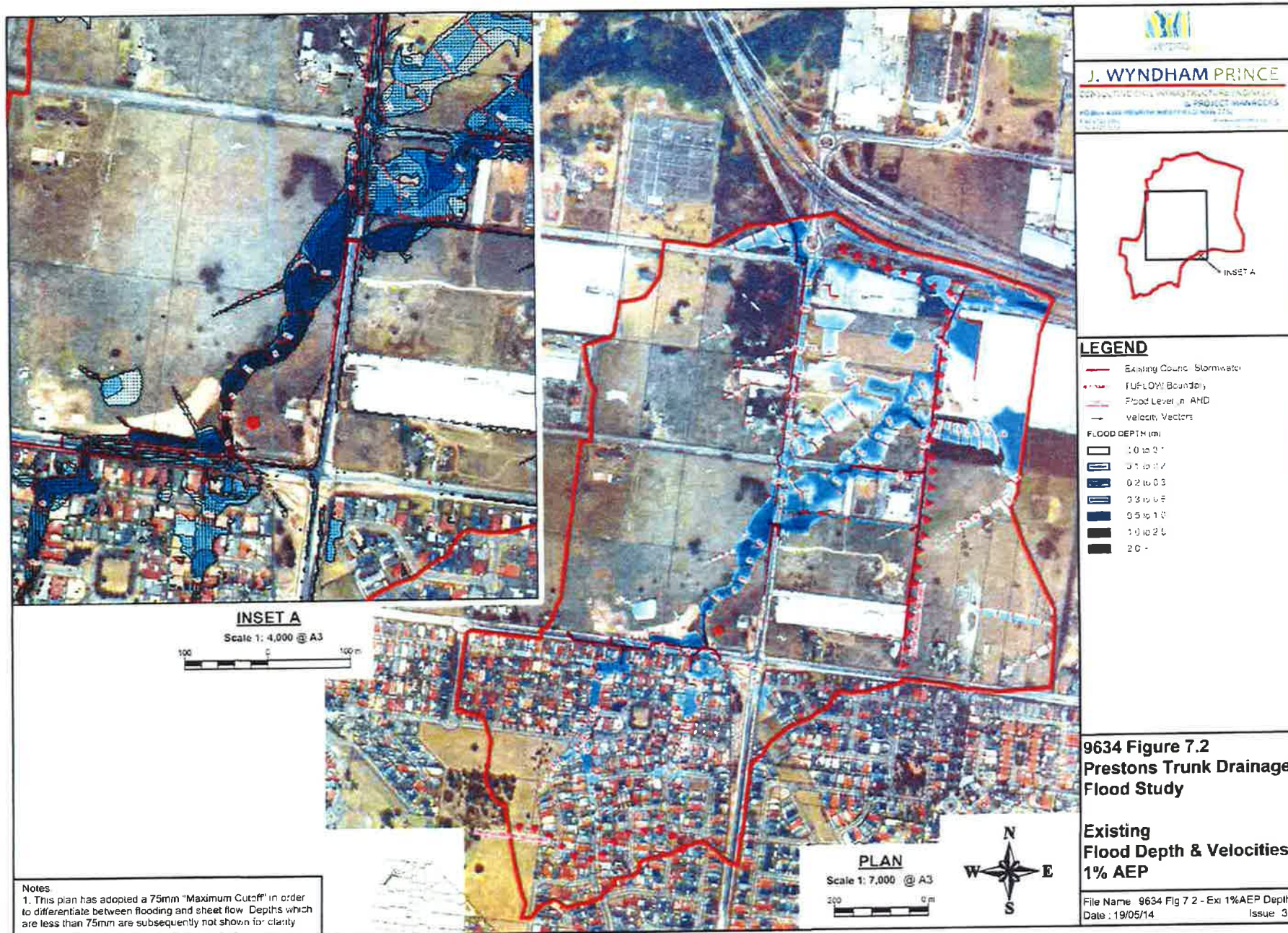
Thank you for your consideration of these issues and recommendations. As noted above, the proposal is for a significant development on a complex site in an area of the Prestons industrial area that interfaces with residential development. It is therefore recommended that the proposal be subject to detailed assessment and that the applicant be required to consult closely with Council at each step of the assessment process.

Should you require any further information on this matter, please contact Bruce Macnee, Manager Strategic Planning on 9821 9341.

Yours sincerely



Toni Averay
Director Planning and Growth
Encl



From: [Wayne Jones](#)
To: [Evelyn Craigie](#)
Cc: [Water Referrals](#)
Subject: Warehouse and Distribution Centre, Prestons (SSD_7155)
Date: Monday, 31 August 2015 11:48:28 AM

Hi Evelyn,

Please see following draft DPI response to the above project. Formal letter will follow asap.

Regards
Wayne

Wayne Jones | Land Use Planning Coordinating Officer
Department of Primary Industries
Level 48, MLC Centre, 19 Martin Place Sydney NSW 2000
T:02 9338 6867 | E: wayne.jones@dpi.nsw.gov.au

OUT15/23133

Ms Evelyn Craigie
Planning Services
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Evelyn.Craigie@planning.nsw.gov.au

Dear Ms Craigie,

**Warehouse and Distribution Centre, Prestons (SSD_7155)
Request for input into Secretary's Environmental Assessment Requirements**

I refer to your email dated 17 August 2015 to the Department of Primary Industries in respect to the above matter.

Comment by DPI Water

DPI 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:

- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, watercourses and riparian land, and measures proposed to reduce and mitigate these impacts.
- 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).
- Your attention is drawn to the treatment of the watercourse in the south- eastern corner of Lot 20 DP1173483. Under the NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012) first order streams must have a 10m vegetated

riparian zone on either side of the watercourse. The EIS must assess the impacts on this watercourse and provide proposed measures to reduce or mitigate the impacts.

For further information please contact John Galea, Water Regulation Officer, [Parramatta Office], on 8838 7520 or at john.galea@dpi.nsw.gov.au.

NSW Fisheries advise no issues.

Attachment A

Warehouse and Distribution Centre, Prestons (SSD_7155) Request for Input into Secretary's Environment Assessment Requirements DPI Water - General Assessment Requirements for general projects

The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for this proposal.

For further information visit the DPI 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.

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 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 interference 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

Water Sharing Plans

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

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 Wetlands Policy (2010)
- 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)

DPI 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, including a calculator, 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.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
 - flow of surface water, sediment movement, channel stability, and hydraulic regime,
 - water quality,
 - flood regime,
 - dependent ecosystems,
 - existing surface water users, and
 - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- The known or predicted highest groundwater table at the site.
- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a "Form A" template. DPI Water will supply "GW" registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.
- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater

source (including connectivity with other groundwater and surface water sources).

- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
 - The predicted impacts of any final landform on the groundwater regime.
 - The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
 - An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
 - An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
 - Measures proposed to protect groundwater quality, both in the short and long term.
 - Measures for preventing groundwater pollution so that remediation is not required.
 - Protective measures for any groundwater dependent ecosystems (GDEs).
 - Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

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.

Watercourses, Wetlands 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:
 - wetlands/swamps, 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/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- 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.

Landform rehabilitation

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and
- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

Consultation and general enquiries

General licensing enquiries can be made to Advisory Services:

water.enquiries@dpi.nsw.gov.au, 1800 353 104.

Assessment or state significant development enquiries, or requests for review or consultation should be directed to the Strategic Stakeholder Liaison Unit, water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at:

www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A

From: [Pat Woodbury](#)
To: [Evelyn Craigie](#)
Cc: [Joseph Degabriele](#); [Jason Lu](#)
Subject: RE: Endeavour Energy Response - Request for SEARs Input- Warehouse and Distribution Centre Yarrunga St Prestons
Date: Friday, 21 August 2015 9:58:51 AM

Hi Evelyn,

Thankyou very much for sending this Project through to Endeavour Energy for comment.

Our comments are as follows:-

Endeavour Energy has no objection to the project proceeding.

From an electrical network planning perspective, this development site is within the **Yarrunga Employment Lands** and is serviceable from Endeavour Energy's West Liverpool Zone Substation which is located at the intersection of Jedda and Joadja Roads.

Depending upon supply requirements, the electricity supply connection point may be at the zone substation or from the existing 11kV network running along Bernera Road and Yarrunga Street.

Application to provide electricity supply to the development must be made via Endeavour Energy's Network Connections Branch. Information in regards to this process is available on Endeavour Energy's Home page under the heading "Our Network"
www.endeavourenergy.com.au

The situation regarding availability of supply to the development will be fully assessed at the time of application.

Regards

Pat Woodbury

Network Environmental Assessment Manager
Project Development
Endeavour Energy
Ph:- 02 9853-6552
M:- 0419 628 593
Fax:- 02 9853-5169
Email:- pat.woodbury@endeavourenergy.com.au

From: Evelyn Craigie [<mailto:evelyn.craigie@planning.nsw.gov.au>]
Sent: Monday, 17 August 2015 3:17 PM
To: heritage@heritage.nsw.gov.au
Subject: SEARs Input

Please see attached a request for your agency's input into SEARs for a Warehouse and Distribution Centre at Yarrunga St, Prestons.

Regards,

Evelyn Craigie
Planning Services

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

T 02 9228 6456 (Monday)

T 02 4348 5010 (Wednesday, Thursday)

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

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.....



Your reference: SSD 7155
Our reference: DOC15/316493-02

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

Dear Ms Craigie

**Request for SEARs for Warehouse and Distribution Centre - SSD 7155
Yarrunga Street, Prestons (LIVERPOOL LGA)**

I refer to the request for SEARs for Warehouse and Distribution Centre referral received by the Environment Protection Authority on 17th August 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). However, if future tenancies of the new buildings constitute a Scheduled Activity under Schedule 1 of the POEO Act, these premises will require an Environment Protection Licence (EPL) to be issued prior to undertaking the activity.

The EPA has no further comments regarding the proposal at this time.

21/08/2015

Yours sincerely

STUART CLARK
A/Unit Head - High Risk Facilities Unit
Environment Protection Authority

From: [Shayne Kneen](#)
To: [Evelyn Craigie](#)
Subject: Re- request for SEARs for Warehouse & Distribution Centre (SSD7155) - GSNSW Response
Date: Wednesday, 26 August 2015 9:14:48 AM
Attachments: [Image001.png](#)
[Image002.jpg](#)

Dear Evelyn,

Thank you for the opportunity to provide advice on the request for input into: **SEARs for Warehouse & Distribution Centre (SSD7155) – Yarrunga St, Prestons – Liverpool LGA.**

NSW Department of Industry - Geological Survey of NSW has no resource issues to raise in regard to the proposal and has no SEARs to issue for this proposal.

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.

Regards

Shayne Kneen | Geoscientist | Minerals and Land Use Assessment | Geological Survey of NSW
NSW Department of Industry | Division of Resources & Energy
516 High St | Maitland | NSW 2320 | PO Box 344 | Hunter Region Mail Centre | NSW 2310
T: 02 4931 6731 | F: 02 4931 6726 | E: shayne.kneen@industry.nsw.gov.au
W: www.industry.nsw.gov.au | www.resources.nsw.gov.au

Infographic email signature.



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Ref no. DOC15/315400

File no. SF15/36756

Your ref: SSD 7155

Ms. Kate MacDonald
Team Leader
Industry Assessment
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms. Macdonald

Attn: Evelyn Cragie via email evelyn.craigie@planning.nsw.gov.au

Request for input into Secretary's environmental assessment requirements (SEARs) for State Significant Development 7155-Yarrunga Street, Preston- Proposed warehouse and distribution centre.

I refer to your letter received on 17 August 2015, inviting the Heritage Council's input into SEARs for the above proposal and identifying key issues that should be addressed.

Documentation provided included a Preliminary Historical Archaeological Appraisal report dated 30 April 2015 and a Preliminary Aboriginal Archaeological Appraisal report dated 23 April 2015 both prepared by Mary Dallas Consulting Archaeologists. As the site of the former Benera homestead is planned to be developed for five warehouses and associated civil and infrastructure works, the recommendations in these reports should be followed regarding archaeological investigations on the property prior to development.

A S140 excavation permit was issued for lot 34/DP 2359, Benera, Yarrunga Street on 23 July 2015 in advance of the proposed development of the site (Application number 2015/S140/16). Any findings from this excavation should be taken into consideration regarding future development of the site.

As delegate of the Heritage Council of NSW, I recommend that the following conditions should be included in the SEARs:

1. The Applicant should follow the recommendations made in the Archaeological Assessment and the Archaeological Research Design for further archaeological investigation, which was previously submitted in support of the S140 Excavation Permit, Application number 2015/S140/16.
2. The information from the Archaeological Assessment and the Archaeological Research Design and any test excavation should be considered in a Heritage Impact Assessment (HIA) as part of the EIS. This document should also include investigation of remnant plantings or landscape elements understood to have survived the ground clearance carried out in the 1980s.

3. In the event that any State significant archaeological fabric is identified during the course of the archaeological excavations and in the Archaeological Assessment, the HIA should outline clearly how these remains will be impacted and consider avoidance and *insitu* retention wherever possible.
4. It is noted that as the site has potential for Aboriginal Cultural Heritage values, additional assessment of these values should take place include Aboriginal community consultation in line with OEH guidelines.

If you have any further enquiries regarding this matter, please contact Rajat Chaudhary, Heritage Officer, Heritage Division, Office of Environment and Heritage on (02) 9873 8521.

Yours sincerely



Katrina Stankowski
A/Manager Conservation
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW

03 September 2015



**Office of
Environment
& Heritage**

Our reference: DOC15/317958
Contact: Richard Bonner, 9995 6917

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

Attention: Evelyn Craigie

Dear Ms MacDonald

I refer to your request of 17 August 2015 seeking input from the Office of Environment and Heritage (OEH) into the Secretary's environmental assessment requirements (SEARs) for a Warehouse and Distribution Centre at Yarrunga St, Prestons.

OEH has reviewed the proponent's request for SEARs and provides the attached recommendations in relation to biodiversity, Aboriginal cultural heritage, historic heritage, water and soils and flooding.

Please contact Richard Bonner, Conservation Planning Officer, on 9995 6917 should you wish to discuss this advice.

Yours sincerely

S. Harrison 31/08/15

SUSAN HARRISON
Senior Team Leader, Planning
Greater Sydney
Regional Operations

Office of Environment and Heritage recommended SEARs for a proposed Warehouse and Distribution Centre at Yarrunga St, Prestons (SSD 7155)

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995*.

Aboriginal cultural heritage

2. The environmental assessment must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the environmental assessment. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)* and consultation with OEH regional officers.
3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)*. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the environmental assessment.
4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the environmental assessment. The environmental assessment must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the environmental assessment must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

Historic heritage

5. The environmental assessment must provide a heritage assessment including but not limited to an assessment of impacts to *State and local heritage* including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:
 - a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the *NSW Heritage Manual (1996)*,
 - b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria),
 - c. include a statement of heritage impact for all heritage items (including significance assessment),
 - d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and
 - e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

Water and soils

6. The environmental assessment must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in Appendix 2 of the Framework for Biodiversity Assessment).
 - c. Groundwater.
 - d. Groundwater dependent ecosystems.
 - e. Proposed intake and discharge locations.
7. The environmental assessment must describe background conditions for any water resource likely to be affected by the [development/project], including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the *ANZECC (2000) Guidelines for Fresh and Marine Water Quality* and/or local objectives, criteria or targets endorsed by the NSW Government.
8. The environmental assessment must assess the impacts of the development on water quality, including:
 - a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
 - b. Identification of proposed monitoring of water quality.
9. The environmental assessment must assess the impact of the development on hydrology, including:
 - a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding

10. The environmental assessment must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
 - a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas).

11. The environmental assessment must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
12. The environmental assessment must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
 - a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
13. Modelling in the environmental assessment must consider and document:
 - a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
 - b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
 - c. Relevant provisions of the NSW Floodplain Development Manual 2005.
14. The environmental assessment must assess the impacts on the proposed development on flood behaviour, including:
 - a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.
 - b. Consistency with Council floodplain risk management plans.
 - c. Compatibility with the flood hazard of the land.
 - d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
 - e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
 - f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
 - g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
 - h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
 - i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
 - j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

END OF SUBMISSION

2 September 2015

Our Reference: SYD15/01051 (A10047155)
DP&I Ref: SSD7155

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

Attention: Evelyn Craigie

Dear Sir/Madam

**SEARS REQUIREMENTS FOR WAREHOUSE & DISTRIBUTION CENTRE
LOT 34 DP2359 YARRUNGA STREET, PRESTONS**

Reference is made to your email dated 17 August 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:

- Westlink M7/Bernera Road
 - Camden Valley Way/Bernera 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.
 4. Details of service vehicle movements (including vehicle type and likely arrival and departure times).

5. Roads and Maritime requires the Environmental Assessment report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
6. Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

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,



Rachel Nicholson
A/Senior Land Use Planner
Network and Safety Section

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

Attention: Evelyn Craigie

Dear Ms MacDonald

**Requests for SEARs for a Warehouse and Distribution Centre at Yarrunga Street,
Prestons (SSD 7155)**

Thank you for your email message dated 17 August 2015 requesting Transport for NSW (TfNSW) provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the above development at Prestons.

TfNSW recommends that the following information be included in the SEARs:

Policies

- NSW 2021
- NSW Long Term Transport Master Plan
- NSW Freight and Ports Strategy
- Sydney's Walking Future
- Sydney's Cycling Future

Transport and Accessibility (Construction and Operation)

A Traffic and Transport Impact Assessment shall be prepared to include, but not limited to, the following:

- Identify accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the local road network.
- Estimate the total daily and peak hour trips anticipated to be generated by the development, including accurate details of the future daily and peak hour vehicle movements, the split of light and heavy vehicles, and the type of heavy vehicles likely to be used (e.g. PBS A-doubles or PBS Super B-doubles) and detail routes used to access key freight locations/routes.
- Give consideration to the largest vehicle type expected to be used by the proposed development to be PBS 2B vehicles.

- Assess the impacts of the traffic generated on the road networks, including impacts on road safety, intersection capacity and the potential need/associated funding for upgrading or road works, having regard to the planning controls applicable to the site. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services.
- Assessment of the cumulative impact of traffic volumes from the proposal together with existing and approved development in the area.
- Detail any upgrades to road infrastructure that would be required due to the development.
- Detailed plans of the proposed terminal layout, including the internal road network and truck marshalling, staging and driver facility areas.
- Proposed access arrangements at all stages of construction and operation, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks.
- Detail access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e. turning lanes, swept paths, sight distance requirements) and other relevant parking codes.
- Demonstrate how future uses of the development will be able to make travel choices that support the achievement of State Plan targets and develop specific sustainable travel plan and list the provision of facilities that will be provided to increase the non-car mode share for travel to and from the site. Detail the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages.
- Assessment and details of traffic, transport and safety impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.
- Detail service vehicle movements (including vehicle type and likely arrival and departure times).

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development*
- *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas*

Consultation

- Transport for NSW
- Roads and Maritime Services

Should you have any questions regarding this matter, please contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely



31/8/15

Mark Ozinga

**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

CD15/15202

From: [Skye Shanahan](#)
To: [Evelyn Craigie](#)
Cc: [Timothy Cowdroy](#)
Subject: RE: SEARs Input - Yarrunga St Prestons - Warehouse and Distribution Centre SSD 7155
Date: Thursday, 3 September 2015 3:27:00 PM
Attachments: [TAMIS Plan_Yarrunga St Prestons.pdf](#)
[Guidelines for Developers \(V8\).pdf](#)

Hi Evelyn,

RE: SEARs Input - Yarrunga St Prestons - Warehouse and Distribution Centre SSD 7155

Thank for you notifying TransGrid of the abovementioned proposal at Yarrunga St Prestons.

TransGrid owns and operates the NSW high voltage transmission line network that is of State significance. Please be advised TransGrid's *Sydney South to Sydney West No.2 330kV transmission line (feeder 12, structure span 350-353)* traverses the subject site within a 60.96 metre wide easement. Please see attached TAMIS plan identifying the subject property and TransGrid's infrastructure.

Any proposed development on or near TransGrid's transmission line easements is subject to our prior written approval. TransGrid will require time to duly assess the proposed development per the documentation provided particularly to the extent that it may on our easement and the infrastructure therein. This review of the proposed development must be completed prior to providing a formal response. In the interest of public safety, the design and placement of any proposed development should 'prudently avoid' TransGrid easements and infrastructure. Any development to be located near high voltage transmission lines must be thoroughly assessed by TransGrid's engineers and this process takes considerable time.

As discussed with Lauren, TransGrid have a few concerns regarding the current proposed encroachments on TransGrid's Easement. We would like to offer the opportunity of a consultation meeting to the applicant/ developers to discuss the proposed encroachments and to clarify TransGrid's Easement restrictions. Can I please request for you to pass my details (list below) on to the applicant to arrange a suitable time for a consultation meeting.

Vertical and horizontal clearances apply as do other development restrictions. Clearances need to be assessed by TransGrid's Engineers based on maximum operating temperature of the transmission lines. Please also be advised that ground subsidence anywhere near the easement will not be acceptable. The transmission stanchions have earthing straps that protrude diagonally 15metres from each leg of the structure and to this end horizontal clearances apply. Also, TransGrid access tracks and ongoing access along the entire route of the easement must be preserved at all times.

For preliminary advice, please find attached TransGrid's *Easement Guidelines for Third Party development*. Please note these guidelines are **not** an exhaustive and should there be any uncertainty, further consultation with TransGrid is required.

If you have any questions, please contact me.

Kind regards,
Skye

Skye Shanahan
Enquiry Services Coordinator | Field Services

TransGrid | 200 Old Wallgrove Road, Wallgrove, NSW, 2766
T: (02) 9620 0104 **M:** 0427 094 860
E: Skye.Shanahan@transgrid.com.au **W:** www.transgrid.com.au

From: Evelyn Craigie [<mailto:evelyn.craigie@planning.nsw.gov.au>]
Sent: Wednesday, 19 August 2015 9:31 AM
To: Lauren Vine
Cc: Skye Shanahan; Timothy Cowdroy
Subject: RE: SEARs Input - Yarrunga St Prestons - Warehouse and Distribution Centre SSD 7155

Hi Lauren,

Please see attached the Site Survey and Site Layout drawings for SSD 7155. The Lot and DP details are:

- Lots 33 – 35 and 43 in DP 2359; and
- Lot 20 in DP 1173483.

Regards,
Evelyn

From: Lauren Vine [<mailto:Lauren.Vine@transgrid.com.au>]
Sent: Monday, 17 August 2015 5:51 PM
To: Evelyn Craigie
Cc: Skye Shanahan; Timothy Cowdroy
Subject: FW: SEARs Input - Yarrunga St Prestons - Warehouse and Distribution Centre SSD 7155

Hi Evelyn,

Please be advised TransGrid's Property team will be reviewing this development to determine whether it affects TransGrid's infrastructure or not.

Can I please request the following information regarding this development to provide a preliminary review and assessment of the proposal:

1. LOT and DP for the proposed location
2. Concept plans/engineering drawings

Please contact me if you have any questions.

Kind regards,

Lauren Vine
Enquiry Services Coordinator | Field Services

TransGrid | 200 Old Wallgrove Road, Wallgrove, NSW, 2766
T: (02) 9620 0297
E: Lauren.Vine@transgrid.com.au **W:** www.transgrid.com.au

From: Evelyn Craigie [<mailto:evelyn.craigie@planning.nsw.gov.au>]
Sent: Monday, 17 August 2015 3:17 PM
To: heritage@heritage.nsw.gov.au
Subject: SEARs Input

Please see attached a request for your agency's input into SEARs for a Warehouse and Distribution Centre at Yarrunga St, Prestons.

Regards,

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

T 02 9228 6456 (Monday)
T 02 4348 5010 (Wednesday, Thursday)

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

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