



Contact: Rebecca Sommer
Phone: 02 9228 6184
Fax: 02 9228 6466
Email: rebecca.sommer@planning.nsw.gov.au

Mr Jason Shepherd
CIP Constructions
Suite 59, Jones Bay Wharf
26-32 Pirrama Road
Pyrmont NSW 2009

Dear Mr Shepherd

**State Significant Development – Environmental Assessment Requirements
Fairfax Media Site, 2 Hume Highway Chullora (SSD 7235)**

I have attached the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above mentioned development.

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

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and actively engaged in issues of concern to them. Sufficient information must be provided to the community so it has a good understanding of what is proposed and any potential impacts.

If the proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an 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 Australian Department of the Environment to determine if an approval under the EPBC Act is required for your proposal (<http://www.environment.gov.au> or 6274 1111).

Please contact the Department at least two weeks before you propose to submit the development application and EIS for the development. 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-ROM) of the EIS required for review.

If you have any enquiries, please contact Ms Rebecca Sommer on 02 9228 6184 or via email at Rebecca.Sommer@planning.nsw.gov.au.

Yours sincerely



15/9/15.

Chris Ritchie
Director
Industry Assessments
as delegate of the Secretary

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7235
Development	Construction and 24 hour operation of a warehouse and distribution facility including: • demolition of the existing building; • bulk earthworks; • construction and fit-out of a warehouse of 56,800 m²; and • associated internal roads.
Location	2 Hume Highway, Chullora (Lot 12 DP 834734) within the Bankstown local government area.
Applicant	CIP Constructions
Date of Issue	15 September 2015
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. The EIS must include: • a detailed description of the development, including: – need and justification of the proposed development having regard to its location and environmental impacts, the suitability of the site and public interest; – alternatives considered; – likely staging of the development; – likely interactions between the development and any existing, approved and proposed operations in the vicinity of the site; and – plans of any proposed building works. • consideration of all relevant guidelines and environmental planning instruments, including identification and justification of any inconsistencies with these instruments. • a risk assessment of any 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: – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and legislation; and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment. • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the Capital Investment Value (CIV) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;

	• a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: • Heritage – including: – a non-Aboriginal cultural heritage assessment prepared by a suitably qualified archaeologist, (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures of the potential impacts of vibration on heritage items; and – an Aboriginal cultural heritage assessment (including cultural and archaeological significance), which must demonstrate effective consultation with relevant Aboriginal community groups. • Noise and Vibration – including: – an assessment of all construction, operational and transportation noise and vibration impacts, including impacts on nearby receivers; – cumulative impacts of other developments both on the site and in the vicinity of the site; and – details of the proposed noise management and monitoring measures. • Transport, Access and Parking – including: – accurate predictions of the traffic generated by the development during construction and operation; – a detailed assessment of the potential impacts of the development on the capacity, efficiency and safety of the road network during construction and operation, including the truck routes, cumulative traffic generated by the existing and proposed development and surrounding developments; – details of any required upgrades to road infrastructure; and – details of site accesses, internal roads and vehicular parking required as a result of the development. • Urban Design and Visual – including: – layout of the development including staging, site coverage, setbacks, proposed open space and landscaped areas; – details of suitable landscaping incorporating endemic species; – a detailed description (including photomontages and perspectives) of the facility (buildings and any storage areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from: ▪ nearby receivers; ▪ significant vantage points of the broader public domain; and – the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks. • Soil and Water – including: – an assessment of the potential soil, groundwater and surface water impacts of the proposal during construction and operation; – details of water supply including any water licensing requirements or other approvals under the <i>Water Act 1912</i> and/or the <i>Water Management Act 2000</i>; – a detailed water balance for the development, outlining the measures to minimise water use and any potential for a sustainable water supply; – wastewater predictions, and the measures that would be implemented to treat, reuse and/or dispose of this water; and – details of the existing and proposed wastewater management system. • Air and Odour – including: – a quantitative air quality assessment of the air quality and odour impacts of the proposed development including impacts on any surrounding receivers. The assessment must consider impacts from construction and operation, and include:

	▪ detail of the air emission inputs and outputs; ▪ identification of all pollutants of concern; ▪ a quantitative assessment of all potential impacts using dispersion modelling, including adequate justification and validation (where appropriate) of all model inputs and outputs; ▪ a cumulative assessment of all existing and proposed emission sources; and ▪ details of the proposed management and monitoring measures. • Waste – including: – identification of the quantity and type of waste that would be handled, stored, processed or disposed of at the site during construction and operation; – a description of the waste processing and recycling measures, timeframes for processing and recycling and the quality control measures that would be implemented during construction and operation; and – details of the potential impacts associated with treating, storing, using and disposing of any waste and waste products. • Hazards and Risks including: – a preliminary risk screening 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 proposal; – 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: ➢ identify the hazards associated with the proposal 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 proposal) comply with the criteria set out in <i>Hazardous Industry Planning Advisory Paper No 4 – Risk Criteria for Land Use Safety Planning</i>. • Contamination – including: – an assessment of any potential site contamination and details of all potential contamination sources; – identification of any contaminated soil likely to be impacted by the development; – proposed measures to be implemented in the event that soil contamination is encountered; and – details of remediation and management for the proposed development (if required). • Greenhouse Gas Emissions – including: – a quantitative assessment of the potential scope 1 & 2 greenhouse gas emissions from the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and – a detailed description of the proposed measures that would be implemented on site to ensure that the development is energy efficient.
Plans and Documents	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.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

	In particular you must consult with: • Bankstown City Council; • Strathfield Municipal Council; • Office of Environment and Heritage; • Heritage Council of NSW; • Sydney Water; • Department of Primary Industries including NSW Office of Water; • Environment Protection Authority; • Sydney Trains; • Transport for NSW; and • Roads and Maritime Services. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 1
Technical and Policy Guidelines

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

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

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

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

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

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

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.
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In addition, the EIS must include the following:
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| <ol style="list-style-type: none">1. An existing site survey plan drawn at an appropriate scale illustrating:<ul style="list-style-type: none">• the location of the land, boundary measurements, area (sq.m) and north point;• the existing levels of the land in relation to buildings and roads;• location and height of existing structures on the site;• location and height of adjacent buildings and private open space; and• all levels to be to Australian Height Datum (AHD).2. A locality/context plan drawn at an appropriate scale should be submitted indicating:<ul style="list-style-type: none">• significant local features such as heritage items;• the location and uses of existing buildings, shopping and employment areas; and• traffic and road patterns, pedestrian routes and public transport nodes.3. Drawings at an appropriate scale illustrating:<ul style="list-style-type: none">• detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions. |
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Documents to be Submitted

Documents to submit include:

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| <ul style="list-style-type: none">• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and• Additional copies as determined by the Department once the development application is lodged |
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Policies, Guidelines and Plans	
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Aspect	Policy /Methodology
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Heritage	
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Non-Aboriginal	NSW Heritage Manual (NSW Heritage Office and DUAP) The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Aboriginal	Draft guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

Noise and Vibration

Policies, Guidelines and Plans

Aspect	Policy /Methodology
	Assessing Vibration: a technical guide (DEC)
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Rail Infrastructure Noise Guidelines (EPA)
	Environmental Noise Control Manual (DECC)
	Interim Construction Noise Guideline (DECC)
	Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC)
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Soil and Water	
	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
<i>Surface Water</i>	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Floodplain Development Manual (DIPNR)
	Floodplain Risk Management Guideline (DECC)
	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
<i>Groundwater</i>	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
	NSW Aquifer Interference Policy (NOW)
<i>Soil</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)

Policies, Guidelines and Plans

Aspect	Policy /Methodology
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Rural Land Capability Map
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
	TRC (2011), Generic Guidance and Optimum Model Settings for the CALPUFF Modelling System for Inclusion into the 'Approved Methods for the Modelling and Assessment of Air Pollutants in NSW, Australia'
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	Waste Classification Guidelines (DECC)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	EPA's Environmental Guidelines: Solid Waste Landfills
	State Environmental Planning Policy (Infrastructure) 2007
Hazard and Risk	
	AS/NZS 4360:2004 Risk Management
	HB 203:2006 Environmental Risk Management – Principals and Process
	State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP)
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Biodiversity	
	NSW Biodiversity Offsets Policy for Major Projects (2014) and the Framework for Biodiversity Assessment
Land use	
	Agricultural Issues for Landfill Developments

ATTACHMENT 2
Public Authority Responses to Request for Key Issues



10 September 2015

Kate McDonald
Team Leader, Industry Assessments
Dept of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Kate,

**Request for SEARs for Warehouse and Distribution Centre SSD 7235
2 Hume Highway, Chullora (Bankstown & Strathfield LGAs)**

I refer to your letter received via email on 27 August 2015 regarding the above. Council would consider that the following key issues and assessment requirements would need to be taken into consideration:

- Impact of any development on the Hume Highway, particularly with regard to landscaping, any fencing or noise attenuation walls, and architectural treatment of any building(s) visible from the Hume Highway.
- Hours of operation and potential for impact on nearby residential properties, particularly with regard to acoustic impacts and also lighting impacts.
- Construction impacts on nearby residential properties, particularly during site regrading works and associated bulk importation of fill material and including hours of operation, again with particular emphasis on potential acoustic and lighting impacts.
- Whether the proposed works require the removal of any vegetation, and particularly whether the removal of such will be replaced, preferably at a rate of 3 new trees for every 1 removed (regardless of species).
- Consideration of the impact of proposed works on stormwater drainage and overland flows, in accordance with Council's Development Engineering Standards.
- Demonstrate compliance with the relevant provisions of Part B3 (Industrial Precincts) of the Bankstown Development Control Plan 2015.

If you have any questions, please contact Nicholas Aley, Executive Planner, in Council's Development Services unit, on 9707 9473.

Yours faithfully,

Scott Pedder
DIRECTOR – CITY PLANNING & ENVIRONMENT

10 September 2015

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

Also by email: kate.macdonald@planning.nsw.gov.au

Dear Ms MacDonald

RE: REQUEST FOR SEARS FOR WAREHOUSE AND DISTRIBUTION CENTRE SSD 7235 AT 2 HUME HIGHWAY, CHULLORA, BANKSTOWN & STRATHFIELD LOCAL GOVERNMENT AREA

I refer to your letter received by email on 27 August 2015 inviting Council's input to the Secretary's Environmental Assessment Requirements (SEARs).

Council has undertaken an initial review of the above development proposal and provides the following comments on key issues and assessment requirements below:

Traffic

It is recommended that the applicant provide a detailed traffic impact analysis (e.g. micro and macro modeling) to demonstrate how the truck movements / routes associated with the proposal will impact on:

- The adjoining arterial road network (e.g. Hume Highway, Roberts Road, Cosgrove Road), particularly the potential relationship between the subject site and the Enfield Intermodal Logistics Centre operation (i.e. truck movement between these two sites)
- The intersection of Worth Street & Hume Highway

In addition, a Traffic Management Plan should be required to ensure the safety of all road users as well as the truck drivers / workers at site is maintained. For example, way finding signs at appropriate locations are essential to ensure the smooth and safe operation of the work site.

Noise

It is also recommended that the applicant submit a Noise & Vibration Impact Assessment to determine the level of acoustic impact on the adjoining sites (particularly the residential zoned area to its south), and to propose the mitigation measures.

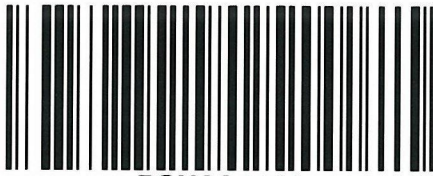
Should you wish to discuss the details or have any questions regarding this letter, please contact me on 9748 9995.

Yours sincerely,



FRANKIE LIANG
ACTING MANAGER STRATEGIC PLANNING





PCU061429



Heritage Council

of New South Wales

3 Marist Place
Parramatta NSW 2150

Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599

heritage@heritage.nsw.gov.au
www.heritage.nsw.gov.au

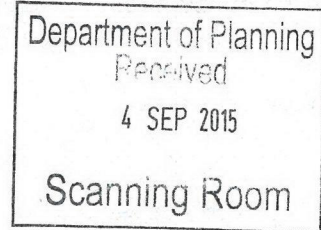
File: SF15/36819
Job ID No: DOC15/259894
Your Ref: SSD7235

Mr Chris Ritchie
Director - Industry Assessment
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Patrick Copas

Dear Mr Copas

RE: Request for SEARs for the Proposed Warehouse and Distribution Facility, 2 Hume Highway, Chullora (SSD 7235).



I refer to the email sent by the Department of Planning & Environment on the 31 August requesting Secretary's Environmental Assessment Requirements (SEARs) for the above project from the Heritage Council of NSW. This email was accompanied by a report by McKenzie Group dated August 2015.

The proposal involves development of the site bounded by the Hume Highway and Worth Street in Chullora which is currently used for newspaper printing and distribution facilities by Fairfax Media Limited. The current buildings are located on only part of the area and will be demolished. The new development will encompass 56,800m² floor space for the purpose of a warehouse and distribution facility operating on a 24 hour, 7 day basis. This is consistent with surrounding operations as the site forms part of the West Central Industrial Belt.

The proposal does not directly affect an item listed on the State Heritage Register (SHR). However, the proposal is taking place adjacent to a State heritage item, SHR No. 01630, Sydney Water Pressure Tunnels and Shafts, a largely underground structure, and two local heritage items, the Chullora Railway Workshops and the archaeological site of the Jacksons Royal Arms.

Whilst a review of the draft SEARs show that they do not contain a requirement for an assessment of potential archaeological impacts there is a requirement for a heritage consultant to complete a heritage impact statement. Based on the archaeological potential surrounding the site it is recommended that the following additional SEARs should be included:

1. Prepare a detailed historical archaeological assessment of the likely impacts of the proposed development. This assessment is to be prepared by a suitably qualified archaeologist. It should outline any impacts on archaeological potential and the proposed

management and mitigation measures to protect and preserve the significance of the items.

2. The historical archaeological assessment is to outline how impacts (if any) will be avoided on the State heritage significance of the Sydney Water Pressure Tunnels and Shafts.
3. The heritage impact statement is to be prepared by a suitably qualified heritage consultant and should address any impacts on the Chullora Railway Workshops and any other built heritage within the vicinity of the proposed development.

If you have any further enquiries regarding this matter, please contact Gina Scheer, acting Archaeologist at the Heritage Division, Office of Environment and Heritage on (02) 9873 8500 or via email at Gina.Scheer@environment.nsw.gov.au.

Yours sincerely



Katrina Stankowski
A/Manager, Conservation
Heritage Division
Office of Environment & Heritage

As Delegate of the Heritage Council of NSW

03 September 2015



Department of Planning
Received
2 SEP 2015
Scanning Room

27 August 2015

Attention: Patrick Copas
Kate MacDonald
Team Leader - Industry Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Request for SEARs for Warehouse and Distribution Centre (SSD 7235)
2 Hume Highway, Chullora

Dear Ms MacDonald,

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

Sydney Water requirements for Environmental Assessment

Sydney Water requests Secretary Environment Assessment Requirements include the following:

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

If you require any further information, please contact Beau Reid of the Urban Growth Branch on 02 8846 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,

Greg Joblin
A/Manager, Growth Strategy

DOC15/354100

Mr Patrick Copas
Department of Planning and Environment (Industry Assessment)
GPO Box 39
SYDNEY NSW 2001

Dear Mr Copas

**SEARs for Warehouse and Distribution Centre SSD 7235 - 2 Hume Highway, Chullora,
Bankstown & Strathfield Local Government Area**

I refer to you email dated 27 August 2015 requesting input to the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Warehouse and Distribution Centre (SSD8235) located at 2 Hume Highway, Chullora, based on information prepared by McKenzie Group Consulting Planning NSW Pty Ltd on behalf of Commercial & Industrial Property Pty Ltd ("the proponent").

The Environment Protection Authority ("EPA") has reviewed the documentation and has identified that, 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"). Accordingly, the EPA is unlikely to be the appropriate regulatory authority for the warehouse and distribution centre and an environment protection licence for scheduled development works and scheduled activities will not be required.

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. Such proposals are likely to require a further level of environmental assessment to ensure their specific impacts are adequately characterised.

The EPA has no further comments regarding the proposal at this time, although it notes from its review of the documentation that the Environmental Impact Assessment ("EIA") should include detailed consideration to the following issues:

- Noise impacts during the proposed construction and operation phases, with specific consideration of the impacts on noise-sensitive receivers;
- Dust management during the construction phase;
- Stormwater management and spill management during the construction/operation phases;
- Contaminated soil and groundwater issues as a result of historical landuse of the site; and
- Waste Management during the construction.

Further information on recommended issues to cover in the EIA is set out in Attachment A.

If you have any questions regarding this matter please contact Susan Fox on 9995 5789.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Gathercole', with a long horizontal flourish extending to the right.

DAVID GATHERCOLE
A/Manager Sydney Industry
Environment Protection Authority

11 September 2015

Attachment A: Environmental considerations

Attachment A: Environmental considerations

Noise impacts

This project has the potential to impact a number of sensitive receivers. The EIA should include a Noise Impact Assessment which considers construction and operational noise across the project, and should include the following:

- Operational noise from stationary aspects of the project should be assessed using the *NSW Industrial Noise Policy (EPA, 2000)* http://www.epa.nsw.gov.au/resources/noise/ind_noise.pdf
- Construction noise associated with the project should be assessed using *Interim Construction Noise Guideline (EPA, 2009)*. <http://www.epa.nsw.gov.au/resources/noise/09265cng.pdf>
- Vibration from any construction activities to be undertaken on the premises should be assessed using the guidelines contained in *the Assessing Vibration: A Technical Guideline (EPA, 2006)* <http://www.epa.nsw.gov.au/resources/noise/vibrationguide0643.pdf>.

Contamination assessment

The EIA should demonstrate compliance with the requirements of SEPP 55. If remediation works are required, the EIA should include a Remedial Action Plan (RAP). The RAP should be accompanied by a Site B audit statement prepared by an EPA accredited site auditor and the RAP should be prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*. The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the guidelines "Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land" (1998).

Water, Drainage, Stormwater and Groundwater

The EIA should include a stormwater and drainage assessment to assess the impacts of the proposal on surface and groundwater, hydrology and quality. It should identify appropriate water quality management measures focussing on the management of the potential impacts from the proposal on the Cooks River Catchment.

Waste Management

The EIA should provide details of liquid waste and non-liquid waste management, including:

- The transportation, assessment and handling of waste generated at the site;
- Any stockpiling of waste materials at the site;
- Any processing related to the project including on-site treatment
- The method for disposing of all waste materials; and
- Proposed controls for managing the environmental impacts of these activities.

Chemicals

The EIA should provide details of:

- the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage; and
- procedures for the assessment, handling, storage, transport and disposal of hazardous and dangerous goods.

Incident Management

The EIA should include a comprehensive assessment of the potential for incidents to occur at any stage of the project, the measures to be used to minimise the risk of incidents and the procedures to employ in the event of an incident.

Construction Environmental Management Plan

The EIA should include – or include a commitment to develop – a Construction Environmental Management Plan for the construction phase of the proposal, which includes:

- procedures for community consultation, notification and complaints handling
- details of impacts of construction on adjoining areas and proposed measures to mitigate construction impacts and
- management measures for noise and vibration, air quality and water quality.

10 September 2015

Our Reference: SYD15/00894/02 (A10141477)
DP&E Ref: SSD 7235

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

Attention: Patrick Copas

**REQUEST FOR SEARs - PROPOSED WAREHOUSE AND DISTRIBUTION CENTRE
2 HUME HIGHWAY, CHULLORA**

Dear Sir/Madam,

Reference is made to the Department of Planning and Environment (DP&E) email dated 27 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).

Key intersections to be examined/modelled include:

- Hume Highway/Worth Street
 - Hume Highway/Muir Road
 - Hume Highway/Waterloo Road
 - Worth Street /Muir 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 an assessment of the likely toxicity levels of loads transported on arterial and local roads to / from the site and, consequently, the preparation of an incident management strategy for crashes involving toxic and flammable loads transported on arterial and local roads to / from the site (if applicable).

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.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'R. Nicholson', followed by a horizontal line extending to the right.

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