

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 15_7348
Development	<p>The staged development of a warehouse and distribution estate, including:</p> <ul style="list-style-type: none"> • a Concept Proposal for the warehouse and distribution estate comprised of 22 building envelopes, including a development master plan, development controls, landscape concept plan and biodiversity offsets; and • Stage 1 Development Application, including: <ul style="list-style-type: none"> – staged bulk earthworks across the whole site; – staged trunk infrastructure for the site; – staged subdivision; – landscaping and public domain works; and – development comprising the construction and operation of three warehouse and distribution facilities in Precinct 1.
Location	Lot 11 in DP 1178389, Erskine Park, NSW
Applicant	Urban Advisory Services Pty Ltd
Date of Issue	November 2015
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements of clauses 6 and 7 to Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include a:</p> <ul style="list-style-type: none"> • detailed description of the development, including: <ul style="list-style-type: none"> – need and justification for the development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – layout and design, including plans of any proposed building works; – identification of the preferred alignment of the Southern Link Road Network (as identified in the plan exhibited as part of the WSEA SEPP amendment late 2014), and the bridge connection required for the development, in all relevant plans; and – written and graphical description of proposed infrastructure and service provision (including any required off-site upgrades); • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with those instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, including: <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; – 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 summary of all of the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the proposal as defined

	<p>at clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV;</p> <ul style="list-style-type: none"> • an estimate of jobs that will be created by the development during its construction and operational phases; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters that relate to the master plan and Stage 1 works:</p> <ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> – <i>State Environmental Planning Policy (State and 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>; and – <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP)</i>; – address the relevant provisions, goals and strategic objectives in the following: <ul style="list-style-type: none"> – <i>State Plan – NSW 2021</i>; – <i>A Plan for Growing Sydney</i>; – <i>Draft West Central & South West Subregional Strategy</i>; and – relevant Development Control Plans (DCPs) and justification for any inconsistencies; and – justification for the proposed site layout, considering the environmental constraints and suitability of the site. • Planning Agreement/Developer Contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development. • Transport – including: <ul style="list-style-type: none"> – details of all traffic and transport types and volumes likely to be generated during construction and operation, including a description of haul routes; – an assessment of predicted impacts of traffic generation on the safety and capacity of the surrounding road network and access points, using current traffic counts and modelling of key intersections, including Milner Drive and Old Wallgrove Road; – details of proposed site access, including detailed consideration of access options, justification for the proposed locations of main access points, and compliance with Australian Standards; – plans of any road upgrades or new roads required for the development; – a discussion of any interactions between the proposed local internal roads and the preferred alignment for the Southern Link Road Network (as identified in the plan exhibited as part of the WSEA SEPP amendment 2014) with regard to clause 26 of the WSEA SEPP; and – detailed plans of the proposed internal road network layout and on-site parking in accordance with the relevant Australian standards. • Urban Design and Visual – including: <ul style="list-style-type: none"> – development layout, including staging, site coverage, lot sizes, setbacks, proposed open space and landscaped areas; – suitable landscaping incorporating endemic species; – details of controls for building heights and design, setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements; – outline and justify any inconsistencies with existing precinct plans or other DCPs applicable to the locality; and – provide a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including height, colour, scale, building materials and finishes, signage and lighting, having regard to surrounding residential receivers and clause 23 of the WSEA SEPP particularly in terms of potential impacts on:

- nearby public and private receivers; and
 - significant vantage points in the broader public domain including Greenway Place in Horsley Park.
- **Soil and Water** - including:
 - a detailed description of all potential impacts on the watercourses/riparian land (including watercourse realignments), existing riparian vegetation and the rehabilitation of riparian land, including a draft vegetation management plan;
 - a detailed and consolidated site water balance;
 - assessment of potential impacts on surface and groundwater sources (quality and quantity), soil (including contamination, salinity and acid sulphate soil), related infrastructure, watercourses, riparian land and measures proposed to reduce and mitigate those impacts;
 - describe surface and stormwater management measures designed in accordance with Water Sensitive Urban Design principles, including on-site detention, measures to treat or reuse water, and proposed and uses of potable and non-potable waters;
 - full technical details and data of all surface and groundwater modelling;
 - proposed surface and groundwater monitoring activities and methodologies;
 - assessment of any potential cumulative impacts on water resources, and any proposed options to manage those impacts;
 - description of proposed erosion and sediment controls during construction and operation; and
 - proposed cut and fill works associated with the development, and measures to minimise the extent of cut and fill.
- **Flooding** – including:
 - a detailed hydrological and hydraulic assessment, which includes the following:
 - a comprehensive assessment of the impact of flooding on the development for the full range of flood events up to the probable maximum flood. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity;
 - assessment of the impact of the development on flood behaviour (i.e., levels, velocities and duration of flooding) and on adjacent, downstream and upstream areas;
 - detail proposed floor levels for all proposed habitable structures on the site having considered the full range of flood events up to the probable maximum flood; and
 - detail an emergency response plan for the site, which includes consideration of a flood-free access to or from the development site in extreme flood events.
- **Infrastructure Requirements** – including:
 - a detailed written and/or geographical description of infrastructure required on the site;
 - identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained;
 - an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction; and
 - an assessment of the impacts of the development (construction and operation) on existing infrastructure surrounding the site.
- **Noise** – including:
 - description of all potential noise sources, including construction, operational, and on and off-site traffic noise;
 - a noise impact assessment, including cumulative noise in accordance with relevant Environment Protection Authority guidelines; and
 - details of noise mitigation, management and monitoring measures.
- **Air Quality and Odour** – including:
 - an assessment of the potential air quality impacts (particularly dust) of the development on surrounding receivers, including from construction, operation and transport;

	<ul style="list-style-type: none"> – an assessment of potential odour impacts; and – details of proposed mitigation, management and monitoring measures. <ul style="list-style-type: none"> • Biodiversity – including: <ul style="list-style-type: none"> – assessment and documentation of biodiversity impacts, including on groundwater dependent ecosystems, related to the development in accordance with the <i>NSW Biodiversity Offsets Policy for Major Projects</i> (2014) and the <i>Framework for Biodiversity Assessment</i>, in accordance with section 142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>. • Aboriginal Cultural Heritage – including: <ul style="list-style-type: none"> – Aboriginal cultural heritage in accordance with the relevant OEH guidelines. Any impacts on Aboriginal cultural heritage as a result of the development must be adequately mitigated; – where it is likely that the development will impact upon Aboriginal cultural heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts, and management/mitigation measures; and – describe any actions that will be taken in order to avoid or mitigate impacts the development may have on Aboriginal cultural heritage. • Bushfire – including consideration of bush fire measures as outlined in <i>Planning for Bushfire Protection 2006</i>, particularly asset protection zones, access and water/utilities. • Greenhouse Gas and Energy Efficiency - including an assessment of the energy use on-site, and demonstrate the measures to be implemented to ensure the proposal is energy efficient. • Waste Management – during construction and operation.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 to the <i>Environmental Planning and Assessment Regulation 2000</i> . Provide all such documentation as part of the EIS rather than separate documents.
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"> • Penrith City Council; • Fairfield City Council; • Blacktown City Council; • Roads and Maritime Services; • Department of Primary Industries; • Environment Protection Authority; • Office of Environment and Heritage; • Rural Fire Service; • Water NSW; • Sydney Water; • TransGrid; • Endeavour Energy; • AGL; and • surrounding landowners/occupiers who may be affected by the proposal. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. Whilst not exhaustive, the Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 1

Technical and Policy Guidelines

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

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

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

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

<http://www.publications.gov.au/customer-fleet>

Policies, Guidelines & Plans

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 to the *Environmental Planning and Assessment Regulation 2000*. Provide these as part of the EIS rather than separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sqm) and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site;
 - location and height of adjacent buildings and private open space; and
 - all levels to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale indicating:
 - watercourses including nearby rivers and creeks, and dams;
 - significant local features such as heritage items;
 - location and uses of nearby buildings, shopping and employment areas, hospitals and schools; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. An indication of the location of the site with respect to the relevant Land Zoning Map within the *Penrith Local Environment Plan 2010*.
4. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of proposed buildings.

Documents to be submitted

Documents to submit include:

- 1 hard copy and 1 electronic copy of all of the documents and plans for review prior to exhibition; and
- Other copies as determined by the Department once the development application is lodged.

Aspect	Policy /Methodology
Transport and Access	State Environmental Planning Policy (Infrastructure) 2007 Guide to Traffic Generating Development (RTA) Road Design Guide (RTA)
Soil and Water	
<i>Surface Water</i>	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) Bunding and Spill Management (EPA) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC) Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC) The NSW State Rivers and Estuaries Policy (NSW Water Resources Council) Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC) NSW State Groundwater Policy Framework Document (DLWC) NSW State Groundwater Quality Protection Policy (DLWC) The NSW State Groundwater Dependent Ecosystem Policy (DLWC) Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC) Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Erosion and Sediment</i>	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW) Soil and Landscape Issues in Environmental Impact Assessment (DLWC) Wind Erosion – 2nd Edition
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA) Managing Urban Stormwater: Council Handbook. Draft (EPA) Managing Urban Stormwater: Treatment Techniques (EPA) Managing Urban Stormwater: Source Control. Draft (EPA) Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC) National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC) National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
Noise	
	NSW Industrial Noise Policy (DECC)

	NSW Road Noise Policy (OEH, 2011)
	Interim Construction Noise Guideline (DECC)
Vibration	
	Environmental Noise Management – Assessing Vibration: a technical guide (DEC)
	DIN 4150 Part 3 – Structural Vibration: effects of vibration on structures (ISO, 1999)
	Assessing Vibration – A Technical Guide 2006 (DEC)
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)
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)
Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992): Criteria for Land Use Planning, (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 (HIPAP No 6): Guidelines for Hazardous Analysis, (DUAP)
	Multi-Level Risk Assessment (DUAP)
Contamination	
	State Environmental Planning Policy No 55 - Remediation of Land
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
Heritage	
<i>General</i>	The Office of Environment and Heritage Publications list at: http://www.environment.nsw.gov.au/publications/
	Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
<i>Aboriginal</i>	Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Greenhouse Gas	

	National Greenhouse Accounts (NGA) Factors
	Guidelines for Energy Savings Action Plans (DEUS)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 - Overview (DECC)
	Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)
Social and Economic	
	Draft Economic Evaluation in Environmental Impact Assessment (DOP)