



Industry Assessments

Contact: Thomas Piovesan

Phone: (02) 9228 6356

Fax: (02) 9228 6555

Email: thomas.piovesan@planning.nsw.gov.au

Ms Erin Saunders
Urban Advisory Services Pty Ltd
Level 17, 60 Castlereagh Street
SYDNEY NSW 2065

Our Ref: SSD 7663
File:16/07055

Dear Ms Saunders

**State Significant Development - Secretary's Environmental Assessment Requirements
Proposed Toyota Parts Distribution Facility, Lot 3B - Oakdale South Industrial Estate (SSD 7663)**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Toyota Parts Distribution Facility at Lot 3B within the Oakdale South Industrial Estate in the Penrith LGA.

The SEARs have been prepared in consultation with the relevant government agencies as well as Penrith City Council (see **Attachment 2**), and are based on the information you have provided to date. Unfortunately, the Department of Primary Industries, Endeavour Energy and Penrith City Council were unable to respond in time. The Department will provide you with a copy of these submissions as soon as they are received.

Please note that the Department may alter the SEARs at any time. You must consult further with the Department if you do not lodge a Development Application and EIS for the development within two years of the date of issue of these SEARs.

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

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

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

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

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

Yours sincerely

Chris Ritchie

Director

Industry Assessments

As the delegate of the Secretary

29/6/16.

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7663
Development	Construction, fit-out and operation of a warehouse and distribution facility with a gross floor area of 37,750 m ² and 164 car parking spaces. The facility will be used for the storage and distribution of spare parts for motor vehicles.
Location	Lot 3B, Precinct 3, Oakdale South Industrial Estate, Kemps Creek, Penrith LGA (Part Lot 12 DP 1178389)
Applicant	Goodman Limited
Date of Issue	June 2016
General Requirements	The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include: - a detailed description of the development, including: - the need for the proposed development; - justification for the proposed development; - likely staging of the development; - likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and - plans of any proposed building works. - consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; - 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: - 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; - a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS; and - an assessment that demonstrates the development is consistent with any Conceptual Proposal that applies to the site. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: - a detailed calculation of the capital investment value (CIV) of the development as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>, including details of all components of the CIV; - an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and - certification the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters:

	• Strategic and Statutory Context – including: – detailed justification for the proposal and the suitability of the site; and – demonstration the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs) and the Oakdale South Concept Proposal (SSD 6917), and justification for any inconsistencies. • Traffic and Transport – including: - a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections; - details demonstrating the proposal is consistent with the traffic impact assessment, traffic volumes and car parking provisions of SSD 6917; - details of access to the site from the road network including intersection location, design and sight distance; - an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development; - plans of any road upgrades or new roads required for the development, if necessary; - detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards; and - details of any likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if necessary. • Urban Design and Visual – including: - layout of the development including staging, site coverage, setbacks, proposed open space and landscaped areas; - suitable landscaping incorporating endemic species; - the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable; - a detailed assessment (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, bulk, building materials and architectural treatments and finishes, signage, lighting and any retaining walls particularly from nearby public receivers and significant vantage points within the broader public domain; - proposed cut and fill works associated with the development; and - measures to minimise the extent of cut and fill. • Noise and Vibration– including: - a description of all potential noise and vibration sources during the construction and operational phases of the development, including on and off-site traffic noise; - a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines; and - details of noise mitigation, management and monitoring measures. • Soils and Water – including: - a description of the water demands, and a breakdown of water supply for the site; - a description of the proposed erosion and sediment controls during construction and operation; - a description of the surface and stormwater management system, including on-site detention, and measures to treat or re-use water; - an assessment of potential surface and groundwater impacts associated with the development; - an assessment of the impact of flooding on the proposed development for the full range of flood events up to the probable maximum flood; - an assessment of the impact of the proposed development on flood behaviour; and
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	- details of impact mitigation, management and monitoring measures. • Air Quality – including: - an assessment of the air quality impacts at private properties during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines; and - details of any mitigation, management and monitoring measures required to prevent and/or minimise emissions. • Waste – including: - details of the quantities and classification of all waste streams to be generated on site; - details of waste storage, handling and disposal; and - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>. • Infrastructure Requirements – including: - a detailed written and/or geographical description of the existing infrastructure required on-site; - identification of any infrastructure upgrades required to facilitate the development, and describe any arrangements to ensure the upgrades will be implemented in a timely manner and maintained; and - a detailed description of cooling/heating systems to be installed on-site. • Heritage – including management and mitigation measures of indigenous and historic archaeological assessments submitted under SSD 6917. • Greenhouse Gas and Energy Efficiency – including an assessment of the energy use on-site, and demonstrate the measures proposed to ensure the development is energy efficient. • Ecologically Sustainable Development – including an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development. • Contributions – including consideration of the Voluntary Planning Agreement.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. You should provide these as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Penrith City Council; • NSW Heritage Council; • Department of Primary Industries; • Department of Industry – Resources and Energy; • Transport for NSW; • Sydney Water; • WaterNSW; • TransGrid; and • surrounding local residents and stakeholders. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 1

Technical and Policy Guidelines

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

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

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

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

<http://www.publications.gov.au>

Policies, Guidelines & Plans	
Plans and Documents	
	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sqm) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. Locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be Submitted	
	Documents to submit include: • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and • Other copies as determined by the Department once the development application is lodged.

Aspect	Policy / Methodology
Transport and Access	
	<i>Roads Act 1993</i>
	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
	Guide to Traffic Generating Development (Roads and Maritime Services)
	Road Design Guide (Roads and Maritime Services)
	Austroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development
	Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas

	NSW Freight and Ports Strategy
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).
Soils and Water	
	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)
<i>Surface Water</i>	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)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
<i>Groundwater</i>	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
	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
<i>Stormwater</i>	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)
	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)
<i>Wastewater</i>	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
Air Quality	
	<i>Protection of the Environment Operations (Clean Air) Regulation 2002</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).
Waste	

	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)
	Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)
	EPA's Waste Classification Guidelines.
	<i>Protection of the Environment Operations (Waste) Regulations 2005.</i>
	Resource Recovery Exemption.
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)
	Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)
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).
	National Greenhouse Accounts (NGA) Factors (Department of Environment)