



Industry Assessments

Contact: Thomas Piovesan

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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	<p>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:</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; • 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. <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 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:

	<ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – 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: <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 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: <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; – 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: <ul style="list-style-type: none"> – 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: <ul style="list-style-type: none"> – 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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	<ul style="list-style-type: none"> - details of impact mitigation, management and monitoring measures. • Air Quality – including: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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	<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; • 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. <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 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	<p>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.</p> <p>In addition, the EIS must include the following:</p> <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 (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: <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.
Documents to be Submitted	<p>Documents to submit include:</p> <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 • Other copies as determined by the Department once the development application is lodged.
Aspect	Policy / Methodology
Transport and Access	<p><i>Roads Act 1993</i></p> <hr/> <p><i>State Environmental Planning Policy (Infrastructure) 2007</i></p> <hr/> <p>Guide to Traffic Generating Development (Roads and Maritime Services)</p> <hr/> <p>Road Design Guide (Roads and Maritime Services)</p> <hr/> <p>Austrroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development</p> <hr/> <p>Austrroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas</p> <hr/>

	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)
<i>Surface Water</i>	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)
	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)
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & 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	

	<p>Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)</p> <p>Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)</p> <p>EPA's Waste Classification Guidelines.</p> <p><i>Protection of the Environment Operations (Waste) Regulations 2005.</i></p> <p>Resource Recovery Exemption.</p>
Aboriginal Heritage	<p>Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)</p> <p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning, 2005)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p> <p>Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)</p>
Greenhouse Gas	<p>National Greenhouse Accounts (NGA) Factors (Department of Environment)</p> <p>The Greenhouse Gas Protocol: Corporate Standard, World Council for Sustainable Business Development and World Resources Institute.</p> <p>National Greenhouse and Energy Reporting System, Technical Guidelines.</p> <p>Australian Greenhouse Emissions Information System (AGEIS).</p> <p>National Greenhouse Accounts (NGA) Factors (Department of Environment)</p>

ATTACHMENT 2

Government Authority and Council Responses to Request for Key Issues

D2016/60279

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

Attn: Lawrence Huang

Dear Ms MacDonald,

SSD 7663 – Proposed Toyota Parts Distribution Facility – Oakdale South Estate - Erskine Park, Penrith LGA

Thank you for your email dated 17 May 2016 requesting WaterNSW's input for the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

WaterNSW owns and manages the critical water supply infrastructure – the Warragamba to Prospect Pipelines that form the northern boundary of the greater Oakdale Estate.

WaterNSW notes that the location of the proposed distribution facility is in the Oakdale South Estate (OSE), and therefore not directly adjacent to the Warragamba Pipelines corridor. Further, it is noted that Development Site 3B is located towards the southern portion of the OSE.

The Urban Advisory Services 'Request for Requirements' document identifies Site 3B is potentially affected by flooding. WaterNSW therefore requests that the EIS considers any potential for works on the subject site to impact downstream lands such as the Pipeline corridor through the alteration of flood behaviour. WaterNSW requires upstream development to not result in an increase in current stormwater levels that currently enter the Warragamba Pipeline corridor.

WaterNSW requests that the Department continues to consult with us regarding any future developments and SEARs requests for the Oakdale Estate.

If you have any queries regarding the above please contact Alison Kniha, Environmental Policy and Planning Manager on 4724 2451 or at alison.kniha@watnsw.com.au.

Yours sincerely,



FIONA SMITH
Executive Manager, Water Quality, Catchment Protection and People and Culture

26.5.16



Transport
for NSW



PCU065725

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



Attention: Lawrence Huang

Dear Ms MacDonald

**Request for SEARs for the Proposed Toyota Parts Distribution Facility (SSD 7663)
Oakdale South Estate, Erskine Park, Penrith LGA**

Thank you for your letter dated 17 May 2016 requesting Transport for NSW (TfNSW) provides its input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely

1/6/16

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

CD16/07063

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 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	Site 3B, Precinct 3, Oakdale South, Penrith LGA (Part Lot 12 DP 1178389)
Applicant	Urban Advisory Services Pty Ltd on behalf of Goodman Limited
Date of Issue	June 2016
General Requirements	<p>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:</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. • 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) 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	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – 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

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), adopted management plans including the *Parklands Plan of Management 2020* and the *Parklands Plan of Management 2020 Supplement* and justification for any inconsistencies.

The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- A Plan for Growing Sydney;
 - NSW Long Term Transport Master Plan;
 - NSW State Priorities;
 - NSW Freight and Ports Strategy;
 - Sustainable Sydney 2030; and
 - NSW Bicycle Guidelines.
- **Traffic and Transport** – a Traffic Impact Assessment that shall include ~~ing~~; not to be limited to, the following:
 - details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
 - an assessment of the operation of existing and future transport networks including bus networks and their ability to accommodate the forecast number of trips to and from the development;
 - ~~a Traffic Impact Assessment~~ detailing of all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) and the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation ~~construction~~ of the development, including a description of heavy vehicle access routes and the impacts of heavy vehicles on nearby intersections;
 - details of access to the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
 - an assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a result of the development. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services;
 - 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 to service the development, if necessary;
 - an assessment of the cumulative impacts of traffic volumes from the proposal together with existing and approved developments in the area and potential conflict with traffic movements generated by existing uses;
 - demonstrate the measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
 - details of sustainable travel initiatives for workers and visitors, particularly for the provision of end-of-trip facilities, pedestrian and cyclist facilities in secure, convenient, accessible areas close to main entrances, incorporating lighting and passive surveillance;
 - appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;

- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of service vehicle movements and site access arrangements (including vehicle type and likely arrival and departure times of service vehicles);
- an assessment of proposed loading dock and servicing provisions and access arrangements to loading docks;
- details of access and parking arrangements for emergency vehicles;
- 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 the likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if relevant.
- **In relation to construction traffic:**
 - o assessment of cumulative impacts associated with other construction activities;
 - o an assessment of road safety at key intersections;
 - o details of anticipated peak hour and daily truck movements to and from the site;
 - o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - o details of temporary cycling and pedestrian access during construction;
 - o details of proposed construction vehicle access arrangements at all stages of construction; and
 - o an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, 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.
- **Layout and Urban Design** – including:
 - layout of the development including staging, site coverage, lot sizes, positioning of lots, 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;
 - photomontages and perspectives of the proposed building envelopes from nearby public receivers and significant vantage points within the broader public domain;
 - a signage strategy for the site;
 - provision of a report that assesses compliance with the requirements of *AS4282-1997 – Control of the obtrusive effects of outdoor lighting*; and
 - proposed cut and fill works associated with the development.
- **Soils and Water** – including:
 - a description of the water demands and a breakdown of water supplies;
 - a description of the measures to minimise water use;
 - a detailed water balance;
 - a description of all wastewater generated on-site;
 - a description of the proposed erosion and sediment controls during construction;
 - 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 flooding impacts associated with the proposal including details of any flood liability of the site and changes to flood

	<ul style="list-style-type: none"> - an assessment of the impact of the proposed development on flood behaviour; and - details of impact mitigation, management and monitoring measures. • Air Quality – including: <ul style="list-style-type: none"> - 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. • Heritage – including consideration of the management and mitigation measures of the indigenous and non-indigenous archaeological assessments submitted under SSD 6917. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - 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. • 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. • Waste – including: <ul style="list-style-type: none"> - 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>. • Contributions – including consideration of the Voluntary Planning Agreement. • Mineral Resources – including an assessment of the potential impacts of the proposed development on any significant mineral resources.
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	<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; • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Department of Industry – Resources and Energy; • Transport for NSW; • Roads and Maritime Services; • Sydney Water; and • local residents and stakeholders. <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 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	<p>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.</p> <p>In addition, the EIS must include the following:</p> <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 (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: <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.
Documents to be Submitted	<p>Documents to submit include:</p> <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 • Other copies as determined by the Department once the development application is lodged.
Aspect	Policy / Methodology
Transport and Access	<p>State Environmental Planning Policy (Infrastructure)</p> <p>Guide to Traffic Generating Development (Roads and Maritime Services)</p> <p>Road Design Guide (Roads and Maritime Services)</p> <p>Austrroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development</p> <p>Austrroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas</p> <p>NSW Freight and Ports Strategy</p>

Noise and Vibration	<p>Assessing Vibration: A Technical Guide (DEC, 2006).</p> <p>Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990).</p> <p>NSW Industrial Noise Policy (EPA, 2000).</p> <p>Environmental Criteria for Road Traffic Noise (EPA, 1999).</p> <p>Environmental Noise Control Manual (DECC).</p> <p>Interim Construction Noise Guideline (DECC, 2009).</p> <p>National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)</p> <p>National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)</p> <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)</p> <p>Bunding and Spill Management (EPA)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)</p> <p>The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)</p> <p>Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011</p>
Soils and Water	<p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)</p> <p>NSW State Groundwater Policy Framework Document (DLWC)</p> <p>NSW State Groundwater Quality Protection Policy (DLWC)</p> <p>The NSW State Groundwater Dependent Ecosystem Policy (DLWC)</p> <p>Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011</p> <p><i>Groundwater</i></p> <p>Acid Sulfate Soils</p> <p>Acid Sulfate Soil Manual (ASSMAC)</p> <p>Managing Urban Stormwater: Soils & Construction (Landcom)</p> <p><i>Erosion and Sediment</i></p> <p>Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)</p> <p>Soil and Landscape Issues in Environmental Impact Assessment (DLWC)</p> <p>Wind Erosion – 2nd Edition</p> <p><i>Stormwater</i></p> <p>Managing Urban Stormwater: Strategic Framework. Draft (EPA)</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> <p>Managing Urban Stormwater: Harvesting and Reuse (DEC)</p> <p><i>Wastewater</i></p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)</p> <p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)</p> <p>National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)</p> <p>National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)</p>
Air Quality	<p>Protection of the Environment Operations (Clean Air) Regulation 2002</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</p>
Waste	

Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)

Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)

ATTACHMENT 2

Government Authority and Council Responses to Request for Key Issues



ABN 70 250 995 390

Sydney West
200 Old Wallgrove Road
PO Box 87 Horsley Park
NSW 2175 Australia
T (02) 9620 0777
F (02) 9620 0384

Property and Services | Field Services
Telephone: (02) 9620 0104
Your Reference: SSD 7663

01 June, 2016

The General Manager
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Lawrence Huang (Student Planner)

Dear Mr Huang,

Re: SSD 7663, Toyota Parts Distribution Facility
Precinct 3, Site 3B (Stage 2)
Lot 12 in DP 1178389

We refer to the Department of Planning & Environment (**DPE**) Notice of Exhibition in respect of the abovementioned State Significant Development (**SSD 7663**), to which TransGrid responds as follows.

TransGrid owns and operates the high voltage transmission line network in NSW. The abovementioned development is subject to the following TransGrid easement and high voltage transmission infrastructure:

- *Sydney South – Sydney West No 1 330KV (Feeder 30, Structures 10 – 13)* is situated within a 60.96 metre wide easement.

Please find enclosed a TransGrid plan that identifies the approximate position of our easement and infrastructure.

TransGrid has reviewed this development application and determined that the proposed development is conditionally acceptable subject to the following provisions:

1. TransGrid understands this development is entirely within (Precinct 3, Site 3B) which is outside of our easement corridor.
2. No mounds of earth or other materials may be formed or left on the easement above existing ground levels, even on a temporary basis, as doing so creates a hazard that reduces the vertical clearances to the transmission lines.
3. During construction, traffic control measures must be implemented to prevent vehicles colliding with TransGrid's transmission towers. No works are permitted within a 30-metre exclusion zone around the TransGrid's towers. Prior notification must be given to

TransGrid for any development work proposed to occur within the 30 metre horizontal clearance, so a safety assessment can be undertaken.

TransGrid's transmission towers possess subterranean earthing straps that protrude diagonally out by 15 metres from each leg of a structure and are situated approximately 500mm below the ground surface. These earthing straps must not be disturbed and pose a dangerous hazard if disturbed under transmission line fault conditions. In the event of any damage to these earthing straps, please pause all works immediately and contact TransGrid.

4. Height restrictors must be applied to cranes, back-hoes, elevated work platforms plus any other plant and equipment proposed to operate on the easement that is capable of exceeding the 4.2m height restriction.

5. TransGrid does not permit truck parking within the easement at any time; only regular sized vehicles are permitted and must be at least 30 metres from any transmission tower.

6. All vegetation and landscaping proposed within TransGrid's easement should be kept to a minimum and must not exceed a mature height of 4 metres (preferably species of no greater height than 3 metres). No plantings are permitted within 30 metres of the transmission towers.

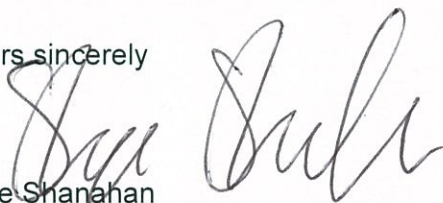
7. All works are to be carried out in accordance with the *NSW WorkCover 'Work Near Overhead Power Lines' Code of Practice 2006*. Please also refer to the accompanying *TransGrid Easement Guidelines for Third Party Development (Guidelines)* and contact TransGrid in the event of any uncertainty.

8. TransGrid requests notification before construction work commences, as a TransGrid Easement Officer may attend site to provide a briefing regarding the key high voltage transmission line safety issues before construction work commences.

9. TransGrid requests formal notification for any development or activity that seeks to encroach into our registered easement.

Subject to the abovementioned provisions, this letter serves as TransGrid's conditional consent to SSD 7663 only. Thank you for consulting with TransGrid in respect of this matter and should you have any queries, please feel free to contact the undersigned on (02) 9620 0104.

Yours sincerely



Skye Shanahan
Property Enquiries Coordinator | Property and Services

Encl.

Background

TransGrid acquires Transmission Line (TL) and cable easements to provide adequate clearance along the route of a TL for construction and maintenance work and to preserve certain property rights in perpetuity. These easements also ensure no work or other activity is undertaken under or near a TL or cable that could create an unsafe situation either for persons or for the security of the TL or cable.

The TL or cable easement area and its ongoing maintenance are control measures that cannot be compromised. Easements are established to prevent and mitigate against the following electrical safety risks:

- > Infringement of electrical safety clearances e.g. due to an activity or vegetation growth;
- > Electrical Induction e.g. due to parallel conducting materials;
- > Step and touch potentials under fault conditions e.g. due to lightning or bushfire;
- > Failure of structures or line equipment e.g. due to third party vehicle or plant impact;
- > Transfer off easement of dangerous voltages, e.g. by services installed within the easement area; and
- > Blowout of a conductor under high wind (or blow in of vegetation) e.g. into an adjacent structure.

TransGrid's paramount concern is the safety of people and property. TransGrid is also bound to maintain its infrastructure efficiently and cost effectively. The TL and cable easements, along with the accesses, have been designed to facilitate effective operational maintenance.

Development Approval Process

The *Environmental Planning and Assessment Act 1979* may empower Local Councils to act as the consent authority for development applications. In these situations, a Development Application (DA) is prepared and submitted to the Local Council for development consent.

The *State Environmental Planning Policy (Infrastructure) 2007* (SEPP), which commenced on 1 January 2008, requires Local Councils to consult with Electricity Network Operators before granting development consent for proposals that might adversely affect:

- > existing electricity infrastructure; and
- > easements for electricity purposes, even if no infrastructure has yet been constructed in the easement.

The Local Council must take into consideration any comments made by the Electricity Network Operator who has 21 days to respond to any written notification of a DA received by Council. Council must take into consideration any comments provided by the Electricity Network Operator before it determines any DA. TransGrid's initial response may be a request for additional information to assess a development that seeks to encroach or is immediately adjacent to our easements and infrastructure. Such a request is likely to then be forwarded to the applicant.

The party submitting the development application is required to consult with TransGrid in accordance with the *State Environmental Planning Policy (Infrastructure) 2007 (SEPP)*; the *NSW Occupational Health and Safety Act 2000*; the WorkCover NSW 'Work Near Overhead Power Lines' Code of Practice 2006, and; the WorkCover NSW 'Work Near Underground Assets' Guide 2007.

TransGrid Approval

The statutory approval authority should obtain a written approval from TransGrid for all proposed activities within an easement area in accordance with regulation 45 of the *SEPP*.

It is recommended that the development proponent consult with TransGrid prior to lodging a DA, so the proposed development may be assessed relative to TransGrid's easements and infrastructure within the specific locality. Statutory notification pursuant to regulation 45 of the *SEPP* may not always provide an adequate response time for TransGrid to assess any development proposed within or immediately adjacent to our easements and infrastructure. Therefore, it is considered to be in the best interests of any development proponent to thoroughly consult and attempt to resolve all and any issues with TransGrid prior to submitting a DA. In consulting with TransGrid prior to submitting the DA, the following information must be provided.

1. Detailed specifications and plans drawn to scale and fully dimensioned, showing property boundaries and other relevant information. Survey plans must clearly identify TransGrid's easements; any high voltage transmission infrastructure located therein (including stanchions); and horizontal clearances;
2. Three dimensional CAD file of the development, preferably in 3D-DXF format; and
3. TransGrid will also require an *Impact Assessment* of the development on TransGrid's infrastructure and associated interests (including easements). Details of how any adverse impacts will be managed, mitigated or resolved must also be provided. The *Impact Assessment* form is contained in **Appendix A** of these guidelines.

Upon receipt of the abovementioned documentation, TransGrid will assess the proposed development in relation to its impact on TransGrid infrastructure, easements and means of access. For complicated proposals the consultation process will be comprehensive and the proponent should allow sufficient time for this process prior to lodgement of a DA (see *Timeframes* below).

General Development Proposal Guidelines

1. Prohibited Activities and Encroachments

A number of activities and encroachments are not permitted within the easement area. These are detailed in the "TransGrid Easement Guide" contained in **Appendix B** of these guidelines.

Any *Development Proposal* should be designed in such a way that:

- > It does not involve the listed activities, nor introduce the identified encroachments; and
- > Does not encourage other parties to undertake such activities or introduce such encroachments in the future.

2. Development

The Development Proposal should be planned taking into consideration the policy of "*prudent avoidance*" as identified by The Right Honourable Harry Gibbs Report (*Inquiry into Community Needs and High Voltage Transmission Line Development*).

This report placed recommendations on the design of new TL's having regard to their proximity to houses, schools, work sites and the like and is equally valid when considering new developments proposed in proximity to existing powerlines and associated easements.

The policy not only considers electrical safety risks it also takes into consideration Electric and Magnetic Field (EMF). The EMF strength rises from the easement edge to beneath the conductors and the most practical way to achieve *prudent avoidance* is to keep any development entirely outside the easement area.

If it is desired to place any part of a development within an easement the proponent shall, in conjunction with the *Development Proposal*, undertake an *Impact Assessment* (see **Appendix A**) to be provided to TransGrid that covers the changes in risk and mitigation measures proposed. General development requirements are listed in **Appendix C**.

Relocating Infrastructure and Interruption to Transmission

The development proponent will be liable for any costs involved in any agreed relocation of TransGrid infrastructure as part of any proposed development. Depending on how the development proposes to encroach on TransGrid's easement, an earthing study and earthing modifications may be required at the developer's expense. Further, the developer will also be liable for any costs and penalties incurred as a consequence of interruptions to TransGrid's transmission operations arising from the development, whether planned or inadvertent.

Post Construction Compliance Statement

The Development Proposal, as provided to TransGrid, must include as-built plans compliant with TransGrid's drawing management system of the final construction where approval of an encroachment is granted. The as-built drawings must be accurate, scaled and display distances/measurements, demonstrating compliance to the agreed plans and implementation of agreed control measures.

Timeframes

TransGrid will respond to a Local Council notification of a proposed development within 21 days as required in the SEPP, however that response may not be an approval (or disapproval). If the Development Proposal does not meet the requirements of these Guidelines, or in the event further detailed engineering analysis is required, TransGrid may require the Development Proposal to be revised and resubmitted or additional information will be sought.

Developers are advised to consider TransGrid's requirements early in the process as discussed and not as an afterthought that could result in project delays, including the future demolition of any prohibited construction works. To this extent, development proponents and their consultants are encouraged to contact and meet with TransGrid in the preliminary planning and design stages of the development in order to establish what restrictions and prohibitions apply and what, if any conditional encroachments can be accommodated.

Further Assistance

For any further development enquiry assistance please contact the Enquiries Services Coordinator:

Enquiries Services Coordinator	Telephone	(02) 9620 0104
	Mobile	0427 094 860
TransGrid Community Liaison Group	Phone	1800 222 537
	Email	community@transgrid.com.au
	Website	www.transgrid.com.au

Appendix A - Development Proposal Impact Assessment

Details of the Development

Street Address	
Land and Title References	
Encroachment and/or Proximity to Easement	
Development Proposal's Clearances to TransGrid's high voltage infrastructure	
Detailed plans of development attached	

Safety

Consideration	Yes/No (If Yes, please provide details and mitigation/resolution)
Are ground levels being changed within or in the vicinity of the easement? If so, by how much?	
Is any part of the development proposed within 30m of a transmission line structure or guy? If so, how close to the structure/guy?	
Will the development increase earth potential rise risk? (If unsure please consult with TransGrid Enquiries Services Coordinator.)	
Will the development contain metallic structures or services in the easement?	
Will the development result in voltages being transferred off the easement or bring remote earths onto the easement? (If unsure, please consult with TransGrid's Enquiries Services Coordinator.)	
Are public spaces or recreational areas proposed within or adjacent to the easement?	
Will the development encourage people to congregate and/or spend time within the easement or immediately adjacent thereto?	
Are structures with a height greater than 2.5m proposed on the easement?	
Will an Elevated Work Platform (EWP) be required to maintain any structures within the easement?	
Is infrastructure proposed that is a fire hazard, or that would encourage the storage or use of flammable material on the easement?	
Is infrastructure proposed that would require emergency workers (such as fire fighters) to come near, or their equipment to come onto or near high voltage conductors?	

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Will the easement or the nature of the land in the vicinity of the easement, be altered in any way that would encourage prohibited encroachments to occur within the easement?	
Will access around any TransGrid structure be altered preventing EWPs, crane or other plant access? (Required for TransGrid maintenance purposes.)	
Will the development introduce other risks to maintenance staff when working within the easement?	
Will access to the easement be altered that would introduce risks to TransGrid personnel including, although not limited to, asset inspectors or patrol staff?	

Operations

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Have any ground level developments been proposed (including roads, driveways, parking lots and turning bays etc) that would expose TransGrid transmission structures and lines to impact risk? (If unsure please consult with the TransGrid Enquiries Services Coordinator.)	
Will the development result in a change in water flows or drainage that could impact on the foundations or structural integrity of any TransGrid structure or guy-wire?	
Are excavations or surface activities proposed that would impact a TransGrid structure's foundations, stability or subterranean earthing systems? (If unsure please consult with the TransGrid Enquiries Services Coordinator.)	

Maintenance

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Have roads, driveways or landscaping been proposed that would prevent or hinder TransGrid maintenance, or increase maintenance costs, for the above or below ground components of the transmission line structure?	
Will access to the easement or within the easement, be obstructed, restricted or altered?	
Have access roads, bridges, crossings and the like been designed to cater for the weight and size of TransGrid maintenance plant (EWPs and Cranes)?	
Does the development encourage the placement of obstructions that would prevent access for routine or emergency works?	

Development Design & Construction

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Has the development been designed so that during the construction phase TransGrid is not restricted from undertaking normal maintenance and inspection activities?	
Has the development been designed so that during the construction phase prohibited activities or encroachments are not required in the easement area?	
Has the design health and safety risk assessment complied with the following WorkCover NSW instruments: <ul style="list-style-type: none">• 'Work Near Overhead Power Lines' Code of Practice 2006; and/or• 'Work Near Underground Assets' Guide 2007?	

TransGrid's Rights

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Are TransGrid's existing access rights preserved, pursuant to the terms of the easement?	
Will TransGrid be exposed to new or higher maintenance costs (e.g. landscaping or other development changes impacting easement access, use and maintenance)?	
Does a new deed of easement need to be negotiated by the development proponent?	

Preservation of Easement for Access

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Will TransGrid's <i>Easement for Access</i> be affected?	
Does a new <i>Easement for Access</i> need to be arranged by the development proponent, including to supersede an existing registered right of carriageway?	

Appendix B - Prohibited encroachments and activities

TransGrid will use its powers under the Electricity Supply Act, involve WorkCover or take other legal action as required to prevent or halt prohibited activities.

1. Transmission Lines

Activities and encroachments that are **prohibited** within a Transmission Line (TL) Easement include, but are not limited to (Note 2), the following:

- > The construction of houses, buildings, substantial structures, or parts thereof.
- > The installation of fixed plant or equipment.
- > The storage of flammable materials, corrosive or explosive material.
- > The placing of garbage, refuse or fallen timber.
- > The planting or cultivation of trees or shrubs capable of growing to a height exceeding 4 metres.
- > The placing of obstructions within 20 metres of any part of a transmission line structure or supporting guy-wire.
- > Camping or the permanent parking of caravans or other camping vehicles.
- > Public spaces or recreational areas which encourage people to spend time within or congregate within the easement.
- > The parking or storage of flammable liquid carriers or containers.
- > The installation of site construction offices, workshops or storage compounds.
- > Flying of kites or wire-controlled model aircraft within the easement area.
- > Flying of any manned aircraft or balloon within 60m of any structure, guy-wire or conductor.
- > Flying of remote controlled or autonomous aerial devices (such as UAVs) within 60m of any structure, guy-wire or conductor.
- > Placing any obstructions on access tracks or placed within the easement area that restricts access.
- > Any vegetation maintenance (such as felling tall trees) where the vegetation could come within the Ordinary Persons Zone – refer to the WorkCover NSW 'Work Near Overhead Power Lines' - Code of Practice 2006'.
- > Any substantial excavation within 15 metres of a pole or supporting guy-wire or guy foundation or within 20 metres of a tower
- > The climbing of any structure (any development that encourages or facilitates climbing will not be permitted).
- > Any change in ground levels that reduce clearances below that required in AS7000.
- > The attachment of any fence, any signage, posters, or anything else, to a structure or guy-wire.
Note: Interference to electricity infrastructure is an offence under the *Electricity Supply Act 1995*.
- > The movement of any vehicle or plant between the tower legs, within 5m of a structure, guy-wire or between a guy-wire and the transmission pole.
Note: Any damage to electricity infrastructure is an offence under the *Electricity Supply Act 1995*.
- > The storage of anything whatsoever within the tower base or within 10m of any tower leg.
- > Any structure whatsoever that during its construction or future maintenance will require an Accredited person to access.
Note: The final structure may meet AS7000 clearances, but may be accessible (e.g. by EWP) by Ordinary Persons within the Ordinary Persons Zone.
- > Any work that generates significant amounts of dust or smoke that can compromise the TL high voltage insulation.
- > The erection of any structure in a location that could create an unsafe situation work area for TransGrid staff.
- > Burning off or the lighting of fires.

- > Any activity (including operation of mobile plant or equipment having a height when fully extended exceeding 4.3 metres) by persons not Accredited or not in accordance with the requirements of the WorkCover NSW 'Work Near Overhead Power Lines' Code of Practice 2006 that is within (Note 1):
 - 3m of an exposed 132kV overhead power line
 - 6m of an exposed 220kV or 330kV overhead power line
 - 8m of an exposed 500kV overhead power line

Note: Distances quoted are to the design conductor position (i.e. maximum sag and blowout)

The following activities may possibly be approved with conditions. TransGrid's prior written consent is required. The proponent will have to demonstrate (using the Impact Assessment process) that the risks associated with the activity have been satisfactorily mitigated.

- > Temporary parking of caravans and other large vehicles in the outer 3m of the easement area, subject to a 4.3 metre height restriction and metallic parts being earthed.
- > The erection of flagpoles, weather vanes, single post signs, outdoor lighting, subject to a 4.3 metre height restriction and metallic parts being earthed.
- > The erection of non-electric agricultural fencing, yards and the like.

Note: Fencing that exceeds 2.5 metres in height or that impedes access would not be approved.

- > The erection of metallic fencing less than 2.5 metres in height providing that it is earthed, located more than 20 metres from any part of a transmission line structure or supporting guy and greater than 4 metres of the vertical projection of the overhead conductors.
- > The erection of electric fencing provided that the height of the fencing does not exceed 2.5 metres and provided that the fence does not pass beneath the overhead conductors.

Note: Approval may be given for a portable electric fence to pass underneath the conductors provided that it is supplied from a portable battery-powered energiser that is located remotely from frequented areas. Where it is necessary for a permanent electric fence to pass beneath the overhead conductors, or where an extensive permanent electric fencing system is installed in proximity to a transmission line certain additional safety requirements will be required.

- > The installation or use of irrigation equipment inside the easement.
NOTE: An irrigation system will not be approved if it is capable of coming within 4 metres of the overhead conductors; exceeds 4.3 metres in height; consists of individual sections of rigid or semi-rigid pipe exceeding 4.3 metres; is capable of projecting a solid jet of water to within 4 metres of any overhead conductors; requires fuel to be stored within the easement; and/or requires an outage of the transmission line for its operation.

- > The installation of low voltage electricity, telephone, communication, water, sewerage, gas, whether overhead, underground or on the surface.

Note: Services that do not maintain standard clearances to the overhead conductors that are within 15 metres from the easement centre-line, 20 metres from any part of a transmission line supporting structure or are metallic and within 30 metres of any part of a structure will not be approved. TransGrid may impose additional conditions or restrictions on proposed development.

- > The installation of high voltage electricity services, subject to there being no practicable alternative and provided the standard clearances are maintained to the supporting structures.

Note: Where extensive parallels are involved certain additional safety requirements may be imposed by TransGrid, depending on the particular case and engineering advice.

- > Swimming pools, subject to TransGrid's strict compliance criteria.

Note: Above ground pools will not be approved. In-ground pools will not be approved if there is a practicable alternative site clear of the easement area. If there is no practical alternative site, in-ground

pools including coping will not be approved if it encroaches more than 4.5 metres, or is less than 30 metres away from a transmission line structure. A site specific assessment by TransGrid is required.

- > Detached garages, detached carports, detached sheds, detached stables, detached glass houses, caravans, site containers, portable tool sheds, pergolas and unroofed verandahs attached to residences on the outer 3 meters of the easement only.

- > Prefabricated metal (garden) sheds. TransGrid approved sheds must be earthed.

Note: Sheds exceeding 2.5 metres in height, with a floor area exceeding 8m², encroaching more than of up to 3 metres or within 30 metres of any part of a transmission line structure will not be approved. Connection of electric power will not be approved.

- > Single tennis courts.

Note: Tennis courts that hinder access are for commercial use or do not provide adequate clearances shall not be approved.

- > Subdivisions. See **Appendix C** requirements.

- > Roads, carparks, cycleways, walking tracks and footpaths on the outer part of the easement or as a thoroughfare across the easement, subject to horizontal and vertical clearances. Restrictions and other conditions on consent may also apply. These will not be approved when located within:

- 20 metres of any part of a transmission line structure
- 10 metres of the centre-line of a transmission line 132kV and below
- 17 metres of the centre-line of a transmission line above 132kV

Note: Roads and pathways that cross the transmission line as a thoroughfare may be permitted. Where it is proposed that a road passes within 30 metres of a transmission structure or supporting guy, TransGrid may refuse consent or impose restrictions and other conditions on consent. Where a road passes within 30 metres of a transmission structure or supporting guy, the structure's earthing system may require modification for reasons including, but not limited to, preventing fault currents from entering utility services which may be buried in the road. The option of raising conductors or relocation of structures, at the full cost to the proponent, may be considered.

- > Excavation – subject to restriction criteria.

Note: Substantial excavations located within 20 metres of any part of a steel tower or pole structure and exceeding a depth 3 metres will not be approved.

- > Quarrying activities, earthworks, dam or artificial lake construction.

- > Mining. Approval would be based on the merits of the proposal and any related circumstances.

- > Use of explosives.

Note 1: An encroachment or activity that is located outside the prohibited distance of the infrastructure but still within the easement will not necessarily be permitted. It will generally need to be addressed in the Impact Assessment and remains subject to TransGrid prior consent.

Note 2: The above list is not exhaustive and if there is any uncertainty as to whether an activity or encroachment is acceptable within an easement, please contact TransGrid. TransGrid may impose additional conditions or restrictions on proposed development.

2. Cables

The location of TransGrid's subterranean infrastructure and associated easements includes, but is not limited to, beneath private freehold and strata land as well as public roadways and railways etc. All development proposed within immediate proximity of TransGrid's subterranean infrastructure, including high voltage cables, stratum tunnels and conduits, must undertake a *Dial Before You Dig* search of any land where development is proposed, including roads adjoining a development site where subterranean services are proposed to be installed. The activities listed below are prohibited within cable easements:

- > The storage of flammable liquids or explosives
- > The planting or cultivation of trees or shrubs with extensive root systems
- > The construction of houses, buildings or substantial structures
- > The installation of fixed plant or equipment
- > The placing of garbage, refuse or fallen timber
- > Boring directly over the cable lay (eg. the installation of fencing or safety railing)
- > The raising or lowering of existing ground surface levels
- > Any excavation within 2m of an underground cable.

The following activities may be approved with conditions. TransGrid's prior written consent is required. The proponent will have to demonstrate (using the Impact Assessment process) that the risks associated with the activity have been satisfactorily mitigated.

- > Parking of vehicles

Note: Parking will be prohibited if the surface is not capable of supporting the vehicles likely to be parked, risking the crushing of the cable/ducts or erosion of the ground

- > The operation of mobile plant and equipment

Note: Such operations will be prohibited if the surface is not capable of supporting the vehicles likely to be parked, whereby risking the crushing of the cable/ducts or erosion of the ground

- > The erection of structures spanning the easement
- > Excavation
- > Concrete driveways
- > The installation of metallic pipes, fences, underground or overhead cables and services
- > Road-boring within approved distances of a high voltage cable.

Where TransGrid's prior written consent has been granted to undertake work near an easement and related subterranean infrastructure, including the tunnels and conduits that accommodate our high voltage transmission line cables, all works must be undertaken in accordance with the WorkCover NSW 'Work Near Underground Assets' Guide 2007. Further, all development works must comply with the TransGrid guidelines for subterranean infrastructure referring to the document titled "*Requirements for Working In the Vicinity of TransGrid Underground Cables*".

Appendix C - General Requirements for Developments and Subdivisions

The following list of current general requirements is provided for your information. It should be noted that the list is not exhaustive and, where there is any doubt concerning a particular activity within the easement area advice should be sought from TransGrid.

1. Completed Works

The completed works shall provide for the following considerations:

- > A safe unobstructed working platform shall be preserved around the transmission line structures for access by EWP, cranes as well as other large plant and equipment. No obstructions of any type shall be placed within 30 metres of any part of a transmission line structure.
- > Roads, streets etc (including kerb to property boundaries) and intersections shall not be located within 30 metres of any TL structure.
- > Developments must meet the clearances requirements set out in AS7000 between their finished level and the conductor at its maximum operating temperature.
- > Proposed roadway locations shall also take into consideration any street lighting requirements to ensure that statutory clearance requirements are followed. The design clearances should include future maintenance safety issues. TL outages will not be provided for street light maintenance. Access to the TL and its structures shall be available at all times for TransGrid plant and personnel. In this regard a continuous and unobstructed access way shall be retained along the easement.
- > Where fences are required for security purposes access gates will be installed in an agreed location and a TransGrid lock will be fitted.
- > Application of “prudent avoidance” in relation to electric and magnetic fields should always be observed.
- > No increase in earth potential rise risks.
- > All underground services installed more than 20 metres but within 30 metres of a TL structure shall be non-metallic. Utility services (including street lighting), whether above or below ground, shall not be installed without prior written approval of TransGrid.
- > Excavation work or other alterations to existing ground levels shall not be carried out within the easement area without the prior approval of TransGrid. Approval will not normally be granted for such work within 20 metres of any supporting structure.
- > Boundaries for new subdivided properties should not be located within the easement.
- > Fenced boundaries for all new properties in the subdivision shall not be within 30 metres of any TL structure.
- > A “Restriction-as-User” (88B Instrument) shall be placed on the titles of any created lots that may become affected by a TL easement. Any proposed activity within an easement area will require the prior written approval of TransGrid (appropriate wording will be advised when required).
- > Any proposed development must not impact on TransGrid’s costs of inspecting, maintaining or reconstruction of the transmission lines.
- > In order to comply with its statutory responsibilities to maintain adequate clearance between the conductors and any forms of vegetation, TransGrid maintains its easements as follows:
 - Tall growing species likely to infringe safe clearances are to be removed regardless of existing height at time of construction.
 - Trees likely to fall onto conductors or towers are also to be removed whether on the easement or off the easement (ref. Sec 48 of the Electricity Supply Act 1995).

- Shrubs and other vegetation of lower mature height within the easement will be reduced and managed, generally by slashing with ground level retained.
- Vegetation management will aim to reduce available fuel and subsequent bushfire risks in accordance with NSW Rural Fire Service Bush Fire Environmental Assessment Code that sets out the requirements for hazard reduction strategies such as Asset Protection Zones and Strategic Fire Advantage Zones.
- Removed vegetation will be mulched or chipped and removed from site or retained on site in accordance with owner/stakeholder requirements.
- Other works considered necessary in order to provide a safe working environment for maintenance staff, contractors and for the property owner/manager will be undertaken.

Proposed vegetation plantings, such as Riparian corridors, within the transmission line easements shall be compatible with the above maintenance requirements and must consider on-going vegetation control.

2. Construction

During construction, the development plans shall also provide for the following considerations:

- > Vehicles, plant or equipment having a height exceeding 4.3 metres when fully extended shall not be brought onto or used within the easement area without prior TransGrid approval.
- > Where temporary vehicular access or parking (during the construction period) is within 16 metres of a transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage. Plans need to be submitted to TransGrid for prior approval.
- > The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction materials.

3. Costs

The Developer shall bear all costs of any specialist design studies, TransGrid supervision, reconstruction or modification of the transmission line and its components, including consultation and design required to maintain clearances due to proposed ground level changes; road crossings within the easement; or due to any damage to the TL arising from the development.

Example of the Required Working Platform for Transmission Tower Maintenance



Lawrence Huang

From: Skye Shanahan <Skye.Shanahan@transgrid.com.au>
Sent: Wednesday, 18 May 2016 9:28 AM
To: Lawrence Huang
Cc: Kate MacDonald
Subject: RE: SEARs Request - Proposed Toyota Parts Distribution Facility, Oakdale South Estate, Erskine Park, Penrith LGA
Attachments: TG Easement Guidelines for Third Party Development (V10).pdf; TransGrid TAMIS Plan.pdf

Hi Lawrence,

Thank you for referring the abovementioned SEAR's request (SSD 7663) to TransGrid for review and comment.

As you are aware TransGrid owns and operates the NSW high voltage transmission line network that is of State significance. *TransGrid's Sydney South – Sydney West No 1 330KV transmission line (feeder 30, Structure span 10 – 13)* traverses the subject site within a 60.96 metre wide easement. Please refer to the attached plan identifying the subject land and TransGrid's abovementioned infrastructure.

In the interest of public safety, the design and placement of any proposed development should *prudently avoid* TransGrid easements and infrastructure. Any development proposed to be located near TransGrid's high voltage transmission lines and/or easements must be thoroughly assessed by TransGrid and this process takes considerable time. A review of the final design of the proposed development must also be undertaken by our Engineers. No works or development may occur on TransGrid's easement or within close proximity thereto without TransGrid's prior written consent.

Depending on the detail of the proposed development and/or any proposed encroachment of our easement, further time may be required for TransGrid to consider this matter. Development Applications that proposed to impact TransGrid's registered land interest (including but not limited to easements) or our high voltage transmission infrastructure is not assessed to the same short time-frame that DAs not seeking to encroach our infrastructure are subject to. Considerably more time is required for TransGrid to review and assess development that seeks to arise near our land and infrastructure interests.

For *preliminary* advice, please refer to attached the *TransGrid Easement Guidelines for Third Party Development (V10) (Guidelines)*. Please note the Guidelines are *not* an exhaustive list and therefore should there be any uncertainty, further consultation with TransGrid is required.

- TransGrid will require clear detailed plans in PDF format indicating the proposed positioning of this warehouse facility to our easement and overhead transmission line. Please also identify any other activity within or immediately adjacent to the easement.

To this end, we look forward to receiving the above-mentioned plans and information in due course from the Department of Planning & Environment. Should you have any questions please contact the undersigned.

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

Background

TransGrid acquires Transmission Line (TL) and cable easements to provide adequate clearance along the route of a TL for construction and maintenance work and to preserve certain property rights in perpetuity. These easements also ensure no work or other activity is undertaken under or near a TL or cable that could create an unsafe situation either for persons or for the security of the TL or cable.

The TL or cable easement area and its ongoing maintenance are control measures that cannot be compromised. Easements are established to prevent and mitigate against the following electrical safety risks:

- > Infringement of electrical safety clearances e.g. due to an activity or vegetation growth;
- > Electrical Induction e.g. due to parallel conducting materials;
- > Step and touch potentials under fault conditions e.g. due to lightning or bushfire;
- > Failure of structures or line equipment e.g. due to third party vehicle or plant impact;
- > Transfer off easement of dangerous voltages, e.g. by services installed within the easement area; and
- > Blowout of a conductor under high wind (or blow in of vegetation) e.g. into an adjacent structure.

TransGrid's paramount concern is the safety of people and property. TransGrid is also bound to maintain its infrastructure efficiently and cost effectively. The TL and cable easements, along with the accesses, have been designed to facilitate effective operational maintenance.

Development Approval Process

The *Environmental Planning and Assessment Act 1979* may empower Local Councils to act as the consent authority for development applications. In these situations, a Development Application (DA) is prepared and submitted to the Local Council for development consent.

The *State Environmental Planning Policy (Infrastructure) 2007* (SEPP), which commenced on 1 January 2008, requires Local Councils to consult with Electricity Network Operators before granting development consent for proposals that might adversely affect:

- > existing electricity infrastructure; and
- > easements for electricity purposes, even if no infrastructure has yet been constructed in the easement.

The Local Council must take into consideration any comments made by the Electricity Network Operator who has 21 days to respond to any written notification of a DA received by Council. Council must take into consideration any comments provided by the Electricity Network Operator before it determines any DA. TransGrid's initial response may be a request for additional information to assess a development that seeks to encroach or is immediately adjacent to our easements and infrastructure. Such a request is likely to then be forwarded to the applicant.

The party submitting the development application is required to consult with TransGrid in accordance with the *State Environmental Planning Policy (Infrastructure) 2007 (SEPP)*; the *NSW Occupational Health and Safety Act 2000*; the WorkCover NSW 'Work Near Overhead Power Lines' Code of Practice 2006, and; the WorkCover NSW 'Work Near Underground Assets' Guide 2007.

TransGrid Approval

The statutory approval authority should obtain a written approval from TransGrid for all proposed activities within an easement area in accordance with regulation 45 of the *SEPP*.

It is recommended that the development proponent consult with TransGrid prior to lodging a DA, so the proposed development may be assessed relative to TransGrid's easements and infrastructure within the specific locality. Statutory notification pursuant to regulation 45 of the *SEPP* may not always provide an adequate response time for TransGrid to assess any development proposed within or immediately adjacent to our easements and infrastructure. Therefore, it is considered to be in the best interests of any development proponent to thoroughly consult and attempt to resolve all and any issues with TransGrid prior to submitting a DA. In consulting with TransGrid prior to submitting the DA, the following information must be provided.

1. Detailed specifications and plans drawn to scale and fully dimensioned, showing property boundaries and other relevant information. Survey plans must clearly identify TransGrid's easements; any high voltage transmission infrastructure located therein (including stanchions); and horizontal clearances;
2. Three dimensional CAD file of the development, preferably in 3D-DXF format; and
3. TransGrid will also require an *Impact Assessment* of the development on TransGrid's infrastructure and associated interests (including easements). Details of how any adverse impacts will be managed, mitigated or resolved must also be provided. The *Impact Assessment* form is contained in **Appendix A** of these guidelines.

Upon receipt of the abovementioned documentation, TransGrid will assess the proposed development in relation to its impact on TransGrid infrastructure, easements and means of access. For complicated proposals the consultation process will be comprehensive and the proponent should allow sufficient time for this process prior to lodgement of a DA (see *Timeframes* below).

General Development Proposal Guidelines

1. Prohibited Activities and Encroachments

A number of activities and encroachments are not permitted within the easement area. These are detailed in the "TransGrid Easement Guide" contained in **Appendix B** of these guidelines.

Any *Development Proposal* should be designed in such a way that:

- > It does not involve the listed activities, nor introduce the identified encroachments; and
- > Does not encourage other parties to undertake such activities or introduce such encroachments in the future.

2. Development

The Development Proposal should be planned taking into consideration the policy of "*prudent avoidance*" as identified by The Right Honourable Harry Gibbs Report (*Inquiry into Community Needs and High Voltage Transmission Line Development*).

This report placed recommendations on the design of new TL's having regard to their proximity to houses, schools, work sites and the like and is equally valid when considering new developments proposed in proximity to existing powerlines and associated easements.

The policy not only considers electrical safety risks it also takes into consideration Electric and Magnetic Field (EMF). The EMF strength rises from the easement edge to beneath the conductors and the most practical way to achieve *prudent avoidance* is to keep any development entirely outside the easement area.

If it is desired to place any part of a development within an easement the proponent shall, in conjunction with the *Development Proposal*, undertake an *Impact Assessment* (see **Appendix A**) to be provided to TransGrid that covers the changes in risk and mitigation measures proposed. General development requirements are listed in **Appendix C**.

Relocating Infrastructure and Interruption to Transmission

The development proponent will be liable for any costs involved in any agreed relocation of TransGrid infrastructure as part of any proposed development. Depending on how the development proposes to encroach on TransGrid's easement, an earthing study and earthing modifications may be required at the developer's expense. Further, the developer will also be liable for any costs and penalties incurred as a consequence of interruptions to TransGrid's transmission operations arising from the development, whether planned or inadvertent.

Post Construction Compliance Statement

The Development Proposal, as provided to TransGrid, must include as-built plans compliant with TransGrid's drawing management system of the final construction where approval of an encroachment is granted. The as-built drawings must be accurate, scaled and display distances/measurements, demonstrating compliance to the agreed plans and implementation of agreed control measures.

Timeframes

TransGrid will respond to a Local Council notification of a proposed development within 21 days as required in the SEPP, however that response may not be an approval (or disapproval). If the Development Proposal does not meet the requirements of these Guidelines, or in the event further detailed engineering analysis is required, TransGrid may require the Development Proposal to be revised and resubmitted or additional information will be sought.

Developers are advised to consider TransGrid's requirements early in the process as discussed and not as an afterthought that could result in project delays, including the future demolition of any prohibited construction works. To this extent, development proponents and their consultants are encouraged to contact and meet with TransGrid in the preliminary planning and design stages of the development in order to establish what restrictions and prohibitions apply and what, if any conditional encroachments can be accommodated.

Further Assistance

For any further development enquiry assistance please contact the Enquiries Services Coordinator:

Enquiries Services Coordinator	Telephone	(02) 9620 0104
	Mobile	0427 094 860
TransGrid Community Liaison Group	Phone	1800 222 537
	Email	community@transgrid.com.au
	Website	www.transgrid.com.au

Appendix A - Development Proposal Impact Assessment

Details of the Development

Street Address	
Land and Title References	
Encroachment and/or Proximity to Easement	
Development Proposal's Clearances to TransGrid's high voltage infrastructure	
Detailed plans of development attached	

Safety

Consideration	Yes/No (If Yes, please provide details and mitigation/resolution)
Are ground levels being changed within or in the vicinity of the easement? If so, by how much?	
Is any part of the development proposed within 30m of a transmission line structure or guy? If so, how close to the structure/guy?	
Will the development increase earth potential rise risk? (If unsure please consult with TransGrid Enquiries Services Coordinator.)	
Will the development contain metallic structures or services in the easement?	
Will the development result in voltages being transferred off the easement or bring remote earths onto the easement? (If unsure, please consult with TransGrid's Enquiries Services Coordinator.)	
Are public spaces or recreational areas proposed within or adjacent to the easement?	
Will the development encourage people to congregate and/or spend time within the easement or immediately adjacent thereto?	
Are structures with a height greater than 2.5m proposed on the easement?	
Will an Elevated Work Platform (EWP) be required to maintain any structures within the easement?	
Is infrastructure proposed that is a fire hazard, or that would encourage the storage or use of flammable material on the easement?	
Is infrastructure proposed that would require emergency workers (such as fire fighters) to come near, or their equipment to come onto or near high voltage conductors?	

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Will the easement or the nature of the land in the vicinity of the easement, be altered in any way that would encourage prohibited encroachments to occur within the easement?	
Will access around any TransGrid structure be altered preventing EWPs, crane or other plant access? (Required for TransGrid maintenance purposes.)	
Will the development introduce other risks to maintenance staff when working within the easement?	
Will access to the easement be altered that would introduce risks to TransGrid personnel including, although not limited to, asset inspectors or patrol staff?	

Operations

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Have any ground level developments been proposed (including roads, driveways, parking lots and turning bays etc) that would expose TransGrid transmission structures and lines to impact risk? (If unsure please consult with the TransGrid Enquiries Services Coordinator.)	
Will the development result in a change in water flows or drainage that could impact on the foundations or structural integrity of any TransGrid structure or guy-wire?	
Are excavations or surface activities proposed that would impact a TransGrid structure's foundations, stability or subterranean earthing systems? (If unsure please consult with the TransGrid Enquiries Services Coordinator.)	

Maintenance

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Have roads, driveways or landscaping been proposed that would prevent or hinder TransGrid maintenance, or increase maintenance costs, for the above or below ground components of the transmission line structure?	
Will access to the easement or within the easement, be obstructed, restricted or altered?	
Have access roads, bridges, crossings and the like been designed to cater for the weight and size of TransGrid maintenance plant (EWPs and Cranes)?	
Does the development encourage the placement of obstructions that would prevent access for routine or emergency works?	

Development Design & Construction

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Has the development been designed so that during the construction phase TransGrid is not restricted from undertaking normal maintenance and inspection activities?	
Has the development been designed so that during the construction phase prohibited activities or encroachments are not required in the easement area?	
Has the design health and safety risk assessment complied with the following WorkCover NSW instruments: <ul style="list-style-type: none">• 'Work Near Overhead Power Lines' Code of Practice 2006; and/or• 'Work Near Underground Assets' Guide 2007?	

TransGrid's Rights

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Are TransGrid's existing access rights preserved, pursuant to the terms of the easement?	
Will TransGrid be exposed to new or higher maintenance costs (e.g. landscaping or other development changes impacting easement access, use and maintenance)?	
Does a new deed of easement need to be negotiated by the development proponent?	

Preservation of Easement for Access

Consideration	Yes/No (If Yes, please provide details and mitigation/ resolution)
Will TransGrid's <i>Easement for Access</i> be affected?	
Does a new <i>Easement for Access</i> need to be arranged by the development proponent, including to supersede an existing registered right of carriageway?	

Appendix B - Prohibited encroachments and activities

TransGrid will use its powers under the Electricity Supply Act, involve WorkCover or take other legal action as required to prevent or halt prohibited activities.

1. Transmission Lines

Activities and encroachments that are **prohibited** within a Transmission Line (TL) Easement include, but are not limited to (Note 2), the following:

- > The construction of houses, buildings, substantial structures, or parts thereof.
- > The installation of fixed plant or equipment.
- > The storage of flammable materials, corrosive or explosive material.
- > The placing of garbage, refuse or fallen timber.
- > The planting or cultivation of trees or shrubs capable of growing to a height exceeding 4 metres.
- > The placing of obstructions within 20 metres of any part of a transmission line structure or supporting guy-wire.
- > Camping or the permanent parking of caravans or other camping vehicles.
- > Public spaces or recreational areas which encourage people to spend time within or congregate within the easement.
- > The parking or storage of flammable liquid carriers or containers.
- > The installation of site construction offices, workshops or storage compounds.
- > Flying of kites or wire-controlled model aircraft within the easement area.
- > Flying of any manned aircraft or balloon within 60m of any structure, guy-wire or conductor.
- > Flying of remote controlled or autonomous aerial devices (such as UAVs) within 60m of any structure, guy-wire or conductor.
- > Placing any obstructions on access tracks or placed within the easement area that restricts access.
- > Any vegetation maintenance (such as felling tall trees) where the vegetation could come within the Ordinary Persons Zone – refer to the WorkCover NSW 'Work Near Overhead Power Lines' - Code of Practice 2006'.
- > Any substantial excavation within 15 metres of a pole or supporting guy-wire or guy foundation or within 20 metres of a tower
- > The climbing of any structure (any development that encourages or facilitates climbing will not be permitted).
- > Any change in ground levels that reduce clearances below that required in AS7000.
- > The attachment of any fence, any signage, posters, or anything else, to a structure or guy-wire.
Note: Interference to electricity infrastructure is an offence under the *Electricity Supply Act 1995*.
- > The movement of any vehicle or plant between the tower legs, within 5m of a structure, guy-wire or between a guy-wire and the transmission pole.
Note: Any damage to electricity infrastructure is an offence under the *Electricity Supply Act 1995*.
- > The storage of anything whatsoever within the tower base or within 10m of any tower leg.
- > Any structure whatsoever that during its construction or future maintenance will require an Accredited person to access.
Note: The final structure may meet AS7000 clearances, but may be accessible (e.g. by EWP) by Ordinary Persons within the Ordinary Persons Zone.
- > Any work that generates significant amounts of dust or smoke that can compromise the TL high voltage insulation.
- > The erection of any structure in a location that could create an unsafe situation work area for TransGrid staff.
- > Burning off or the lighting of fires.

- > Any activity (including operation of mobile plant or equipment having a height when fully extended exceeding 4.3 metres) by persons not Accredited or not in accordance with the requirements of the WorkCover NSW 'Work Near Overhead Power Lines' Code of Practice 2006 that is within (Note 1):
 - 3m of an exposed 132kV overhead power line
 - 6m of an exposed 220kV or 330kV overhead power line
 - 8m of an exposed 500kV overhead power line

Note: Distances quoted are to the design conductor position (i.e. maximum sag and blowout)

The following activities may possibly be approved with conditions. TransGrid's prior written consent is required. The proponent will have to demonstrate (using the Impact Assessment process) that the risks associated with the activity have been satisfactorily mitigated.

- > Temporary parking of caravans and other large vehicles in the outer 3m of the easement area, subject to a 4.3 metre height restriction and metallic parts being earthed.
- > The erection of flagpoles, weather vanes, single post signs, outdoor lighting, subject to a 4.3 metre height restriction and metallic parts being earthed.
- > The erection of non-electric agricultural fencing, yards and the like.

Note: Fencing that exceeds 2.5 metres in height or that impedes access would not be approved.

- > The erection of metallic fencing less than 2.5 metres in height providing that it is earthed, located more than 20 metres from any part of a transmission line structure or supporting guy and greater than 4 metres of the vertical projection of the overhead conductors.
- > The erection of electric fencing provided that the height of the fencing does not exceed 2.5 metres and provided that the fence does not pass beneath the overhead conductors.

Note: Approval may be given for a portable electric fence to pass underneath the conductors provided that it is supplied from a portable battery-powered energiser that is located remotely from frequented areas. Where it is necessary for a permanent electric fence to pass beneath the overhead conductors, or where an extensive permanent electric fencing system is installed in proximity to a transmission line certain additional safety requirements will be required.

- > The installation or use of irrigation equipment inside the easement.
NOTE: An irrigation system will not be approved if it is capable of coming within 4 metres of the overhead conductors; exceeds 4.3 metres in height; consists of individual sections of rigid or semi-rigid pipe exceeding 4.3 metres; is capable of projecting a solid jet of water to within 4 metres of any overhead conductors; requires fuel to be stored within the easement; and/or requires an outage of the transmission line for it's operation.

- > The installation of low voltage electricity, telephone, communication, water, sewerage, gas, whether overhead, underground or on the surface.

Note: Services that do not maintain standard clearances to the overhead conductors that are within 15 metres from the easement centre-line, 20 metres from any part of a transmission line supporting structure or are metallic and within 30 metres of any part of a structure will not be approved. TransGrid may impose additional conditions or restrictions on proposed development.

- > The installation of high voltage electricity services, subject to there being no practicable alternative and provided the standard clearances are maintained to the supporting structures.

Note: Where extensive parallels are involved certain additional safety requirements may be imposed by TransGrid, depending on the particular case and engineering advice.

- > Swimming pools, subject to TransGrid's strict compliance criteria.

Note: Above ground pools will not be approved. In-ground pools will not be approved if there is a practicable alternative site clear of the easement area. If there is no practical alternative site, in-ground

pools including coping will not be approved if it encroaches more than 4.5 metres, or is less than 30 metres away from a transmission line structure. A site specific assessment by TransGrid is required.

- > Detached garages, detached carports, detached sheds, detached stables, detached glass houses, caravans, site containers, portable tool sheds, pergolas and unroofed verandahs attached to residences on the outer 3 meters of the easement only.

- > Prefabricated metal (garden) sheds. TransGrid approved sheds must be earthed.

Note: Sheds exceeding 2.5 metres in height, with a floor area exceeding 8m², encroaching more than of up to 3 metres or within 30 metres of any part of a transmission line structure will not be approved. Connection of electric power will not be approved.

- > Single tennis courts.

Note: Tennis courts that hinder access are for commercial use or do not provide adequate clearances shall not be approved.

- > Subdivisions. See **Appendix C** requirements.

- > Roads, carparks, cycleways, walking tracks and footpaths on the outer part of the easement or as a thoroughfare across the easement, subject to horizontal and vertical clearances. Restrictions and other conditions on consent may also apply. These will not be approved when located within:

- 20 metres of any part of a transmission line structure
- 10 metres of the centre-line of a transmission line 132kV and below
- 17 metres of the centre-line of a transmission line above 132kV

Note: Roads and pathways that cross the transmission line as a thoroughfare may be permitted. Where it is proposed that a road passes within 30 metres of a transmission structure or supporting guy, TransGrid may refuse consent or impose restrictions and other conditions on consent. Where a road passes within 30 metres of a transmission structure or supporting guy, the structure's earthing system may require modification for reasons including, but not limited to, preventing fault currents from entering utility services which may be buried in the road. The option of raising conductors or relocation of structures, at the full cost to the proponent, may be considered.

- > Excavation – subject to restriction criteria.

Note: Substantial excavations located within 20 metres of any part of a steel tower or pole structure and exceeding a depth 3 metres will not be approved.

- > Quarrying activities, earthworks, dam or artificial lake construction.

- > Mining. Approval would be based on the merits of the proposal and any related circumstances.

- > Use of explosives.

Note 1: An encroachment or activity that is located outside the prohibited distance of the infrastructure but still within the easement will not necessarily be permitted. It will generally need to be addressed in the Impact Assessment and remains subject to TransGrid prior consent.

Note 2: The above list is not exhaustive and if there is any uncertainty as to whether an activity or encroachment is acceptable within an easement, please contact TransGrid. TransGrid may impose additional conditions or restrictions on proposed development.

2. Cables

The location of TransGrid's subterranean infrastructure and associated easements includes, but is not limited to, beneath private freehold and strata land as well as public roadways and railways etc. All development proposed within immediate proximity of TransGrid's subterranean infrastructure, including high voltage cables, stratum tunnels and conduits, must undertake a *Dial Before You Dig* search of any land where development is proposed, including roads adjoining a development site where subterranean services are proposed to be installed. The activities listed below are prohibited within cable easements:

- > The storage of flammable liquids or explosives
- > The planting or cultivation of trees or shrubs with extensive root systems
- > The construction of houses, buildings or substantial structures
- > The installation of fixed plant or equipment
- > The placing of garbage, refuse or fallen timber
- > Boring directly over the cable lay (eg. the installation of fencing or safety railing)
- > The raising or lowering of existing ground surface levels
- > Any excavation within 2m of an underground cable.

The following activities may be approved with conditions. TransGrid's prior written consent is required. The proponent will have to demonstrate (using the Impact Assessment process) that the risks associated with the activity have been satisfactorily mitigated.

- > Parking of vehicles

Note: Parking will be prohibited if the surface is not capable of supporting the vehicles likely to be parked, risking the crushing of the cable/ducts or erosion of the ground

- > The operation of mobile plant and equipment

Note: Such operations will be prohibited if the surface is not capable of supporting the vehicles likely to be parked, whereby risking the crushing of the cable/ducts or erosion of the ground

- > The erection of structures spanning the easement
- > Excavation
- > Concrete driveways
- > The installation of metallic pipes, fences, underground or overhead cables and services
- > Road-boring within approved distances of a high voltage cable.

Where TransGrid's prior written consent has been granted to undertake work near an easement and related subterranean infrastructure, including the tunnels and conduits that accommodate our high voltage transmission line cables, all works must be undertaken in accordance with the WorkCover NSW 'Work Near Underground Assets' Guide 2007. Further, all development works must comply with the TransGrid guidelines for subterranean infrastructure referring to the document titled "*Requirements for Working In the Vicinity of TransGrid Underground Cables*".

Appendix C - General Requirements for Developments and Subdivisions

The following list of current general requirements is provided for your information. It should be noted that the list is not exhaustive and, where there is any doubt concerning a particular activity within the easement area advice should be sought from TransGrid.

1. Completed Works

The completed works shall provide for the following considerations:

- > A safe unobstructed working platform shall be preserved around the transmission line structures for access by EWP, cranes as well as other large plant and equipment. No obstructions of any type shall be placed within 30 metres of any part of a transmission line structure.
- > Roads, streets etc (including kerb to property boundaries) and intersections shall not be located within 30 metres of any TL structure.
- > Developments must meet the clearances requirements set out in AS7000 between their finished level and the conductor at its maximum operating temperature.
- > Proposed roadway locations shall also take into consideration any street lighting requirements to ensure that statutory clearance requirements are followed. The design clearances should include future maintenance safety issues. TL outages will not be provided for street light maintenance. Access to the TL and its structures shall be available at all times for TransGrid plant and personnel. In this regard a continuous and unobstructed access way shall be retained along the easement.
- > Where fences are required for security purposes access gates will be installed in an agreed location and a TransGrid lock will be fitted.
- > Application of “prudent avoidance” in relation to electric and magnetic fields should always be observed.
- > No increase in earth potential rise risks.
- > All underground services installed more than 20 metres but within 30 metres of a TL structure shall be non-metallic. Utility services (including street lighting), whether above or below ground, shall not be installed without prior written approval of TransGrid.
- > Excavation work or other alterations to existing ground levels shall not be carried out within the easement area without the prior approval of TransGrid. Approval will not normally be granted for such work within 20 metres of any supporting structure.
- > Boundaries for new subdivided properties should not be located within the easement.
- > Fenced boundaries for all new properties in the subdivision shall not be within 30 metres of any TL structure.
- > A “Restriction-as-User” (88B Instrument) shall be placed on the titles of any created lots that may become affected by a TL easement. Any proposed activity within an easement area will require the prior written approval of TransGrid (appropriate wording will be advised when required).
- > Any proposed development must not impact on TransGrid’s costs of inspecting, maintaining or reconstruction of the transmission lines.
- > In order to comply with its statutory responsibilities to maintain adequate clearance between the conductors and any forms of vegetation, TransGrid maintains its easements as follows:
 - Tall growing species likely to infringe safe clearances are to be removed regardless of existing height at time of construction.
 - Trees likely to fall onto conductors or towers are also to be removed whether on the easement or off the easement (ref. Sec 48 of the Electricity Supply Act 1995).

- Shrubs and other vegetation of lower mature height within the easement will be reduced and managed, generally by slashing with ground level retained.
- Vegetation management will aim to reduce available fuel and subsequent bushfire risks in accordance with NSW Rural Fire Service Bush Fire Environmental Assessment Code that sets out the requirements for hazard reduction strategies such as Asset Protection Zones and Strategic Fire Advantage Zones.
- Removed vegetation will be mulched or chipped and removed from site or retained on site in accordance with owner/stakeholder requirements.
- Other works considered necessary in order to provide a safe working environment for maintenance staff, contractors and for the property owner/manager will be undertaken.

Proposed vegetation plantings, such as Riparian corridors, within the transmission line easements shall be compatible with the above maintenance requirements and must consider on-going vegetation control.

2. Construction

During construction, the development plans shall also provide for the following considerations:

- > Vehicles, plant or equipment having a height exceeding 4.3 metres when fully extended shall not be brought onto or used within the easement area without prior TransGrid approval.
- > Where temporary vehicular access or parking (during the construction period) is within 16 metres of a transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage. Plans need to be submitted to TransGrid for prior approval.
- > The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction materials.

3. Costs

The Developer shall bear all costs of any specialist design studies, TransGrid supervision, reconstruction or modification of the transmission line and its components, including consultation and design required to maintain clearances due to proposed ground level changes; road crossings within the easement; or due to any damage to the TL arising from the development.

Example of the Required Working Platform for Transmission Tower Maintenance





**Transport
for NSW**

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

Attention: Lawrence Huang

Dear Ms MacDonald

**Request for SEARs for the Proposed Toyota Parts Distribution Facility (SSD 7663)
Oakdale South Estate, Erskine Park, Penrith LGA**

Thank you for your letter dated 17 May 2016 requesting Transport for NSW (TfNSW) provides its input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely

1/6/16

Mark Ozinga

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

CD16/07063

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7663
Development	Construction 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	Site 3B, Precinct 3, Oakdale South, Penrith LGA (Part Lot 12 DP 1178389)
Applicant	Urban Advisory Services Pty Ltd on behalf of Goodman Limited
Date of Issue	June 2016
General Requirements	<p>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:</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. • 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) 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	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – 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

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), adopted management plans including the *Parklands Plan of Management 2020* and the *Parklands Plan of Management 2020 Supplement* and justification for any inconsistencies.

The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- A Plan for Growing Sydney;
 - NSW Long Term Transport Master Plan;
 - NSW State Priorities;
 - NSW Freight and Ports Strategy;
 - Sustainable Sydney 2030; and
 - NSW Bicycle Guidelines.
- **Traffic and Transport** – a Traffic Impact Assessment that shall include ~~ing,~~ not to be limited to, the following:
 - details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
 - an assessment of the operation of existing and future transport networks including bus networks and their ability to accommodate the forecast number of trips to and from the development;
 - ~~a Traffic Impact Assessment~~ detailing of all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) and the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation ~~construction~~ of the development, including a description of heavy vehicle access routes and the impacts of heavy vehicles on nearby intersections;
 - details of access to the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
 - an assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a result of the development. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services;
 - 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 to service the development, if necessary;
 - an assessment of the cumulative impacts of traffic volumes from the proposal together with existing and approved developments in the area and potential conflict with traffic movements generated by existing uses;
 - demonstrate the measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
 - details of sustainable travel initiatives for workers and visitors, particularly for the provision of end-of-trip facilities, pedestrian and cyclist facilities in secure, convenient, accessible areas close to main entrances, incorporating lighting and passive surveillance;
 - appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;

- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of service vehicle movements and site access arrangements (including vehicle type and likely arrival and departure times of service vehicles);
- an assessment of proposed loading dock and servicing provisions and access arrangements to loading docks;
- details of access and parking arrangements for emergency vehicles;
- 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 the likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if relevant.
- **In relation to construction traffic:**
 - o assessment of cumulative impacts associated with other construction activities;
 - o an assessment of road safety at key intersections;
 - o details of anticipated peak hour and daily truck movements to and from the site;
 - o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - o details of temporary cycling and pedestrian access during construction;
 - o details of proposed construction vehicle access arrangements at all stages of construction; and
 - o an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, 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.
- **Layout and Urban Design** – including:
 - layout of the development including staging, site coverage, lot sizes, positioning of lots, 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;
 - photomontages and perspectives of the proposed building envelopes from nearby public receivers and significant vantage points within the broader public domain;
 - a signage strategy for the site;
 - provision of a report that assesses compliance with the requirements of *AS4282-1997 – Control of the obtrusive effects of outdoor lighting*; and
 - proposed cut and fill works associated with the development.
- **Soils and Water** – including:
 - a description of the water demands and a breakdown of water supplies;
 - a description of the measures to minimise water use;
 - a detailed water balance;
 - a description of all wastewater generated on-site;
 - a description of the proposed erosion and sediment controls during construction;
 - 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 flooding impacts associated with the proposal including details of any flood liability of the site and changes to flood

	<ul style="list-style-type: none"> - an assessment of the impact of the proposed development on flood behaviour; and - details of impact mitigation, management and monitoring measures. • Air Quality – including: <ul style="list-style-type: none"> - 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. • Heritage – including consideration of the management and mitigation measures of the indigenous and non-indigenous archaeological assessments submitted under SSD 6917. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - 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. • 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. • Waste – including: <ul style="list-style-type: none"> - 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>. • Contributions – including consideration of the Voluntary Planning Agreement. • Mineral Resources – including an assessment of the potential impacts of the proposed development on any significant mineral resources.
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	<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; • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Department of Industry – Resources and Energy; • Transport for NSW; • Roads and Maritime Services; • Sydney Water; and • local residents and stakeholders. <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 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.
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03 June 2016

Mr Lawrence Huang
Student Planner
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Request for SEARs for Proposed Toyota Parts Distribution Facility, Oakdale South Estate, Erskine Park, Penrith LGA (SSD 7663)

Dear Mr Huang,

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.

General Comments

- The developer, Goodman, as the initial developer of WSEA Site 8 – Area South of Pipeline will be required to provide lead-in water and wastewater infrastructure, consistent with the Sydney Water endorsed Local Area Servicing Plan for the area.
- The Local Area Servicing Plan will consider the ultimate development and capacity for water and wastewater mains to service the adjacent landowners in the future.
- The developer will be required to seek environmental planning approval for the required works as the application progresses.

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 strategy 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.
4. Continuation of the managing new development process will be required for the applicant to finalise all of Sydney Water's issued requirements for issuing of Section 73 certificates.

If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'G. Joblin', enclosed in a light blue rectangular box.

Greg Joblin
Manager, Growth Strategy



27 May 2016

RMS Reference: SYD16/00655/01 (A13104487)
DP&E Ref: SSD 7663

Director – Industry Assessment
Department of Planning and Environment
GPO Box 39
SYDNEY, NSW 2001

Attention: Lawrence Huang

Dear Sir/Madam,

**PROPOSED TOYOTA PARTS DISTRIBUTION CENTRE
OAKDALE SOUTH ESTATE, ERSKINE PARK**

Reference is made to your correspondence dated 17 May 2016 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 has reviewed the submitted draft SEARs and has no further request for inclusion.

Any further enquiries in relation to this development application can be directed to Ahsanul Amin on 02-8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee Rathan'.

Pahee Rathan
Senior Land Use Planner
Network and Safety Section

Lawrence Huang

From: Robert Craig <Robert.Craig@penrith.city>
Sent: Tuesday, 7 June 2016 2:01 PM
To: Lawrence Huang
Cc: Kate MacDonald
Subject: RE: SEARs Request - Proposed Toyota Parts Distribution Facility, Oakdale South Estate, Erskine Park, Penrith LGA
Attachments: SSD 7663 - Letter to Penrith Council Requesting SEARs Input.pdf; Request for Requirements - Oakdale South Estate - Precinct 3, Site 3B (Stage 2).pdf; Draft SEARs SSD 7663.doc
Follow Up Flag: Follow up
Flag Status: Flagged

Lawrence,

The attached draft SEARs adequately address the key issues and assessment requirements for the subject development proposal.

Regards.

Robert Craig
Principal Planner

E Robert.Craig@penrith.city
T [+612 4732 7593](tel:+61247327593) | F +612 4732 7958 |
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL



From: Lawrence.Huang@planning.nsw.gov.au [mailto:Lawrence.Huang@planning.nsw.gov.au]
Sent: Tuesday, 17 May 2016 4:42 PM
To: Penrith City Council - RECORDS <pencit@penrithcity.nsw.gov.au>
Cc: KATE.MACDONALD@PLANNING.NSW.GOV.AU
Subject: SEARs Request - Proposed Toyota Parts Distribution Facility, Oakdale South Estate, Erskine Park, Penrith LGA

Good afternoon

The Department has received a request for SEARs lodged by Urban Advisory Services Pty Ltd on behalf of Goodman Ltd. The proposal is for the construction of a warehouse and distribution facility on proposed Site 3B, Precinct 3, Oakdale South Estate in the Penrith Local Government Area.

The proposed warehouse and distribution facility will be used to warehouse and distribute spare parts for motor vehicles and will have a gross floor area of 37,750sqm and 164 car parking spaces.

The proposal is State Significant Development under section 89C of the *Environmental Planning and Assessment Act 1979*. The Minister for Planning is the consent authority.

It would be appreciated if you could provide input to the SEARs for the proposal. Under Clause 3 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Department must provide SEARs to the applicant within 28 days of receiving the request.

Please find attached the documentation received in the SEARs request to assist in providing comment. A draft version of the Department's SEARs have also been attached for your comments.

I therefore request that you review the enclosed information and provide details of any key issues and assessment requirements by **Tuesday 31 May 2016**.

Kind Regards

Lawrence Huang
Student Planner
Industry Assessments
Department of Planning & Environment
23-33 Bridge Street | GPO Box 39 SYDNEY NSW 2001
T 02 9228 6236 E Lawrence.Huang@planning.nsw.gov.au



Lawrence Huang

From: Marnie Stewart
Sent: Wednesday, 1 June 2016 1:37 PM
To: Lawrence Huang
Subject: SEARs Request - Proposed Toyota Parts Distribution Facility, Oakdale South Estate, Erskine Park, Penrith LGA

Follow Up Flag: Follow up
Flag Status: Flagged

HP TRIM Record Number: DOC16/245924

Dear Lawrence

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has concluded that the matter does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues that require a formal OEH response. We have no further need to be involved in the assessment of this project.

Regards,

Marnie Stewart
Senior Operations Officer, Greater Sydney Region
Regional Operations
Office of Environment and Heritage
T: 02 9995 6868
W: www.environment.nsw.gov.au
Please note my work days are Tues- Fri

 Save paper, save the planet! think before you print.



Our File No: EF16/5471
Our Ref: DOC16/242593
Your ref: SSD 7663

Mr Lawrence Huang
Student Planner, Industry Assessments
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

By e-mail to: lawrence.huang@planning.nsw.gov.au

Dear Mr Huang

Request for Secretary's Environmental Assessment Requirements (SEARs) for construction of a Toyota Parts Factory and Distribution Centre, Precinct 3 (Stage 2), Site 3B, Oakdale South estate, Erskine Park, Penrith (SSD 7663)

I reply to your correspondence received on 17 May 2016 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

It is recommended that the following SEARS are included:

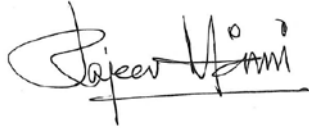
Heritage:

Noting that potential heritage items or relics were identified in test excavations in the Indigenous and Non-Indigenous Heritage Archaeological assessments prepared by Artefact Heritage P/L, dated September 2015, submitted under SSD 6917 for the wider area of Oakdale South estate, the applicant shall employ a suitably qualified and experienced archaeological heritage consultant who has worked on similar sites to:

- a) Prepare a site-specific assessment including an appropriate survey approach for both its potential Aboriginal and Historical Archaeological heritage values;***
- b) The significance of any Aboriginal objects or historical archaeological relics shall determine an appropriate mitigation strategy;***
- c) Prepare a Mitigation Strategy for the subject site to address these values and inform their management in the EIS. This should include any recommendations for avoidance or excavation where appropriate, Consultation with registered Aboriginal stakeholders in accordance with current OEH Guidelines concerning the appropriate long term management and detailed recording of any excavated artefact assemblages should occur. If impact to significant values is identified which cannot be avoided, a Research Design and Excavation Methodology should be prepared and enacted prior to construction activities commencing.***

If you have any questions regarding the above matter, please contact Stuart Read, Assessment Officer at the Heritage Division, Office of Environment and Heritage on (02) 9873 8554 or by e-mail stuart.read@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
7 June 2016



Your reference: SSD 7663
Our reference: DOC16/243409-01

Mr Lawrence Huang
Industry Assessments
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Huang

State Significant Development (SSD 7663) Proposed Toyota Parts Distribution Facility, Oakdale South Estate – Precinct 3B (Stage 2), Erskine Park NSW

I refer to the Development Application (DA) for the development of Oakdale South Estate – Precinct 3B, Erskine Park NSW received by the Environment Protection Authority (EPA) on 17 May 2016. The EPA understands the development will involve construction of a new warehouse building, access arrangements, stormwater infrastructure and other services and landscaping.

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 building constitute a Scheduled Activity under Schedule 1 of the POEO Act, these premises will require an Environment Protection Licence (EPL) to be issued.

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

Yours sincerely

A handwritten signature in black ink that reads 'Jane Burgett' followed by the date '29/5/16'.

JANE BURGETT
Acting Unit Head – Sydney Industry
Environment Protection Authority

Lawrence Huang

From: Pat Woodbury <Pat.Woodbury@endeavourenergy.com.au>
Sent: Tuesday, 21 June 2016 4:10 PM
To: Lawrence Huang
Subject: RE: SEARs Request - Proposed Toyota Parts Distribution Facility, Oakdale South Estate, Erskine Park, Penrith LGA

Hi Lawrence,

Thankyou for giving Endeavour Energy the opportunity to comment on the proposal.

Endeavour Energy has no objections to the proposed development.

The Developer must make application for electricity supply to their development via Endeavour Energy's Network Connections Branch.

Regards

Pat Woodbury

Network Environmental Assessment Manager

Asset Standards and Design

Endeavour Energy

Ph:- 02 9853-6552

M:- 0419 628 593

Fax:- 02 9853-5169

Email:- pat.woodbury@endeavourenergy.com.au