



Mr Tim Nimmo
Design and Documentation Manager
Qanstruct (Aust) Pty Ltd
500 Burwood Road
Hawthorn VIC 3122

Our Ref: SSD 7692

Dear Mr Nimmo

**State Significant Development - Secretary's Environmental Assessment Requirements
Australian Border Protection Detector Dog Facility
28A McPherson Street, Banksmeadow (SSD 7692)**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Australian Border Protection Detector Dog Facility at Lot 10 in DP12055673, McPherson Street, Banksmeadow in the Botany Bay local government area.

The SEARs have been prepared in consultation with the relevant government agencies, the City of Botany Bay Council and Randwick City Council (see **Attachment 2**), and are based on the information you have provided to date.

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 (DA) and Environmental Impact Statement (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 it. Sufficient information must be provided to the community to enable a good understanding of the development and any potential impacts.

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

Please contact the Department at least two weeks before you 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 Sally Munk on the above details.

Yours sincerely

Chris Ritchie

Director

Industry Assessments

As the delegate of the Secretary

1/7/16

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7692
Development	Australian Border Protection Detector Dog Facility, comprising of the following elements: • filling of the site to provide a capping layer and to address flood level requirements; • construction of a single storey office building with a gross floor area of 1,200 square metres containing a prefabricated dangerous goods store; • construction of accommodation and facilities for detector dogs (49 day runs seven kennel blocks); • construction of a crossover to McPherson Street; • construction of car parking, internal access ways and landscaping; and • a lot boundary adjustment.
Location	Lot 10 in DP 12055673, McPherson Street, Banksmeadow in the Botany Bay local government area
Applicant	Qanstruct (Aust) Pty Ltd
Date of Issue	July 2016
General Requirements	The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include: • a detailed description of the development, including: – the need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site, including the Orica Southlands Remediation and Warehouse Development Project Approval (MP 06_0191, as modified) and the existing Australian Border Force Facility at Hillsdale; and – plans of any proposed building works; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment; and • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) of the proposal

	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 that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: • strategic and statutory context – including: – detailed justification for the proposal and the suitability of the site; – demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), adopted management plans and justification for any inconsistencies; – demonstration that the proposal is consistent with the Orica Southlands Remediation and Warehouse Development Project Approval (MP06_0191, as modified), particularly with regard to contamination, flood mitigation, subdivision and easements; and – details of any boundary adjustments, easements or covenants. • traffic and transport – including: – a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections; – details of access to the site from the road network including intersection location, design and sight distance and details of the proposed crossover to McPherson Street; – an assessment of predicted impacts on road safety and the capacity of the road network, including the Botany Road/Hills Street and Botany Road/Exell Street intersections, to accommodate the development; – plans of any road upgrades or new roads required to service 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 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. • urban design and visual – including: – layout of the development including staging, site coverage, setbacks, proposed open space and landscaped areas; – suitable landscaping incorporating endemic species; – the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks; – a detailed description (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; – provision of a report that assesses compliance with the requirements of <i>AS4282-1997 – Control of the obtrusive effects of outdoor lighting</i>; and – proposed cut and fill works associated with the development, if relevant. • noise and vibration – including: – a description of all potential noise and vibration sources during the construction and operational phases of the development, including noise from dogs and on and off-site traffic noise; – a noise impact assessment that considers the cumulative noise impact of the proposed development in accordance with the relevant Environment Protection Authority guidelines; and – details of noise mitigation, management and monitoring measures.

- **soils and water** – including:
 - a description of the proposed erosion and sediment controls during construction and operational phases of the development;
 - a description of the surface and stormwater management system, including on-site detention, flood impact mitigation and measures to treat or re-use water, particularly having regard for the Orica Southlands Remediation and Warehouse Development Project Approval (MP06_0191, as modified);
 - an assessment of potential surface and groundwater impacts associated with the development;
 - 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;
 - an assessment of any potential existing soil contamination, including acid sulfate soils, and any proposed and/or completed remedial actions, in accordance with the *Managing Land Contamination Planning Guidelines SEPP 55 - Remediation of Land* and the Orica Southlands Remedial Action Plan (JBS&G, 2015); and
 - details of impact mitigation, management and monitoring measures.
- **air quality** – including:
 - an assessment of the air quality and odour impacts at private properties during construction and operation of the development, in accordance with any relevant Environment Protection Authority guidelines; and
 - details of any mitigation, management and monitoring measures required to prevent and/or minimise emissions.
- **hazards and risk** – including:
 - if the storage of dangerous goods is proposed on-site, the Environmental Impact Statement must include a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33* (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a preliminary hazard analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011).
- **infrastructure requirements** – including:
 - a detailed written and/or geographical description of the infrastructure required on-site;
 - identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure the upgrades will be implemented in a timely manner and maintained; and
 - a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to commencement of operation..
- **waste** – including:
 - details of the quantities and classification of all waste streams to be generated on-site;
 - details of waste storage, handling and disposal;
 - management of waste, particularly dog faecal waste; and
 - details of the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidance in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021*.
- **biodiversity** – including impacts on native vegetation.
- **public safety and security** – including details of the secure enclosure of dogs and prevention of unauthorised access.
- **complaints management** – including a complaints management procedure;
- **contributions** – including consideration of Council’s Section 94/94A Contribution Plan and/or details of any 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 <i>Environmental Planning and Assessment Regulation 2000</i> . You should provide these as part of the EIS rather than as separate documents.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Council of the City of Botany Bay Council; • Randwick City Council; • Department of Primary Industries; • Transport for NSW; • Roads and Maritime Services; • NSW Ports; • Sydney Water; and • local residents and stakeholders. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 1

Technical and Policy Guidelines

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

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

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

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

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

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

Aspect	Policy / Methodology
Transport and Access	
	State Environmental Planning Policy (Infrastructure)
	Guide to Traffic Generating Development (Roads and Maritime Services)
	Road Design Guide (Roads and Maritime Services)
	Austroroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development

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).
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
	Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011
Soils and Water	
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<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, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
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