



Industry Assessments

Contact: Thomas Piovesan

Phone: (02) 9228 6356

Fax: (02) 9228 6555

Email: Thomas.Piovesan@planning.nsw.gov.au

Mr Guy Smith
Planning Manager
Goodman Limited
Level 17, 60 Castlereagh Street
SYDNEY NSW 2000

Our Ref: SSD 7719
File:16/08666

Dear Mr Smith

**State Significant Development - Secretary's Environmental Assessment Requirements
Sigma Warehouse and Distribution Facility, Lot 3A - Oakdale South Industrial Estate (SSD 7719)**

Please find attached the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Sigma Warehouse and Distribution Facility at Oakdale South, Kemps Creek 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. 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 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 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

21/7/16.

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7719
Development	Construction, fit-out and operation of a warehouse and distribution facility with a gross floor area of 41,830 m ² and 200 car parking spaces. The facility will be used for the warehousing and distribution of pharmaceutical products.
Location	Lot 3A, Precinct 3, Oakdale South Industrial Estate, Kemps Creek, Penrith LGA (Part Lot 12 DP 1178389)
Applicant	Goodman Property Services (Aust) Pty Ltd
Date of Issue	July 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.

<p>Key issues</p>	<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 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 noise impact assessment, including a cumulative noise impact assessment 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 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 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
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	<ul style="list-style-type: none"> - 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 - 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. • Hazards and Risks including: <ul style="list-style-type: none"> - a Preliminary Hazardous Analysis (PHA) undertaken for the proposed development. The PHA shall be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i>, and in particular: <ul style="list-style-type: none"> ▪ identify the hazards associated with all the dangerous goods to be stored on-site and the proposed storage quantities; ▪ demonstrate that the proposed development complies with the criteria set out in <i>Hazardous Industry Planning Advisory Paper No 4 - Risk Criteria for Land Use Safety Planning</i>; and ▪ estimate the cumulative impacts from the overall site and the surrounding potentially hazardous developments in the area (if any), and demonstrate that the proposed development does not increase the cumulative risk of the area to unacceptable levels. - details of the proposed volumes of dangerous goods to be stored on-site. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - a detailed written and/or geographical description of the existing infrastructure 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. • Bushfire – including: <ul style="list-style-type: none"> - details of how the proposal addresses the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS) and in particular the provision of access (including perimeter roads) and provision of water supply for firefighting purposes. • 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>. • Heritage – including consideration of the management and mitigation measures of the indigenous and non-indigenous 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 applicable to the site.
Plans and Documents	<p>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>. These documents should be provided as part of the EIS rather than as separate documents.</p>

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; • Roads and Maritime Services; • Sydney Water; • WaterNSW; • NSW Fire and Rescue; • TransGrid; 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	<p>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.</p>
References	<p>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.</p>

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

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

Bushfire	Planning for Bushfire Protection (Rural Fire Service, 2006)
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



Your reference: SSD 7719
Contact: Alexander Spaller (02) 9995 5894

Thomas Piovesan
Industry Assessments
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Piovesan,

**State Significant Development (SSD 7719) – Sigma Warehouse and Distribution Facility
Lot 3A, Oakdale South Industrial Estate, Penrith Local Government Area**

I refer to the request to the NSW Environment Protection Authority (EPA) for Secretary's Environmental Assessment Requirements (SEARs) for the above proposal. The EPA understands that the development will involve a new warehousing 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, appearing to read 'D Gathercole', written over a horizontal line.

5 July 2016

DAVID GATHERCOLE
Unit Head – Sydney Industry
Environment Protection Authority

Thomas Piovesan

From: Marnie Stewart
Sent: Tuesday, 5 July 2016 2:22 PM
To: Thomas Piovesan
Subject: SEARs Request - Sigma Warehouse and Distribution Facility, Lot 3A, Oakdale South Industrial Estate, Penrith LGA (SSD 7719)

Hi Thomas

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.

From: Thomas Piovesan
Sent: Wednesday, 29 June 2016 9:59 AM
To: Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>
Subject: SEARs Request - Sigma Warehouse and Distribution Facility, Lot 3A, Oakdale South Industrial Estate, Penrith LGA (SSD 7719)

Good afternoon

Please find attached letters to the EPA and OEH requesting input into the SEARs for the above development proposal.

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 Lot 3A, Precinct 3, Oakdale South Industrial Estate in the Penrith Local Government Area.

The proposed warehouse and distribution facility will be used to store and distribute pharmaceutical goods and will have a gross floor area of 41,600 sqm and 200 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 and a draft version of the Department's SEARs to assist in providing input.

I therefore request that you review the enclosed information and provide details of any key issues and assessment requirements by **Wednesday 13 July 2016**.

If you have any questions, please contact me.

Kind regards

Thomas Piovesan

Planning Officer
Industry Assessments
NSW Department of Planning and Environment
23-33 Bridge Street | GPO Box 39 SYDNEY NSW 2001
T 02 9228 6356 E thomas.piovesan@planning.nsw.gov.au





6th July 2016

Thomas Piovesan
Planning Officer - Industry Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Your Reference: (SSD 7719)
Our Reference: OUT16/25585

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

Dear Mr Piovesan

**Re: Request for SEARs – Sigma Warehouse and Distribution Facility, Lot 3A.
Oakdale South Industrial Estate – Penrith LGA (SSD7719)**

I refer to your letter of 29th June 2016 requesting advice on issues concerning the preparation of Secretary's Environmental Assessment Requirements for the above project. Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Department of Industry – Geological Survey of NSW (GSNSW).

Mineral Resources Requirements

Identification and assessment of impacts on other land users is required as a critical component of the Environmental Assessment (EA) process. Specifically, the EA must consider the potential for the project to impact upon any significant mineral resources, including metallic minerals, industrial and extractive minerals, petroleum, gas and coal resources. A significant aspect of mineral resource evaluation and development in regards to land use planning is that the locations of mineable deposits cannot always be predicted. This makes it imperative that known resources are protected from sterilisation by inappropriate zoning or development, and that access to land for mineral exploration should be maintained over as much of the project area as possible.

As such, the GSNSW requires the proponent to conduct an assessment as part of the EA, regarding the potential impacts of the project on any significant mineral resources, including:

- **Any operating mines, extractive industries or known mineral or petroleum resources.**
- **Exploration activities in the vicinity of the proposed development.**
- **Access for future exploration in the area.**

Specific Issues

The eastern portion of the subject area is located approximately 400m from Mining Lease (ML) 1636 - PGH Horsley Park Clay Mine (operated by CSR Building Products Ltd). The consent authority must be satisfied that the proposal would not be subject to significant impacts (such as noise, vibration, dust and heavy vehicular movements) from the mining operation, or vice versa. The titleholder should be consulted regarding the proposed development, with a record of consultation included in the EIS.

The contact details (that GSNSW currently has on record) for the above titleholder are as follows:

Mining Lease (ML) 1636 (PGH Horsley Park Clay Mine)
Contact: Joe Gauci - Mine Manager
Phone: 0298263915
Email: N/A

Geoscience Information Services

The GSNSW has a range of online data available on line through the following website address:

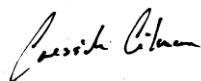
<http://www.resources.nsw.gov.au/titles/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

1. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at:
<http://nswtitles.minerals.nsw.gov.au/nswtitles/>
2. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at:
<http://www.resources.nsw.gov.au/geological/online-services/minview>

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at landuse.minerals@industry.nsw.gov.au.

Yours sincerely



Cressida Gilmore
Manager - Land Use



OUT16/26412

Mr Thomas Piovesan
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Thomas.piovesan@planning.nsw.gov.au

Dear Mr Piovesan

**Sigma Warehouse and Distribution Facility (SSD 7719)
Request for Secretary's Environmental Assessment Requirements**

I refer to your email dated 29 June 2016 to the Department of Primary Industries in respect to the above matter. Comment has been sought from relevant divisions of DPI. Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

The Department has reviewed the supporting documentation accompanying the request for SEARs and recommends the EIS be required to include:

- Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Full technical details and data of all surface and groundwater modelling required to support the EIS.
- Proposed surface and groundwater monitoring activities and methodologies.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

Further detailed generic assessment requirements from DPI Water that may assist the proponent are included at **Attachment A**.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Isaacs', with a stylized flourish at the end.

Mitchell Isaacs
Director, Planning Policy & Assessment Advice
13 July 2016

Attachment A

Sigma Warehouse and Distribution Facility (SSD 7719) Request for Secretary's Environment Assessment Requirements Detailed comments – DPI Water

DPI Water General Assessment Requirements for general projects

The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for this proposal.

For further information visit the DPI Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912* (WA 1912) and *Water Management Act 2000* (WMA 2000), and associated regulations and instruments, as applicable.

Water Management Act 2000 (WMA 2000)

Key points:

- Volumetric licensing in areas covered by water sharing plans
- Works within 40m of waterfront land
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.
- No exemptions for volumetric licensing apply as a result of the *EP&A Act*.
- Basic landholder rights, including harvestable rights dams
- Aquifer interference activity approval and flood management work approval provisions have not yet commenced and are regulated by the *Water Act 1912*
- Maximum penalties of \$2.2 million plus \$264,000 for each day an offence continues apply under the *WMA 2000*

Water Act 1912 (WA 1912)

Key points:

- Volumetric licensing in areas where no water sharing plan applies
- Monitoring bores
- Aquifer interference activities that are not regulated as a water supply work under the *WMA 2000*.
- Flood management works
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act*.
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011

Key points:

- Provides various exemptions for volumetric licensing and activity approvals
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans – these are considered regulations under the *WMA 2000*

Access Licence Dealing Principles Order 2004

Water Sharing Plans

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
 - Sufficient market depth to acquire the necessary entitlements for each water source.
 - Ability to carry out a “dealing” to transfer the water to relevant location under the rules of the WSP.
 - Daily and long-term access rules.
 - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW Wetlands Policy (2010)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

DPI Water policies can be accessed at the following links:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>
<http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx>

An assessment framework for the NSW Aquifer Interference Policy can be found online at: <http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference>.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10% of the average annual runoff from their property. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit:

<http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff>

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
 - flow of surface water, sediment movement, channel stability, and hydraulic regime,
 - water quality,
 - flood regime,
 - dependent ecosystems,
 - existing surface water users, and
 - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- The known or predicted highest groundwater table at the site.
- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a “Form A” template. DPI Water will supply “GW” registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.
- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.

- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
- Measures for preventing groundwater pollution so that remediation is not required.
- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
 - the effect of the proposal on the recharge to groundwater systems;
 - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
 - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
 - wetlands/swamps, watercourses and top of bank;
 - riparian corridor widths to be established along the creeks;
 - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);
 - the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
 - proposed location of any asset protection zones.

- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.

Landform rehabilitation

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and
- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

Consultation and general enquiries

General licensing enquiries can be made to Advisory Services: water.enquiries@dpi.nsw.gov.au, 1800 353 104.

Assessment or state significant development enquiries, or requests for review or consultation should be directed to the Strategic Stakeholder Liaison Unit, water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at: www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A



12 July 2016

RMS Reference: SYD16/00819/01 (A13728747)
DP&E Ref: SSD 7719

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

Attention: Thomas Piovesan

Dear Sir/Madam,

**PROPOSED SIGMA PHARMACEUTICALS WAREHOUSE AND DISTRIBUTION FACILITY
LOT 3A, OAKDALE SOUTH INDUSTRIAL ESTATE UNDER PENRITH LGA**

Reference is made to your letter dated 29 June 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 require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Proposed development shall comply with "Oakdale Estate" Masterplan.
2. The subject property is located within a broad area currently under investigation for Western Sydney Employment Area, Southern Link Road, Western North South Link Road, Chandos Parkway.
3. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).
4. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
5. Proposed number of car parking spaces and compliance with the appropriate parking codes.

6. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
7. Roads and Maritime requires the EA (Environmental Assessment) report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g. 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
8. Roads and Maritime requires an assessment of the likely toxicity levels of loads transported on arterial and local roads to / from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.

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,



Pahee Rathan
Senior Land Use Planner
Network and Safety Section

D2016/78952

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

Attn: Thomas Piovesan

Dear Ms MacDonald,

SSD 7713 – Proposed Sigma Pharmaceuticals Warehouse and Distribution Facility – Lot 3A – Oakdale South Industrial Estate – Penrith LGA

Thank you for your email dated 29 June 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 3A is located towards the southern portion of the OSE.

The Urbis 'Request for Requirements' document identifies Site 3A is bordered to the north and west by environmentally sensitive lands, being riparian corridors including Ropes Creek, and the majority of the site slopes towards this watercourse. It is noted that Site 3A is also 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 and the proposed stormwater discharge from the development site to not result in an increase in current stormwater levels that currently enter the Warragamba Pipeline corridor.

WaterNSW also requests that in future proposals, the proponent refers to the Warragamba Pipelines bordering the Oakdale site to the north as the WaterNSW Warragamba Pipelines, as the Sydney Catchment Authority ceased to exist on 1 January 2015.

WaterNSW also 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@watarnsw.com.au.

Yours sincerely,



MALCOLM HUGHES
Manager Environment and Planning

13/7/16



Transport
for NSW

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

Attention: Thomas Piovesan

Dear Ms MacDonald

Request for SEARs for the Sigma Warehouse and Distribution Facility, Lot 3A, Oakdale South Industrial Estate, Penrith LGA (SSD 7719)

Thank you for your letter dated 29 June 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

Tim Dewey

14-7-16

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

CD16/09519

Secretary's Environmental Assessment Requirements

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

State Significant Development

Application Number	SSD 7719
Development	Construction, fit-out and operation of a warehouse and distribution facility with a gross floor area of 41,830 m ² and 200 car parking spaces. The facility will be used for the warehousing and distribution of pharmaceutical products.
Location	Lot 3A, Precinct 3, Oakdale South Industrial Estate, Kemps Creek, Penrith LGA (Part Lot 12 DP 1178389)
Applicant	Goodman Limited
Date of Issue	July 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 control plans (DCPs) and the Oakdale South Concept Proposal (SSD 6917) 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, 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. 26 metre 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 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 (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 for 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

	<p>access arrangements to loading docks, including heavy vehicle parking and de-coupling facilities;</p> <ul style="list-style-type: none"> - 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 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. - In relation to construction traffic: <ul style="list-style-type: none"> o an 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. • 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 noise impact assessment, including a cumulative noise impact assessment 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 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 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
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	<p>associated with the development;</p> <ul style="list-style-type: none"> - 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 - details of impact mitigation, management and monitoring measures. <ul style="list-style-type: none"> • 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. • Hazards and Risks including: <ul style="list-style-type: none"> - a Preliminary Hazardous Analysis (PHA) undertaken for the proposed development. The PHA shall be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis</i>, and in particular: <ul style="list-style-type: none"> ▪ identify the hazards associated with all the dangerous goods to be stored on-site and the proposed storage quantities; ▪ demonstrate that the proposed development complies with the criteria set out in <i>Hazardous Industry Planning Advisory Paper No 4 - Risk Criteria for Land Use Safety Planning</i>; and ▪ estimate the cumulative impacts from the overall site and the surrounding potentially hazardous developments in the area (if any) and demonstrate that the proposed development does not increase the cumulative risk of the area to unacceptable levels. • 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 consideration of the management and mitigation measures of the indigenous and non-indigenous 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.
<p>Plans and Documents</p>	<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. You should provide these as part of the EIS rather than as separate documents.</p>
<p>Consultation</p>	<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;

	<ul style="list-style-type: none"> • Department of Primary Industries; • Department of Industry – Resources and Energy; • Transport for NSW; • Roads and Maritime Services; • Sydney Water; • WaterNSW; • TransGrid; 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

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

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sqm) and north point;
 - the existing levels of the land in relation to buildings and roads;
 - location and height of existing structures on the site;
 - location and height of adjacent buildings and private open space; and
 - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
 - significant local features such as heritage items;
 - the location and uses of existing buildings, shopping and employment areas; and
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be Submitted

Documents to submit include:

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

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

Noise and Vibration	<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	
<i>Groundwater</i>	<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>
<i>Acid Sulfate Soils</i>	<p>Acid Sulfate Soil Manual (ASSMAC)</p>
<i>Erosion and Sediment</i>	<p>Managing Urban Stormwater: Soils & Construction (Landcom)</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>
<i>Stormwater</i>	<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>
<i>Wastewater</i>	<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	



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Mr Thomas Piovesan
Planning Officer
Industry Assessments
NSW Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

E-mail: Thomas.Piovesan@planning.nsw.gov.au

Dear Mr Piovesan

Request for Secretary's Environmental Assessment Requirements (SEARs) for the construction of a warehouse and distribution Facility, Lot 3A, Precinct 3, Oakdale South Industrial Estate (SSD 7719).

Reference is made to your correspondence received on 29 June 2016 requesting SEARs input from the Heritage Council of NSW (the Heritage Council) for the above proposal.

The Heritage Division notes the site of Oakdale South contains historical archaeological potential which has been confirmed through test excavation and assessment prepared by Artefact Heritage Services for the proponent. However, this sensitivity is identified within Precinct 1 of the Oakdale South site.

Previous archaeological investigation and assessment indicates it is unlikely that historical archaeological constraints associated with either the Lockwood Estate and/or Solider re-settlement within Precinct 3. However, the Heritage Division notes there are Aboriginal archaeological values and constraints within this development precinct which should be considered appropriately.

On this basis, the Heritage Division does not have any specific recommended SEARs required to address historical archaeology or heritage requirements of this site.

Please note that this advice does not relate to Aboriginal Archaeology. The SEARs should consider the impact to Aboriginal archaeological and cultural heritage values. Request for comments on the Aboriginal Archaeology should be separately referred to the Regional Operations Planning Unit of the Office of Environment & Heritage.

If you have any questions regarding the above matter, please contact Shikha Jhaldiyal, Heritage Officer, at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8545 or by e-mail: shikha.jhaldiyal@environment.nsw.gov.au.

Yours sincerely

14 July 2016

Katrina Stankowski
Acting Manager, Conservation
Heritage Division, Office of Environment & Heritage

As Delegate of the Heritage Council of NSW