

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD-8586218
<b>Project Name</b>	Temperature Controlled Warehouse Facility, Lot 4 Bringelly Road Business Hub
<b>Development</b>	Construction and operation of a light industrial building, encompassing a temperature controlled warehouse facility, ancillary office administration, car parking and landscaping within the Bringelly Road Business Hub.
<b>Location</b>	Lot 4 within Bringelly Road Business Hub at Bringelly Road, Horingsea Park (Lot 11 DP 29104), Liverpool local government area
<b>Applicant</b>	ESR Developments (Australia) Pty Ltd
<b>Date of Issue</b>	11/08/2020
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>- a detailed description of the development, including:                             <ul style="list-style-type: none"> <li>· a description of the proposed operation</li> <li>· the need and justification for the proposed development</li> <li>· likely staging of the development</li> <li>· likely interactions between the development and any existing, approved and proposed developments in the vicinity of the site</li> <li>· plans of any proposed works with details of the proposed setbacks, site coverage, car parking, landscaped areas</li> <li>· details of infrastructure upgrades or items required to facilitate the development, and a description of any arrangements to ensure the upgrades will be implemented in a timely manner and maintained.</li> </ul> </li> <li>- a detailed description of how the development is consistent with the Bringelly Road Business Hub concept proposal (SSD 6324), particularly the approved land uses</li> <li>- consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>- a list of any approvals that must be obtained under the <i>Roads Act 1993</i>, or any other Act or law before the development may lawfully be carried out</li> <li>- consideration of key issues identified by Government agencies and Liverpool City Council (see <b>Attachment 2</b>)</li> <li>- a risk assessment of any potential environmental impacts of the development, identifying the issues for further assessment</li> </ul> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p>

	<ul style="list-style-type: none"> <li>- adequate baseline data</li> <li>- consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed);</li> <li>- measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and</li> <li>- a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>- a detailed calculation of the Capital Investment Value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposed development;</li> <li>- and certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must include an assessment of potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <ul style="list-style-type: none"> <li>o demonstrate the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. The following documents must be addressed: <ul style="list-style-type: none"> <li>o State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>o State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>o State Environmental Planning Policy (Infrastructure) 2007</li> <li>o State Environmental Planning Policy (State and Regional Development) 2011</li> <li>o State Environmental Planning Policy (Western Sydney Parklands) 2009</li> <li>o Parklands Plan of Management 2030.</li> </ul> </li> <li>o address the matters to be included in future development applications, as described in Part B of the development consent SSD 6324.</li> </ul> <p><b>2. Community and Stakeholder Engagement</b> – including:</p> <ul style="list-style-type: none"> <li>o a detailed community and stakeholder engagement strategy identifying who and how stakeholders will be engaged in the process</li> <li>o a report detailing the issues raised and how they have been addressed including any changes to the proposal</li> <li>o details of proposed engagement activities throughout the construction and operation of the development.</li> </ul>

### 3. **Traffic and Access** – including:

- o 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
- o details of access to the site from the road network including intersection location, design and sight distance
- o an assessment of predicted impacts (including cumulative impacts from nearby surrounding development) on road safety and the capacity of the road network to accommodate the development including existing and future performance of nearby key intersections, including Bringelly Road/ Skyline Crescent and Bringelly Road/ Camden Valley Way/ Cowpasture Road
- o details of any road upgrades or new roads, roundabouts or intersections required for the development, including demonstration of consultation with the relevant roads authority on the proposed design
- o details of vehicle circulation of the largest light and heavy vehicles anticipated to access the site, including swept path analysis, loading dock servicing and provisions
- o detailed plans of the proposed site access and parking provision on site in accordance with the relevant Australian Standards
- o identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy
- o impacts on the safety and capacity of the surrounding road network (including intersections along Bringelly Road and Cowpasture Road) and access points, using SIDRA modelling or similar to assess impacts from current traffic counts and cumulative traffic from existing and proposed development
- o details of bicycle parking and end of trip facilities
- o details of impact mitigation, management and monitoring measures.

### 4. **Urban Design**

Measures to minimise the visual impacts of the development, including:

- o a detailed assessment of the proposed development including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby residential receivers
- o detailed plans showing suitable landscaping
- o justification for any inconsistencies with the Updated Site Design Guidelines prepared by JBA Urban Planning Consultants, dated June 2015 as amended and approved under Condition A9 of the development consent for SSD 6324
- o include details of any advertising signage or structures proposed as part of the development.

### 5. **Soil and Water** – including:

- o an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
- o a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements

- o description of the measures to minimise water use
- o details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
- o detailed flooding assessment
- o description of the proposed erosion and sediment controls during construction
- o characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies) and
- o characterisation of the nature and extent of any contamination on the site and surrounding area

**6. Noise and Vibration** – including:

- o 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
- o a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines
- o details of noise mitigation, management and monitoring measures.

**7. Hazards and Risks** – including:

- o if the storage of dangerous goods is proposed on site, the EIS 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).
- o report on consultation with pipeline operator Jemena to ensure that any nearby high pressure gas pipelines remain compliant with the relevant Australian Standards throughout the life of the development and include a Safety Management Study, if necessary.

**8. Bushfire**

Prepare a bushfire assessment report which provides an assessment of bushfire hazard, including:

- o details of the storage of flammable materials
- o an assessment against the requirements of *Planning for Bushfire Protection 2019*, particularly access and provision of water supply for firefighting purposes
- o a description of measures to ensure the proposal will not increase the bushfire risk to adjoining lands.

**9. Waste Management** – including:

- o details of the quantities and classification of all waste streams to be generated on site in accordance with the EPA’s Waste Classification

Guidelines (2014)

- o details of waste storage, handling, transport, and disposal
- o the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*.

**10. Air Quality** – including:

- o a description of all potential sources of odour and emissions during the construction and operational phases of the development
- o an assessment of the air quality impacts at receivers during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines
- o details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions.

**11. Social and Economic** – including:

- o an analysis of the economic and social impacts of the development, including any benefits to the community.

**12. Ecologically Sustainable Development and Energy Efficiency** – including:

- o an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development
- o consideration of the use of green walls, green roof and/or cool roof into the design
- o climate change projections developed for the Sydney Metropolitan area and how they are used to inform the building design and asset life of the development
- o an assessment of the energy uses on-site, including measures proposed to ensure the development is energy efficient.

**13. Biodiversity** – including:

- o an assessment and documentation of biodiversity impacts related to the development in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.

**14. Cultural Heritage and Aboriginal Cultural Heritage** – including:

- o consideration of heritage items within the vicinity of the site and any potential heritage impacts associated with the development.

**15. Infrastructure Requirements** – including:

- o a detailed written and graphical description of infrastructure required on the site, including a description of any arrangements to avoid locating infrastructure within public domain areas
- o identification of any infrastructure upgrades required off-site to facilitate the development, including a description of any arrangements to ensure that the upgrades will be implemented in a timely manner and appropriately maintained
- o an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, and a description of how any potential impacts would be avoided and minimised.

<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.
<b>Consultation</b>	<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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>- Liverpool City Council</li> <li>- Western Sydney Parklands Trust</li> <li>- Transport for New South Wales</li> <li>- Sydney Water</li> <li>- Water NSW</li> <li>- Rural Fire Service</li> <li>- Environment, Energy and Science of DPIE</li> <li>- Jemena</li> <li>- surrounding landowners and the local community</li> <li>- any other public transport or community service providers.</li> </ul> <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>
<b>Further consultation after 2 years</b>	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
<b>References</b>	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 proposal.

## 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.shop.nsw.gov.au/index.jsp>

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

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

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

<http://www.dpi.nsw.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
  - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale indicating:
  - significant local features
  - the location and uses of existing buildings, shopping and employment areas
  - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
  - draft plan of subdivision prepared by a registered surveyor
  - detailed earthworks plan
  - stormwater concept plan
  - landscape plan
  - Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology and staging.

##### **Documents to be Submitted**

Documents to submit include:

- 1 electronic copy of all the documents and plans for review prior to exhibition
- Additional copies as determined by the Department once the development

application is lodged

---



**ATTACHMENT 2**

Government Authority Responses to Request for Key Issues  
For Information Only