



Mr Rohan Dickson  
Director  
Ae Design Partnership  
PO Box 848  
Rozelle NSW 2039

SSD 8859  
DOC/A3999091

Dear Mr Dickson

**State Significant Development – Secretary’s Environmental Assessment Requirements  
Elizabeth Drive Business Hub, Western Sydney Parklands (SSD 8859)**

Please find attached the Secretary’s Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above mentioned development. **Attachment 1** provides guidelines which may assist in the preparation of the EIS.

These SEARs have been prepared in consultation with relevant government agencies (see **Attachment 2**), and are based on the information you have provided to date. Unfortunately, the Department of Primary Industries was unable to respond in time. The Department will provide you with a copy of its requirements as soon as it is received.

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

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

If the proposal is likely to have a significant impact on matters of National Environmental Significance, it may require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary SEARs may need to be issued. This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment and Energy to determine if an approval under the EPBC Act is required for your proposal.

Please contact the Department at least **two weeks** before you propose to submit the DA and EIS for the development. This will enable the Department to confirm:

- the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- consultation and public exhibition arrangements including the number of copies (hard-copy and USB) of the DA and EIS that will be required.

If you have any enquiries, please contact Ms Chloe Dunlop on 02 8289 6667 or via email at [chloe.dunlop@planning.nsw.gov.au](mailto:chloe.dunlop@planning.nsw.gov.au).

Yours sincerely

  
Chris Ritchie  
Director  
Industry Assessments  
as the Secretary's nominee  
29/11/17.

# Secretary's Environmental Assessment Requirements

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

### State Significant Development

<b>Application Number</b>	SSD 8859
<b>Development</b>	Enabling works to facilitate the development of the Elizabeth Drive Business Hub including: <ul style="list-style-type: none"><li>– subdivision;</li><li>– demolition of structures;</li><li>– bulk earthworks;</li><li>– construction of stormwater management and lead-in services;</li><li>– environmental works and water channel works;</li><li>– construction of vehicular access points and connections to an internal road network; and</li><li>– landscaping.</li></ul>
<b>Location</b>	1111- 1141 Elizabeth Drive, Cecil Park (Lot 2, Section 4 DP 2954) Corner of Elizabeth Drive and Cecil Road, Fairfield local government area
<b>Applicant</b>	Cecil Park Pty Ltd
<b>Date of Issue</b>	November 2017
<b>General Requirements</b>	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> . The EIS must include: <ul style="list-style-type: none"><li>– a detailed description of the development;</li><li>– need and justification for the development;</li><li>– alternatives considered;</li><li>– likely staging of the development;</li><li>– details of the proposed subdivision layout including site coverage, lot sizes, lot orientation, setbacks, proposed open space areas and proposed landscaped areas;</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;</li><li>– infrastructure upgrades or items required to facilitate the development, and description any arrangements to ensure the upgrades will be implemented in a timely manner and maintained;</li><li>– consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments;</li><li>– a risk assessment of any potential environmental impacts of the development, identifying the issues for further assessment;</li><li>– detailed assessment, where relevant, of the key issues below, and any other potential significant issues identified in the risk assessment, which must include:<ul style="list-style-type: none"><li>○ a description of the existing environment, including sufficient baseline data;</li><li>○ an assessment of the potential impacts of the development, including any cumulative impacts due to other development in the vicinity, existing riparian vegetation and the rehabilitation of riparian land; and</li><li>○ a description of the measures that would be implemented to avoid, minimise and if necessary, offset the predicted potential impacts, including strategies for adaptive management and/or contingency plans to manage any significant risks to the environment; and</li></ul></li></ul>

	<ul style="list-style-type: none"> <li>○ a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</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 <i>Environmental Planning and Assessment Regulation 2000</i>) of the development, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>– an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and</li> <li>– 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 the 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> <ul style="list-style-type: none"> <li>• <b>Strategic Context</b> – including: <ul style="list-style-type: none"> <li>– detailed justification for the proposal having regard to its location and impacts, the suitability of the site and public interest;</li> <li>– demonstration that 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>○ <i>State Environmental Planning Policy (Western Sydney Parklands) 2009</i>, particularly Clause 2 which outlines the aim of the policy and Clause 17 for development on private land;</li> <li>○ the <i>Parklands Plan of Management 2020</i>;</li> <li>○ the <i>Parklands Plan of Management 2020 Supplement</i>;</li> <li>○ the <i>Parklands draft Plan of Management 2030</i>; and</li> </ul> </li> <li>– justification for the proposed site layout, considering the environmental constraints and suitability of the site including details of the potential future uses on the site.</li> </ul> </li> <li>• <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>– details of any vegetation clearing on the site including the removal of trees and any impact on threatened species populations, endangered ecological communities or their habitat and potential for offset requirements;</li> <li>– details of the number of trees to be removed and the number of trees to be planted on the site;</li> <li>– an assessment and documentation of biodiversity impacts, including on groundwater dependent ecosystems, related to the development in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR) in the form required by section 6.12 of the <i>Biodiversity Conservation Act 2016</i>, section 6.8 of the <i>Biodiversity Conservation Regulation 2017</i> and the Biodiversity Assessment Method; and</li> <li>– measures to restore, rehabilitate and maintain vegetation on-site.</li> </ul> </li> <li>• <b>Socio-Economic Impact</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the supply and demand for potential future land uses associated with the proposed business hub (with consideration of Fairfield City Council's (Council) Centres Study and Policy 2015 and Council's Employment Lands Strategy 2008; and</li> <li>– an analysis of the economic and social impacts of the development, particularly any benefits to the community.</li> </ul> </li> <li>• <b>Traffic and Access</b> – including: <ul style="list-style-type: none"> <li>– a quantitative Traffic Impact Assessment prepared in accordance with the relevant Council, Austroads and Roads and Maritime Services guidelines;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>– details of all daily and peak traffic and transport movements likely to be generated by the development (vehicle type, public transport, pedestrian and cycle trips) during construction and indicative operation;</li> <li>– details and a justification of access to, from and within the site (vehicular and pedestrian), including from Elizabeth Drive and Cecil Road;</li> <li>– impacts on the safety and capacity of the surrounding road network (including the Elizabeth Drive/Cecil Road intersection and the Elizabeth Drive/Wallgrove Road intersection) and access points, using SIDRA modelling or similar to assess impacts from current traffic counts and cumulative traffic from existing and proposed development (including nearby business hubs to the north east and south west of the site);</li> <li>– details of road upgrades, new roads or access points required for the development, if necessary; and</li> <li>– detailed plans of the proposed internal road network prepared in accordance with the relevant Australian Standards.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Urban Design</b> – including: <ul style="list-style-type: none"> <li>– details of the likely land uses on lots and conceptual layout of buildings, with photomontages and perspectives;</li> <li>– plans showing suitable landscaping of the site incorporating locally native species; and</li> <li>– details of pedestrian and cycle routes in accordance with CPTED principles.</li> </ul> </li> <li>• <b>Contamination</b> – including: <ul style="list-style-type: none"> <li>– a demonstration of compliance with <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> to the most sensitive use proposed on-site;</li> <li>– an assessment of the extent and nature of any contamination on-site;</li> <li>– an assessment of potential risks to human health and the environmental receptors in the vicinity of the site with respect to the future intended uses of the site; and</li> <li>– consideration whether the site is suitable for the proposed development and future uses.</li> </ul> </li> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>– a description of water demands and a breakdown of water supplies;</li> <li>– identify any water licensing requirements under the <i>Water Act 1912 of Water Management Act 2000</i>;</li> <li>– details of proposed cut and fill works, the source and quality of the fill to be placed or the destination of excavated material and measures to minimise its extent;</li> <li>– details of proposed erosion and sediment controls during construction;</li> <li>– a description of the surface and stormwater management system, including on-site detention, designed in accordance with Water Sensitive Urban Design principles and Fairfield City Council's Stormwater Management Policy 2017; and</li> <li>– an assessment of potential impacts on surface and groundwater resources, drainage patterns, soil (stability, salinity and acid sulfate soils), related infrastructure, watercourses and riparian land and measures proposed to reduce and mitigate those impacts.</li> </ul> </li> <li>• <b>Flooding</b> – including: <ul style="list-style-type: none"> <li>– an assessment of any flood risk on-site, having consideration of any relevant provisions of the <i>NSW Floodplain Development Manual 2005</i>, for the full range of floods including events greater than the design flood, up to the probable maximum flood; and from inundation, catchment based flooding or a combination of the two;</li> <li>– details of how the development would comply with relevant codes of practice and guidelines; and</li> <li>– details of how the development would ensure the safety of all persons on-site and ensure negligible impacts upon persons off site.</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Noise and Vibration</b> – including: <ul style="list-style-type: none"> <li>– a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines; and</li> <li>– details of mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Waste Management</b> – including: <ul style="list-style-type: none"> <li>– details of the quantities and classification of all waste streams to be generated on site in accordance with the EPAs <i>Waste Classification Guidelines</i> (2014);</li> <li>– details of waste storage, handling, transport, and disposal;</li> <li>– details of proposed management and disposal of wastewater and effluent;</li> <li>– the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i>.</li> </ul> </li> <li>• <b>Heritage</b> – including: <ul style="list-style-type: none"> <li>– an Aboriginal cultural heritage assessment prepared by a suitably qualified archaeologist (including cultural and archaeological significance), which must detail potential impacts on assets, any proposed management and mitigation measures of the potential impacts on heritage items and demonstrate effective consultation with relevant Aboriginal community groups; and</li> <li>– an assessment of European heritage including potential impacts on nearby heritage items.</li> </ul> </li> <li>• <b>Infrastructure Requirements</b> – including: <ul style="list-style-type: none"> <li>– a detailed description of the infrastructure and essential services required for the development, any upgrades required off-site to facilitate the development and the timing of the implementation and maintenance of upgrades; and</li> <li>– details any retaining structures proposed on-site.</li> </ul> </li> <li>• <b>Bushfire</b> – including consideration of bush fire measures as outlined in <i>Planning for Bushfire Protection 2006</i>, particularly asset protection zones, access and water/utilities.</li> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>– a description of all air quality impacts (including dust) from the proposal; and</li> <li>– details of dust control during site preparation and civil works.</li> </ul> </li> </ul>
<b>Plans and Documents</b>	<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>. Those documents should be included as part of the EIS rather than as separate documents.</p>
<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>• Western Sydney Parklands Trust</li> <li>• Fairfield City Council;</li> <li>• Roads and Maritime Services;</li> <li>• Transport for New South Wales;</li> <li>• Office of Environment and Heritage;</li> <li>• Environment Protection Authority;</li> <li>• Sydney Water;</li> <li>• Water NSW;</li> <li>• Rural Fire Service; and</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</p>

	those issues. Where amendments have not been made to address an issue, a short explanation should be provided.
<b>Further consultation after 2 years</b>	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 the requirements for lodgement.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, <b>Attachment 1</b> contains a list that may be relevant to the 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.epa.nsw.gov.au/>

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

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

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**Plans and Documents**

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

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (sq.m) and north point;
  - the existing levels of the land in relation to buildings and roads;
  - location and height of existing structures on the site;
  - location and height of adjacent buildings and private open space; and
  - all levels to be to Australian Height Datum (AHD).
2. A locality/context plan drawn at an appropriate scale indicating:
  - significant local features;
  - 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:
  - draft plan of subdivision prepared by a registered surveyor;
  - detailed earthworks plan;
  - stormwater concept plan;
  - landscape plan; and
  - Construction Management Plan, inclusive of a Construction Traffic Management Plan and construction methodology and staging.

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**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
- Additional copies as determined by the Department once the development application is lodged

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**Policies, Guidelines and Plans**

<b>Aspect</b>	<b>Policy /Methodology</b>
<b>Biodiversity</b>	NSW Biodiversity Assessment Method (OEH, 2017) The NSW State Groundwater Dependant Ecosystem Policy (DWLC)

## Policies, Guidelines and Plans

Aspect	Policy /Methodology
<b>Socio-Economic</b>	<p>Council's Centres Study and Policy 2015</p> <p>Council's Employment Lands Strategy 2008</p>
<b>Traffic and Access</b>	<p>Guide to Traffic Generating Development (RTA)</p> <p>Planning Guidelines for Walking and Cycling</p> <p>Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development</p> <p>Cycling Aspects of Austroads Guides</p> <p>Road Design Guide (RTA)</p> <p>NSW 2021</p> <p>NSW Long Term Transport Master Plan</p> <p>Sydney's Walking Future</p> <p>Sydney's Cycling Future</p>
<b>Contamination</b>	<p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites (1997)</p> <p>NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995)</p> <p>Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (1992)</p> <p>National Environmental Protection (Assessment of Site Contamination) Measure 1999 (with amendment April 2013)</p>
<b>Soil and Water</b>	<p>National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)</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>Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)</p> <p>State Water Management Outcomes Plan</p> <p>Water Guidelines for Controlled Activities (DPI)</p> <p>NSW Government Water Quality and River Flow Environmental Objectives (DECC)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)</p> <p>Managing Urban Stormwater: Soils &amp; Construction (Landcom)</p> <p>Managing Urban Stormwater: Treatment Techniques (DECC)</p> <p>Managing Urban Stormwater: Source Control (DECC)</p> <p>Technical Guidelines: Bunding &amp; Spill Management (DECC)</p> <p>Floodplain Development Manual (DIPNR)</p> <p>Floodplain Risk Management Guideline (DECC)</p>
<b>Surface Water</b>	

## Policies, Guidelines and Plans

Aspect	Policy /Methodology
<i>Erosion and Sediment</i>	A Rehabilitation Manual for Australian Streams (LWRRDC and CRCCH)
	Technical Guidelines: Bunding & Spill Management (DECC)
	Council's Stormwater Management Policy 2017
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
<i>Groundwater</i>	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
	NSW Aquifer Interference Policy (NOW)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
<i>Soil</i>	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
<b>Flooding</b>	NSW Floodplain Development Manual 2005
<b>Noise and Vibration</b>	Interim Construction Noise Guideline (DECC)
	Assessing Vibration: a technical guide (DEC)
	NSW Noise Policy for Industry 2017 (EPA)
	Environmental Criteria for Road Traffic Noise (EPA)
	Noise Guide for Local Government (EPA)
<b>Waste</b>	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA 2014)
<b>Heritage</b>	EPA's Waste Classification Guidelines
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
	Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning, 2005)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
	Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)

**Policies, Guidelines and Plans**

<b>Aspect</b>	<b>Policy /Methodology</b>
<b>Bushfire</b>	<u>Planning for Bush Fire Protection 2006 (RFS)</u> <u>Draft Planning for Bush Fire Protection 2017 (RFS)</u>
<b>Air Quality</b>	<u>Protection of the Environment Operations (Clean Air) Regulation 2002</u> <u>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)</u>

**ATTACHMENT 2**  
**Public Authority Responses to Request for Key Issues**

## Chloe Dunlop

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**From:** Malcolm Hughes <Malcolm.Hughes@waternsw.com.au>  
**Sent:** Tuesday, 7 November 2017 7:56 AM  
**To:** Chloe Dunlop  
**Cc:** Kristine Ward  
**Subject:** RE: Request for SEARs - SSD 8859 - 1111-1141 Elizabeth Drive, Cecil Park

Hi Chloe

Thank you for inviting WaterNSW to provide input to the SEARs for this development. WaterNSW has no comments but would appreciate being notified when the EIS is exhibited.

Regards  
Malcolm

**Malcolm Hughes**  
Manager Catchment Protection



Level 14, 169 Macquarie St, Parramatta NSW 2124

T: 9865 2520 M: 0427 466 934

[malcolm.hughes@waternsw.com.au](mailto:malcolm.hughes@waternsw.com.au)

[www.waternsw.com.au](http://www.waternsw.com.au)

**From:** Chloe Dunlop [mailto:[Chloe.Dunlop@planning.nsw.gov.au](mailto:Chloe.Dunlop@planning.nsw.gov.au)]  
**Sent:** Thursday, 2 November 2017 11:28 AM  
**To:** 'development@transport.nsw.gov.au' ; Development.Sydney@rms.nsw.gov.au; Planning Matters Mailbox ; csc@rfs.nsw.gov.au; Andrew Mooney ; OEH HD Heritage Mailbox ; Environmental Assessments ; Suellen Fitzgerald ; Cornelis.Duba@endeavourenergy.com.au  
**Cc:** Joanna Bakopanos ; Chris Ritchie  
**Subject:** Request for SEARs - SSD 8859 - 1111-1141 Elizabeth Drive, Cecil Park

Good afternoon

Ae design partnership, on behalf of Cecil Park Pty Ltd (the Applicant) have lodged a request for Secretary's Environmental Assessment Requirements (SEARs) to enable the subdivision, site establishment and enabling works to facilitate a range of future uses on the site located at Lot 2 DP 2954 (known as 1111-1141 Elizabeth Drive, Cecil Park). The site is located on the corner of Elizabeth Drive and Cecil Road in the Fairfield local government area and is on land located in the Western Sydney Parklands.

The proposed development is State significant development under Section 89C of the *Environmental Planning and Assessment Act 1979*. The Minister for Planning is the consent authority.

The proposal consists of site establishment and enabling works. No buildings are currently proposed. The proposed works include:

- Subdivision to create 14 lots;
- Bulk earthworks;
- Stormwater infrastructure;
- Lead in services;
- Clearing of vegetation;
- Environmental works including rehabilitation of riparian corridors;
- Landscaping; and
- Construction of two new vehicular access points off Elizabeth Drive and Cecil Road and construction of internal access roads.

The Applicant advises the site will be used for commercial uses including a service station, hotel/motel accommodation, industrial/warehouse uses which will be subject to future Development Applications.

Under clause 3 of 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 report submitted with the SEARs request to assist in providing input.

I would greatly appreciate receiving the details of any key issues and assessment requirements by **Tuesday 16 November 2017**.

If you have any questions, please contact me on the details below.

Regards,

**Chloe Dunlop**  
Senior Planning Officer  
**Industry Assessments**

Department of Planning & Environment  
|GPO Box 39, SYDNEY NSW 2001| T 02 8289 6667

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13 November 2017

Chloe Dunlop  
Senior Planning Officer, Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [Chloe.Dunlop@planning.nsw.gov.au](mailto:Chloe.Dunlop@planning.nsw.gov.au)

Dear Chloe,

**1111-1141 Elizabeth Drive, Cecil Park (SSD-8859) – Request for SEARs**

I refer to your email of Thursday 2 November 2017 including the attached Request for Secretary's Environmental Assessment Requirements (**SEARs**) in relation to the proposed State Significant Development at 1111-1141 Elizabeth Drive, Cecil Park (**Site**).

As identified in your email, the Site is located within the Western Sydney Parklands (**Parklands**). The Parklands stretches 27 kilometres from Quakers Hill to Leppington covering 5,280 hectares through the three Local Government Areas of Blacktown, Fairfield and Liverpool. The Parklands is one of the largest urban parkland systems in Australia and internationally.

The *Western Sydney Parklands Act 2006 (Act)* establishes the Parklands, constitutes the Western Sydney Parklands Trust (**WSPT**), provides for the addition of land to the Parklands and identifies the functions of WSPT including the development of "the Parklands into a multi-use urban parkland for the region of Western Sydney and to maintain and improve the Parklands on an ongoing basis".

The *State Environmental Planning Policy (Western Sydney Parklands) 2009 (Parklands SEPP)* was devised to provide flexible planning controls for WSPT to fulfil the functions of the Act in accordance with the vision, principles and strategic directions of the current Plan of Management (**PoM**).

The PoM 2020 was adopted by the Minister for Western Sydney in 2011 and includes the Supplement which was adopted in 2014 following extensive community and stakeholder consultation. Section 2.4 of the PoM 2020 contains a Land Use Framework which categorises existing and long-term target land uses and includes an allowance of 2% for development as 'Business Hubs'. As a financially independent agency, WSPT relies on revenue generated from development of business hubs to fund the ongoing development of new community facilities, environmental management, cultural events and programs

and land management. WSPT is not intending to include the Site as part of the 2% allocation of Business Hubs for the Parklands.

Much of the area now constituting the Parklands was originally identified in the 1968 *Sydney Region Outline Plan* and successive NSW Governments have subsequently spent hundreds of millions of dollars acquiring the land. WSPT now estimates that approximately 95% of the Parklands is in public ownership.

WSPT may acquire land, for the purposes of the Act, by agreement or by compulsory process in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. It is important to note that the acquiring authority approached the land owner in relation to the possible acquisition of the Site in 2016.

Specific to SSD-8859, WSPT requests that the SEARs for the Site require the applicant to clearly demonstrate how the proposed development would adhere to the relevant statutory documents including the implementation of the objectives and vision for the Parklands, and the Land Use Framework.

Thank you for the opportunity to provide input to the SEARs. WSPT anticipates that full consideration of the establishment of the Parklands and relevant documentation will be provided in assessment of any forthcoming application.

If you have any questions, please do not hesitate to contact Tim Colless on the previous page.

Yours sincerely



Suellen Fitzgerald  
Executive Director  
**Western Sydney Parklands Trust**



Your reference      SSD 8859  
Our reference:    DOC17/543449-01

Ms Chloe Dunlop  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001  
[Chloe.Dunlop@planning.nsw.gov.au](mailto:Chloe.Dunlop@planning.nsw.gov.au)

10 November 2017

Dear Ms Dunlop

By Electronic Mail

**Request for SEARs - 1111-1141 Elizabeth Drive, Cecil Park (SSD 8859) - Fairfield LGA**

The Environment Protection Authority ("EPA") refers to the request for SEARs for 1111-1141 Elizabeth Drive, Cecil Park (SSD 8859), received by the EPA on 3 November 2017.

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). The EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the POEO Act.

Accordingly, the EPA has no comments regarding the proposal and has no further interest in this proposal.

Yours sincerely

A handwritten signature in cursive script that appears to read "Christine Mitchell".

**Christine Mitchell**  
**A/Director – Sydney Industry Section**  
**Environment Protection Authority**



Ms Chloe Dunlop  
Senior Planning Officer  
Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Dunlop

**SSD 8859 – 1111-1141 Elizabeth Drive, Cecil Park  
Request for SEARs**

Thank you for your email dated 2 November 2017 inviting Transport for NSW (TfNSW) to provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the above development at Cecil Park.

The proposal seeks to subdivide the subject site into 14 allotments accessible with access points on Elizabeth Drive and Cecil Park Road, and an internal road network comprising access streets. The proposed works consist of site establishment and enabling works, however, no buildings are currently proposed. It is noted that the applicant advises the subject site is intended for commercial uses including a service station, hotel/motel accommodation, industrial/warehouse uses which will be subject to future Development Applications.

TfNSW recommends the following SEARs, as outlined in **TAB A** attached to this letter, for the proposed development subject to the planning proposal being approved and the proposed land use being permitted on the subject site.

Thank you again for the opportunity of providing input to the SEARs for the subject application. For further information or clarification regarding this matter, please contact Billy Yung, Senior Transport Planner on 8202 3291 or [Billy.Yung@transport.nsw.gov.au](mailto:Billy.Yung@transport.nsw.gov.au).

Yours sincerely

13/11/17

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

CD17/12216

## **TAB A – Suggested SEARs for 1111-1141 Elizabeth Drive, Cecil Park (SSD8859)**

TfNSW recommends the following SEARs for the proposed development:

### **Statutory Context:**

Where relevant, the assessment of the key issues below must include:

- The need for the proposed development;
- Justification for the proposed development;
- Adequate baseline data;
- Justification of impacts;
- Measures to avoid, minimise, and if necessary, offset the predicted impacts including detailed contingency plans for managing any significant risks to the environment.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW Freight and Ports Strategy 2013;
- NSW State Priorities; A Plan for Growing Sydney;
- Towards our Greater Sydney 2056;
- Greater Sydney Commission's Draft West District Plan;
- NSW Long Term Transport Master Plan 2012 and its successor, the Future Transport 2056 Strategy (currently in draft form);
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Guide to Traffic Generating Developments (RMS);
- Sydney's Bus Future 2013;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- NSW Planning Guidelines for Walking and Cycling; and
- Healthy Urban Development Checklist, NSW Health.

### **Transport and Accessibility (Construction and Operation)**

A Traffic and Transport Impact Assessment shall be prepared to include, but not limited to the following:

- An indicative concept plan of likely land uses, including an estimate of gross floor areas and site accesses;
- Identify accurate details of the current total daily and peak hour vehicle movements, including heavy vehicles, public transport, pedestrian and bicycle, and existing traffic and transport facilities provided on the local road network;

**TAB A – Suggested SEARs for 1111-1141 Elizabeth Drive, Cecil Park (SSD8859)**

- Estimate the total daily and peak hour trips anticipated to be generated by the development, including accurate details of the future daily and peak hour vehicle movements, the split of light and heavy/freight vehicles, and the type of heavy vehicles likely to be used;
- Details of heavy vehicle and service vehicle transport routes, description of vehicle access routes used to access key freight locations/routes and the impact on nearby intersections; vehicle type and likely arrival and departure times;
- An assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/ intersections) to accommodate the proposed development and/or maintain the surrounding road network over time. The assessment needs to take into consideration the cumulative traffic impact from the proposal together with existing and approved development in the area, and to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services;
- Detailed plans of the proposed site layout, including access to and from the site from the road network, the internal road network, truck marshalling, turning path diagrams depicting vehicles entering, exiting and maneuvering through the site, staging, driver facility areas and parking provision on-site in accordance with the relevant Australian Standards;
- An assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;
- 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;
- Impact of the proposed development on existing and future public transport and walking and cycling infrastructure the within and surrounding the site and their adequacy to meet the likely future demand;
- Appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- The existing and proposed on-street parking, loading zones, pedestrian and bicycle routes within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles;
- Details of access arrangements for emergency vehicles;
- The proposed layout of the internal road network and parking provision including end-of-trip facilities on-site in accordance with the relevant Australian Standards;
- Preparation of a draft Construction Traffic Management Plan which includes:
  - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
  - description of the measures that would be implemented to maintain and/or improve the capacity, efficiency and safety of the road network for the construction and over the life of the project, including assessing noise and

**TAB A – Suggested SEARs for 1111-1141 Elizabeth Drive, Cecil Park (SSD8859)**

vibration impacts associated with the construction of the project, in line with relevant NSW noise and vibration guidelines and details of noise mitigation strategies;

- assessment of cumulative impacts associated with other construction activities;
- an assessment of road safety at key intersections;
- details of anticipated peak hour and daily truck movements (including vehicle type and likely arrival and departure times) to and from the site;
- details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
- details of temporary cycling and pedestrian access during constructions;
- 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.

**Relevant Policies and Guidelines:**

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development*
- *Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas*

**Consultation:**

- Transport for NSW
- Roads and Maritime Services
- Fairfield City Council

In reply please quote: qA270470  
Your Ref: SSD 8859

Contact: Andrew Mooney on 9725 0214

16 November 2017

Chloe Dunlop  
Senior Planning Officer  
Industry Assessments  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW

Dear Ms Dunlop

**SSD 8859 - REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (1111-1141 ELIZABETH DRIVE, CECIL PARK)**

Reference is made to your email dated 2 November 2017, requesting Council's input into the Secretary's Environmental Assessment Requirements (SEARs) for a proposed State Significant development at 1111-1141 Elizabeth Drive, Cecil Park. Thank you for the opportunity to comment on the proposal.

Council has reviewed the information provided by the applicant AE Design Partnership and requests the following key issues to be included and addressed within any future EIS:

1. The EIS should provide detailed justification for the proposal and the suitability of the site;
2. The EIS needs to demonstrate that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs). In particular the proposal needs to address the following:
  - The Greater Sydney Commission draft Western District Plan indicates the site is located within an area designated as a 'Major Urban Parkland & Reserve'.  
The proponent needs to provide detailed justification for the nature of development proposed on the site which is considered inconsistent with the District Plan particularly in light of the more detailed legislation and planning requirements applying to the Western Sydney Parklands as referred to below;
  - The SEPP (Western Sydney Parklands), The Western Sydney Parklands Plan of Management 2020 and the Western Sydney Parklands Plan of Management 2020 Supplement (specifically relating to the proposed Wallgrove Road and Elizabeth Drive Business Hubs which are proposed to be located immediately to the north east and south west of the subject site);

The applicant needs to demonstrate there is an identified need for additional business/warehouse development in the area given the existing identified hubs under the POM Supplement and nearby employment lands;

- Fairfield City Council's Employment Lands Strategy 2008 in particular the General Guiding Principles for the development of Business Parks; and
- Fairfield City Council's Centres Study and Policy 2015 (in particular the proposed location of a service station and hotel/motel accommodation out of strategic centres)

The proportion of commercial to industrial/warehouse uses – in particular the potential for the facilitation of a new retail/commercial centre which is not supported by the strategic recommendations contained within the Centres Study 2015.

3. Any traffic impact assessment needs to take into account the cumulative impacts of potential proliferation of multiple business hubs in the immediate vicinity (i.e. immediately to the north east at the corner of Wallgrove Road/Elizabeth Drive and to the south west immediately opposite the subject site on the corner of Cecil Road/Elizabeth Drive).
4. Although no buildings are proposed at this time, given the prominent position of the site and its location within the Western Sydney Parklands, it is essential that the potential impacts (including floodplain management as detailed further in this letter) of future development are considered. In this regard, the EIS should include a plan showing the conceptual layout of buildings on the site supported by a detailed Urban Design and Visual Impact Assessment – including:
  - layout of the development including staging, site coverage, setbacks, proposed open space and landscaped areas;
  - suitable landscaping incorporating endemic species;
  - the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks; and
  - a detailed description (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, bulk, building materials and architectural treatments and finishes, signage, lighting and any retaining walls, particularly in context with the surrounding rural/parklands amenity of the area including from nearby public receivers and significant vantage points within the broader public domain;
5. Figure 12 (p.19) of the Request for SEARs document submitted by the applicant, maps canopy cover on the site. It should be noted that for Cumberland Plain vegetation, canopy cover is not to be used as a complete guide to environmental constraints onsite. On sites with intact soil but with the canopy previously removed, derived native grasslands may be present and are also to be considered.

This should be covered in an ecological impact assessment as part of the EIS. The bushfire assessment and asset protection zones should be prepared in conjunction with the ecological impact assessment, as the imposition of asset protection zones may have additional impact on the vegetation.

6. Figure 23 (p.28) in section 2.4.7 of the SEARs document maps the vegetation communities onsite. This section stipulates that it aims to 'protect high value vegetation (>10% canopy cover), re-establish thinned vegetation (<10% canopy cover) and clear remnant thinned vegetation within the centre of the site'.

This is repeated in section 4.2.5 of the document 'High value vegetation is to be retained, low value vegetation is to be re-established and remnant/thinned vegetation within the centre of the site is to be cleared to deliver land uses complimentary to the site's strategic location'.

This seems to be in conflict with Figure 24 (p.31), the proposed subdivision layout which would see vegetation of both >10% and <10% canopy cover removed in place of roads and infrastructure. If the commitment of retaining high value vegetation is to be fulfilled, the subdivision layout would need to be revised.

7. Figure 7 (p.16) of the Request for SEARs document shows a gazetted conservation area near the western edge of the site. This area is located within the subdivision footprint as shown in Figure 24 (p.31). The Request for SEARs document (p.48) states "The subject site does not include land within:
  - a. A nature reserve; or
  - b. An environmental conservation area.'

This does not seem to be correct with an identified clear direct impact on a gazetted conservation area. The provisions of Clause 14 of the SEPP (Western Sydney Parklands) **Development in areas near nature reserves or environmental conservation areas** will apply to this area. This issue needs to be addressed under the EIS.

8. Council has recently endorsed the findings and recommendations of the Fairfield City Aboriginal Heritage Study (available on Council's website). The Study indicates the property is a Registered Aboriginal Heritage Site (p.62 of the Study) and listed on the AHIMS register.

The Study also indicates the site is located generally within an Aboriginal 'potential investigation area'. In this regard an Aboriginal heritage assessment will need to be prepared for the proposal in accordance with the Office of Environment and Heritage Due Diligence Code of Practice.

9. Floodplain Management – The development is to be consistent with Chapter 11 of the Fairfield Citywide DCP 2013 Close attention should be paid to the Flood Effects control that requires that there is to be no flood effects elsewhere (which equates to a max 0.01m change when modelling flood impacts).

The proponent must follow Council's standard procedure when undertaking a flood impact assessment and can contact Fairfield City Council's Catchment Planning Branch for further details of the process.

The flood impact assessment must model the fully developed lots (including likely buildings) to ensure the construction of buildings after the subdivision is viable. Modelling as part of the flood impact assessment must report results for a minimum of 500m upstream and downstream of the site.

10. Waterway Management - Vegetation canopy is to be retained and improved along Ropes Creek. Discharge of stormwater to Ropes Creek must adhere to section 3.4.1.6 of Fairfield City Council's Stormwater Management Plan 2017. Any design of the site should consider the entire creek corridor and connectivity.

The creekline is to remain and is not to be piped. The development must meet all the requirements from the 'Guidelines for riparian corridors on waterfront land' (Office of Water, 2012)

11. Stormwater Management - All stormwater management is to be consistent with Fairfield City Council's Stormwater Management Policy 2017. Due to the substantial increase in impervious area, On Site Detention will be required and should be considered in the subdivision design process. Water quality improvement targets are located in chapter 6 of Council's Stormwater Management Policy 2017

Thank you for the opportunity to provide comments in relation to the proposed State Significant development at 1111-1141 Elizabeth Drive, Cecil Park.

Should you require any further information in relation to the above, please do not hesitate to contact the undersigned on 9725 0214.

Yours faithfully



Andrew Mooney  
**EXECUTIVE STRATEGIC PLANNER**



## Office of Environment & Heritage

DOC17/543197

Ms Joanna Bakopanos  
Team Leader, Industry Assessments  
NSW Department of Planning and Environment  
[chole.dunlop@planning.nsw.gov.au](mailto:chole.dunlop@planning.nsw.gov.au)

Attention: Chloe Dunlop

Dear Ms Bakopanos

I refer to email correspondence received 2 November 2017 by the Office of Environment and Heritage (OEH) requesting input into the Secretary's Environmental Assessment Requirements (SEARs) for subdivision, site establishment and enabling works for facilitate a range of uses on a site located at Lot 2 DP 2954 (known as 1111-1141 Elizabeth Drive (SSD 8859)).

The works include subdivision, bulk earthworks, stormwater infrastructure, clearing of vegetation and construction of access roads. An AHIMS Basic Search of the subject site identified an Aboriginal site recorded in or near the site. The site also contains vegetation representative of the critically endangered ecological community Cumberland Plain Woodland.

OEH's standard requirements for the SEARs and additional specific requirements are provided in Attachment 1. The additional requirements relate to consideration of impacts on the adjoining Parklands as the site is within the Western Sydney Parklands.

A separate response may be provided on heritage matters by the Heritage Division. If you have any further questions about this issue please contact Rachel Lonie, Senior Operations Officer on 9995 6837 or by email at [rachel.lonie@environment.nsw.gov.au](mailto:rachel.lonie@environment.nsw.gov.au).

Yours sincerely

*S. Harrison* 16/11/17

**SUSAN HARRISON**  
Senior Team Leader Planning  
Regional Operations

## Attachment A – Standard Environmental Assessment Requirements

<b>Biodiversity</b>
<p>1. Biodiversity impacts related to the proposed works at Lot 2 DP 2954 (known as 1111-1141 Elizabeth Drive (SSD 8859) are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR).</p> <p>2. The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s 6.12), Biodiversity Conservation Regulation 2017 (s 6.8) and Biodiversity Assessment Method including details of the measures proposed to address the offset obligation as follows;</p> <ul style="list-style-type: none"> <li>• The total number and classes of biodiversity credits required to be retired for the development/project;</li> <li>• The number and classes of like-for-like biodiversity credits proposed to be retired;</li> <li>• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li> <li>• Any proposal to fund a biodiversity conservation action;</li> <li>• Any proposal to make a payment to the Biodiversity Conservation Fund (Fund).</li> </ul> <p>3. If requesting the application of the variation rules, the BDAR must contain details of what reasonable steps have been taken to attempt to obtain the required like-for-like biodiversity credits.</p> <p>4. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under S6.10 of the Biodiversity Conservation Act 2016</p>
<b>Aboriginal cultural heritage</b>
<p>5. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (DECCW, 2011) and consultation with OEH regional officers.</p> <p>6. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.</p> <p>7. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.</p>
<b>Water and soils</b>
<p>8. The EIS must map the following features relevant to water and soils including:</p> <ol style="list-style-type: none"> <li>a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).</li> <li>b. Rivers, streams, wetlands, estuaries (as described in Appendix 2 of the Framework for Biodiversity Assessment).</li> <li>c. Groundwater.</li> <li>d. Groundwater dependent ecosystems.</li> </ol>

<p>e. Proposed intake and discharge locations.</p>
<p>9. The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> <li>a. Existing surface and groundwater.</li> <li>b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li> <li>c. Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/leo/index.htm">http://www.environment.nsw.gov.au/leo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li> <li>d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.</li> </ul>
<p>10. The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> <li>a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.</li> <li>b. Identification of proposed monitoring of water quality.</li> </ul>
<p>11. The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> <li>a. Water balance including quantity, quality and source.</li> <li>b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.</li> <li>c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</li> <li>d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).</li> <li>e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li> <li>f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li> <li>g. Identification of proposed monitoring of hydrological attributes.</li> </ul>
<p><b>Flooding and coastal erosion</b></p>
<p>12. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> <li>a. Flood prone land</li> <li>b. Flood planning area, the area below the flood planning level.</li> <li>c. Hydraulic categorisation (floodways and flood storage areas).</li> </ul>
<p>13. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</p>

<p>14. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"><li>a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500-year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</li></ul>
<p>15. Modelling in the EIS must consider and document:</p> <ul style="list-style-type: none"><li>a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.</li><li>b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.</li><li>c. Relevant provisions of the NSW Floodplain Development Manual 2005.</li></ul>
<p>16. The EIS must assess the impacts on the proposed development on flood behaviour, including:</p> <ul style="list-style-type: none"><li>a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.</li><li>b. Consistency with Council floodplain risk management plans.</li><li>c. Compatibility with the flood hazard of the land.</li><li>d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.</li><li>e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.</li><li>f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</li><li>g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.</li><li>h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.</li><li>i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.</li><li>j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.</li></ul>

## Attachment B – Project Specific Environmental Assessment Requirements

<b>Biodiversity</b>
<p>As the site is within the Western Sydney Parklands, the assessment of impacts should address impacts on the natural and cultural values of the adjoining Parkland areas. Consider the matters outlined in the Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH 2013) including:</p> <ul style="list-style-type: none"> <li>i. The nature of the impacts, including direct and indirect impacts.</li> <li>ii. The extent of the direct and indirect impacts.</li> <li>iii. The duration of the direct and indirect impacts.</li> <li>a. Measures proposed to prevent, control, abate, minimise and manage the direct and indirect impacts including an evaluation of the effectiveness and reliability of the proposed measures.</li> <li>b. Residual impacts.</li> </ul>

## Guidance Material

<b>Title</b>	<b>Web address</b>
<b>Relevant Legislation</b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/full">https://www.legislation.nsw.gov.au/#/view/act/2016/63/full</a>
<i>Coastal Management Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/20/full">https://www.legislation.nsw.gov.au/#/view/act/2016/20/full</a>
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Fisheries Management Act 1994</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N</a>
<i>Marine Parks Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<i>Wilderness Act 1987</i>	<a href="http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N">http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N</a>
<b>Biodiversity</b>	
<i>Biodiversity Assessment Method (OEH, 2017)</i>	<a href="https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf">https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf</a>
<i>Guidance and criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)</i>	<a href="https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF">https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF</a>
<i>Fisheries NSW policies and guidelines</i>	<a href="http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation">http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation</a>
<i>List of national parks</i>	<a href="http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx">http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx</a>
<i>Revocation, recategorisation and road adjustment policy (OEH, 2012)</i>	<a href="http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm">http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm</a>
<i>Guidelines for developments adjoining land and water managed by the</i>	<a href="http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm">http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm</a>

Title	Web address
Department of Environment, Climate Change and Water (DECCW, 2010)	
<b><u>Heritage</u></b>	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	<a href="http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf">http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf</a>
Statements of Heritage Impact 2002 (HO & DUAP)	<a href="http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstmtentsofhi.pdf">http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstmtentsofhi.pdf</a>
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	<a href="http://www.environment.nsw.gov.au/Heritage/publications/">http://www.environment.nsw.gov.au/Heritage/publications/</a>
<b><u>Aboriginal Cultural Heritage</u></b>	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf</a>
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf</a>
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf</a>
Aboriginal Site Recording Form	<a href="http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf">http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf</a>
Aboriginal Site Impact Recording Form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf</a>
Aboriginal Heritage Information Management System (AHIMS) Registrar	<a href="http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm">http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm</a>
Care Agreement Application form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf</a>
<b><u>Water and Soils</u></b>	
<b><u>Acid sulphate soils</u></b>	
Acid Sulfate Soils Planning Maps via Data.NSW	<a href="http://data.nsw.gov.au/data/">http://data.nsw.gov.au/data/</a>
Acid Sulfate Soils Manual (Stone et al. 1998)	<a href="http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf">http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf</a>
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	<a href="http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf">http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf</a> This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
<b><u>Flooding and Coastal Erosion</u></b>	
Reforms to coastal erosion management	<a href="http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm">http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm</a>
Floodplain development manual	<a href="http://www.environment.nsw.gov.au/floodplains/manual.htm">http://www.environment.nsw.gov.au/floodplains/manual.htm</a>
Guidelines for Preparing Coastal Zone Management Plans	<a href="http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf">Guidelines for Preparing Coastal Zone Management Plans http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf</a>
NSW Climate Impact Profile	<a href="http://climatechange.environment.nsw.gov.au/">http://climatechange.environment.nsw.gov.au/</a>
Climate Change Impacts and Risk Management	<a href="http://www.environment.nsw.gov.au/resources/ce/ceguide.pdf">Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation</a>
<b><u>Water</u></b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/leo/index.htm">http://www.environment.nsw.gov.au/leo/index.htm</a>

<b>Title</b>	<b>Web address</b>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1">www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1</a>
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	<a href="http://deccnet/water/resources/AWQGuidance7.pdf">http://deccnet/water/resources/AWQGuidance7.pdf</a>
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf</a>





16 November 2017

Our Reference: SYD17/01529 (A19946020)  
DP&E Ref: SSD 8859

Manager  
Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Chloe Dunlop

Dear Sir/Madam,

**REQUEST FOR SEARS – PROPOSED SUBDIVISION AND ENABLING WORKS  
LOT 2 DP 2954 – 1111-1141 ELIZABETH DRIVE, CECIL PARK**

Reference is made to the Department of Planning and Environment (DP&E) email dated 2 November 2017 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime has reviewed the submitted report prepared by ae design partnership dated 1 November 2017 and notes the primary access to the subdivision site is proposed from Elizabeth Drive. As you would be aware, Roads and Maritime's current practice is to limit the number of vehicular conflict points along the arterial road network to maintain network efficiency and road safety. Elizabeth Drive is a major arterial road, which carries a high volume of traffic, where transport efficiency of through traffic is of great importance.

Further to the above, clause 101(2a) of State Environmental Planning Policy (Infrastructure) 2007, states that the consent authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that:

*"where practicable, vehicular access to the land is provided by a road other than the classified road".*

As the subject site has alternative vehicular access via the local road network (i.e. Cecil Road), Roads and Maritime would normally request all vehicular access to the site to be provided via local roads. However, in this instance, Roads and Maritime would provide 'in principle' support to a left in/left out access arrangement on Elizabeth Drive to the potential future service station and fast food premises only, given they are service centres cater primarily for passing traffic.

**Roads and Maritime Services**

Please note, any agreement from Roads and Maritime on this access arrangement would be on the condition that there is no vehicular connection from the proposed service station and fast food premises to other developments proposed on site. Roads and Maritime requests a physical separation to be provided within the site to comply with this requirement.

Roads and Maritime would also require a deceleration lane to be provided (within the property boundary) for entry to the site (service centre only) on Elizabeth Drive. There should be no conflict between vehicles at the access on Elizabeth Drive. The required sight lines as per AUSTROADS should not be compromised to vehicles at the access on Elizabeth Drive.

Roads and Maritime requests all vehicular access to other developments on site to be provided via Cecil Road (and located to the rear of the site, as far as possible away from the intersection) on roads safety and network efficiency grounds. This was discussed at the meeting referred to in the proponent's documentation. In addition, it was noted at the meeting there was limited information relating to traffic generation for the proposed use to provide detailed comments about appropriate access arrangements.

Subject to the development complying with the above requirements, Roads and Maritime requires the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. 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).
  - The following key intersections are to be examined/modelled as a result of the development:
    - Elizabeth Drive/Cecil Road
    - Elizabeth Drive/Wallgrove Road

Electronic files of Sidra for all intersections modelled should be submitted to Roads and Maritime for review.

2. 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 width, etc).
3. Proposed number of car parking spaces and compliance with the appropriate parking codes.
4. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times).
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely



**Rachel Cumming**  
**Senior Land Use Assessment Coordinator**  
**Network Sydney North West Precinct**

## Chloe Dunlop

---

**From:** Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>  
**Sent:** Thursday, 16 November 2017 11:48 AM  
**To:** Chloe Dunlop  
**Subject:** Department of Planning & Environment Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD 8859 RE 1111-1141 Elizabeth Drive, Cecil Park

**Attachments:** Endeavour Energy MDI0044 Easements and Property Tenure.pdf; Endeavour Energy Technical Review Request FPJ 6007 July 2017.pdf; Endeavour Energy Drawing No. 86232 (OH lines minimum clearances near structures).pdf; Work-near-overhead-power-lines-code-of-practice.pdf; Endeavour Energy Electrical Safety When Installing Scaffolding Close to ....pdf; Work\_near\_underground\_assets\_guide.pdf; Safety+on+the+job.pdf; FactSheet\_Building\_Conctruction+web.pdf; FactSheet\_Plumber\_web.pdf

Hello Chloe

I refer to your below emails of 2 November 2017 regarding Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD 8859 RE 1111-1141 Elizabeth Drive, Cecil Park (Lot: 2 DP: 2954) for 'Subdivision into 14 allotments, including associated works including demolition of existing structures, clearing of vegetation, rehabilitation of riparian corridors, stormwater and civil works and road works'.

As shown in the below site plan from Endeavour Energy's G/Net master facility model there are:

- No easements over the site benefitting Endeavour Energy (easements are indicated by red hatching).
- Low voltage and 11,000 volt / 11 kV high voltage overhead power lines and low voltage underground cables (for streetlighting) to the Elizabeth Drive road verge / roadway.

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed). This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

Subject to the following recommendations and comments Endeavour Energy has no objection to the Planning Proposal.

- Network Capacity / Connection

Endeavour Energy has noted that in the SEARs the applicant does not appear to address in detail the suitability of the site for the development in regards to whether utility services are available and adequate for the development.

#### 4.2.7 Infrastructure

Under existing conditions:

- The Jemena Eastern Gas Pipeline is located in a 20 metre easement along the site's south-eastern boundary (see Appendix 6); and
- Infrastructure services are available in existing suburban residential development approximately 500 metres to the south-eastern, on the eastern side of the Westlink M7.

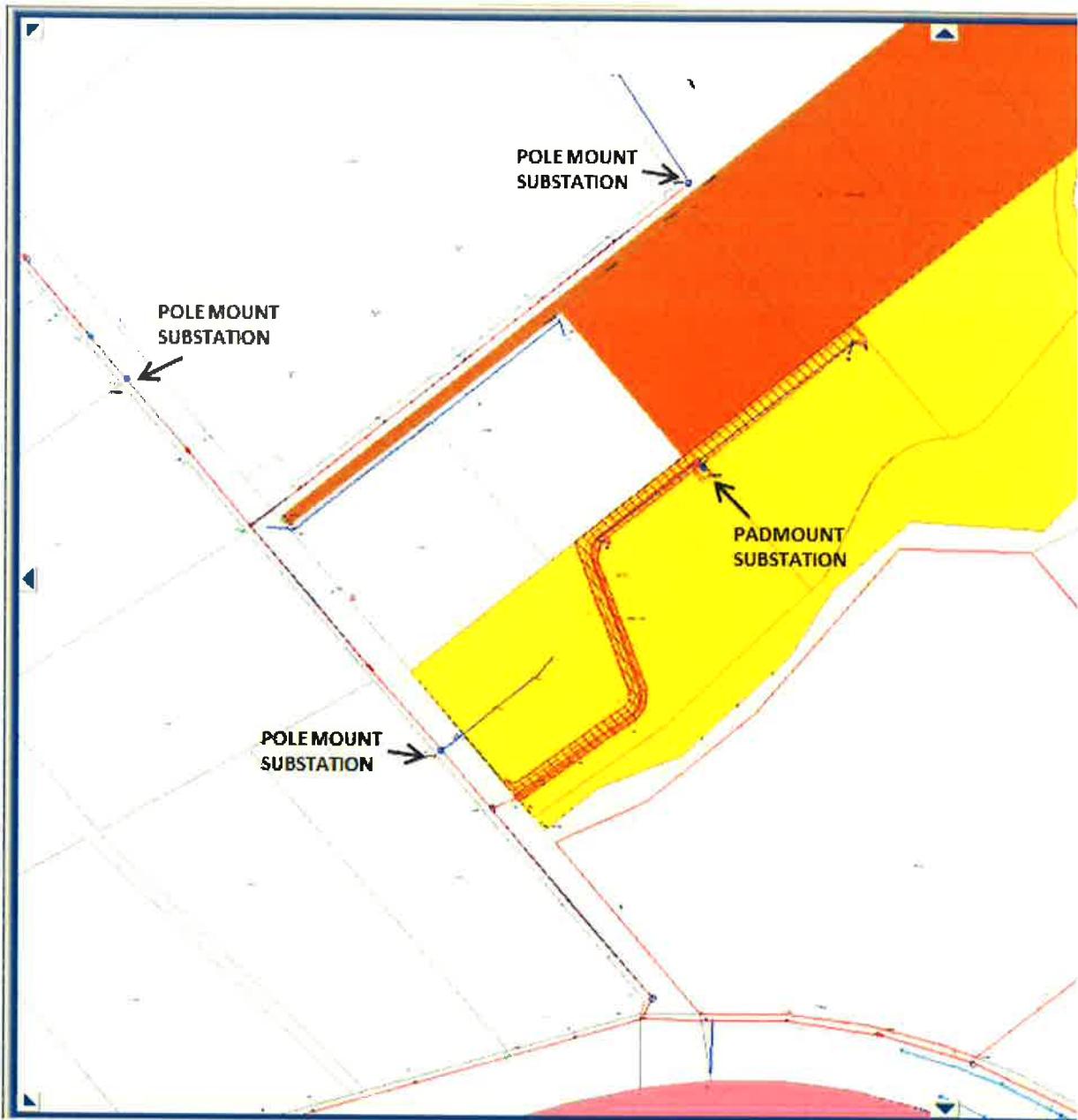
Further investigations into infrastructure are to be conducted as part of the subsequent EIS process. It is anticipated that investigations will identify :

- Appropriate treatment of the Eastern Gas Pipeline, be it at subdivision stage or development stage.
- Adequate measures for the delivery of critical infrastructure, such as through the extension of existing services available to the south east.

Appendix 1 - Cost Investment Value (CIV) Report by Altus Group under item 14.12 Substation and Civil includes an allowance of \$25,000 per lot / \$350,000.

The availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works; the cumulative effect of multiple and diverse smaller developments eg. a smaller and isolated development that may not of its own accord require a substation to meet the load but due to the foregoing factors, a substation may still be required to facilitate the development and from which the spare capacity is made available to subsequent nearby development. In older / non-urban above ground areas of the network utilising pole mount substations, these substations have a comparatively limited capacity of 25 kilovolt amperes (kVA) up to a maximum of 400 kVA whereas a padmount substation can accommodate loads from 315 kVA up to 1,500 kVA.

The following site plan from Endeavour Energy's G/Net master facility model shows there are various 'Work Polygons' (shown by the coloured highlighting and/or hatching of the lot) in the vicinity of the site indicating enquiries and applications for contestable works projects with Endeavour Energy's Network Connections Branch for electricity supply. Although Endeavour Energy plans for the expansion and augmentation of its electrical network, applicants should not automatically assume that the existence of the electricity network or an existing low voltage service conductor / customer connection to a site means that adequate supply is immediately available to facilitate their proposed development. Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise as further rezoning and development of non- urban areas continues to occur.



In due course the applicant for the future proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>

Advice on the electricity infrastructure required to facilitate the proposed development can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of

corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant should engage a Level 3 Accredited Service Provider (ASP) approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by NSW Trade & Investment and details are available on their website via the following link or telephone 13 77 88:

<http://www.resourcesandenergy.nsw.gov.au/energy-supply-industry/pipelines-electricity-gas-networks/network-connections/contestable-works>

- Bushfire

Endeavour Energy has noted in the SEARs that the site is partly identified as bush fire prone land.

NSW Rural Fire Service 'Planning for Bush Fire Protection 2006' provides the following advice:

Electricity Services	
<ul style="list-style-type: none"><li>• location of electricity services limits the possibility of ignition of surrounding bushland or the fabric of buildings</li><li>• regular inspection of lines is undertaken to ensure they are not faulted by branches</li></ul>	<ul style="list-style-type: none"><li>• where practicable, electrical transmission lines are underground</li><li>• where overhead electrical transmission lines are proposed<ul style="list-style-type: none"><li>- lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas, and</li><li>- no part of a tree is closer to a power line than the distance set out in accordance with the specifications in 'Vegetation Safety Clearances' issued by Energy Australia (NS179, April 2002).</li></ul></li></ul>

The following is an extract of Endeavour Energy's Company Policy 9.1.1 Bushfire Risk Management:

### 9.1.1 BUSHFIRE RISK MANAGEMENT

#### 1.0 POLICY STATEMENT

The company is committed to the application of prudent asset management strategies to reduce the risk of bushfires caused by network assets and aerial consumer mains to as low as reasonably practicable (ALARP) level. The company is also committed to mitigating the associated risk to network assets and customer supply reliability during times of bushfire whilst achieving practical safety, reliability, quality of supply, efficient investment and environmental outcomes. The company is committed to compliance with relevant acts, regulations and codes.

Accordingly the network required to service the proposed development must be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour Energy's risk assessment associated with the implementation and use of the network connection / infrastructure for a bushfire prone site. In assessing bushfire risk, Endeavour Energy has traditionally focused on the likelihood of its network starting a bushfire, which is a function of the condition of the network. Risk control has focused on reducing the likelihood of fire ignition by implementing good design and maintenance practices. However safety risks associated with the loss of electricity supply are also considered.

- Safety Clearances

Any future proposed buildings, structures, etc. must comply with the minimum safe distances / clearances for voltages up to and including 132,000 volts (132kV) as specified in AS/NZS 7000:2010 'Overhead line design - Detailed procedures' and the 'Service and Installation Rules of NSW'. Different voltages are kept at different heights, the higher the voltage, the higher the wires are positioned on the pole. Similarly, the higher the voltage, the greater the required building setback. These distances must be maintained at all times to all buildings and structures ie. including temporary site sheds, tower cranes used during construction etc. and regardless of the Council's allowable building setbacks etc. under its development controls, allowance must be made for the

retention of appropriate / safe clearances. As a guide please find attached a copy of Endeavour Energy Drawing 'Overhead Lines Minimum Clearances Near Structures'.

With rezonings allowing higher density development with increased floor space ratios and building heights combined with reduced building setbacks, it can result in breaches of safety clearances by proposed buildings and structures to the existing overhead power lines. Even if there is no issue with the safety clearances to the building, ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kV (and a distance of 4.0 metres for the erection and dismantling of scaffolding). For future access and maintenance of buildings and structures, in order to avoid the need to work within the safe approach distances for ordinary persons (which requires an authorised or instructed person with technical knowledge or sufficient experience to perform the work required and a safety observer for operating plant) or possibly an outage request and/or erection of a protective hoarding, the retention of adequate building setbacks and/or suitable building design eg. not having parts of the building normally accessible to persons in close proximity of the overhead power lines, the use of durable / low maintenance finishes to reduce the need to access areas within the safe approach distances, is recommended or alternatively the adoption of an underground solution.

- Earthing

The construction of any building or structure (including fencing, signage, flag poles etc.) that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with AS/NZS 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons and the electricity network at risk.

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

- Dial before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Demolition

Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001: 'The demolition of structures'. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. street light columns, power poles, overhead power lines and underground cables etc.

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

I appreciate that not all the foregoing issues may be directly relevant or significant to the SEARs, eg. depending on the actual uses of the subdivided lots and along other sections of Elizabeth Drive the network has been undergrounded. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or proposed electricity infrastructure required to facilitate the proposed development on or in the vicinity of the site occur.

Could you please pass on the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. As I am working on different projects across the company's franchise area, to ensure a response contact by email is preferred.

Kind regards

Cornelis Duba

Development Application Review

Network Environment & Assessment

T: 9853 7896

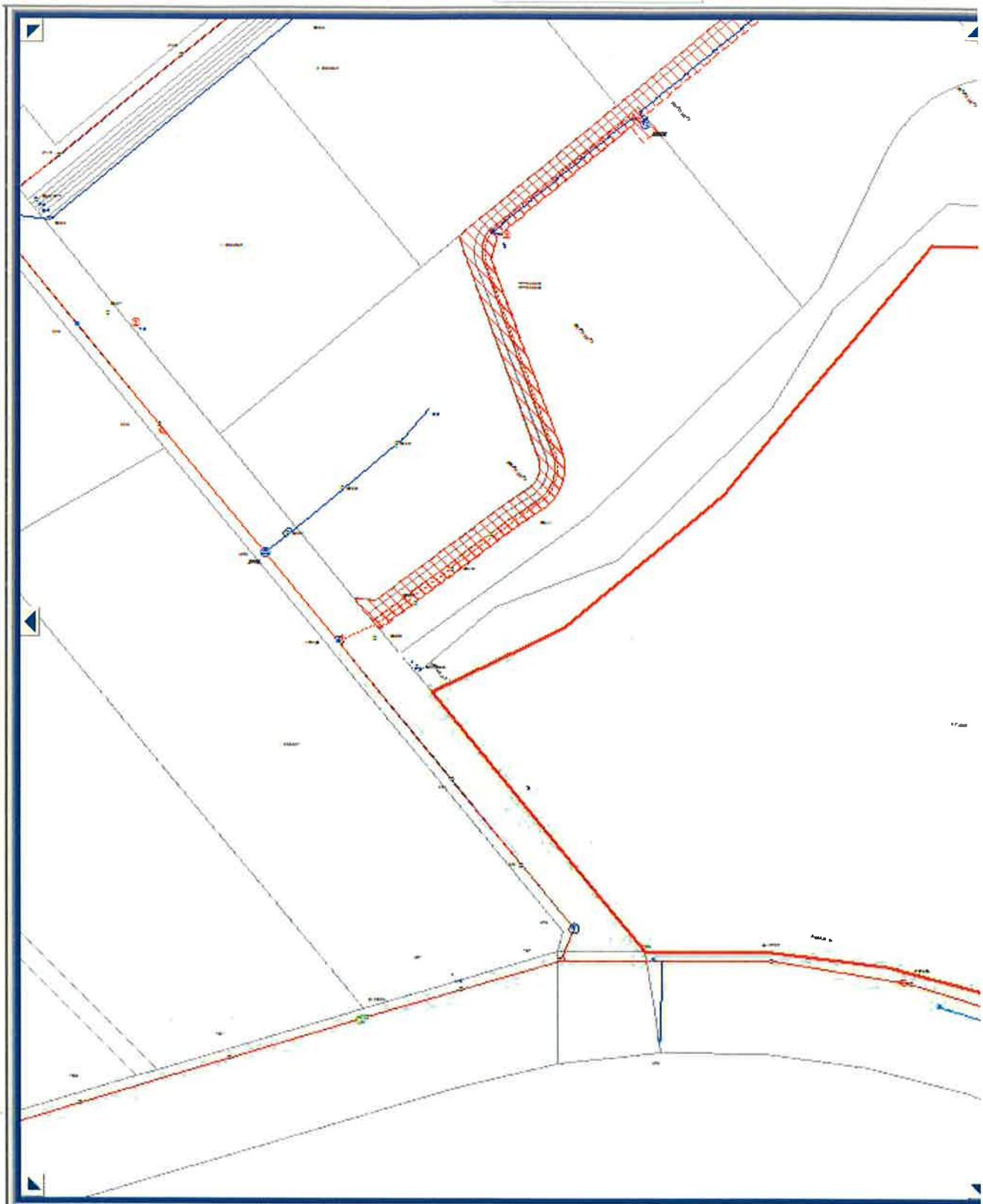
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)

51 Huntingwood Drive, Huntingwood NSW 2148

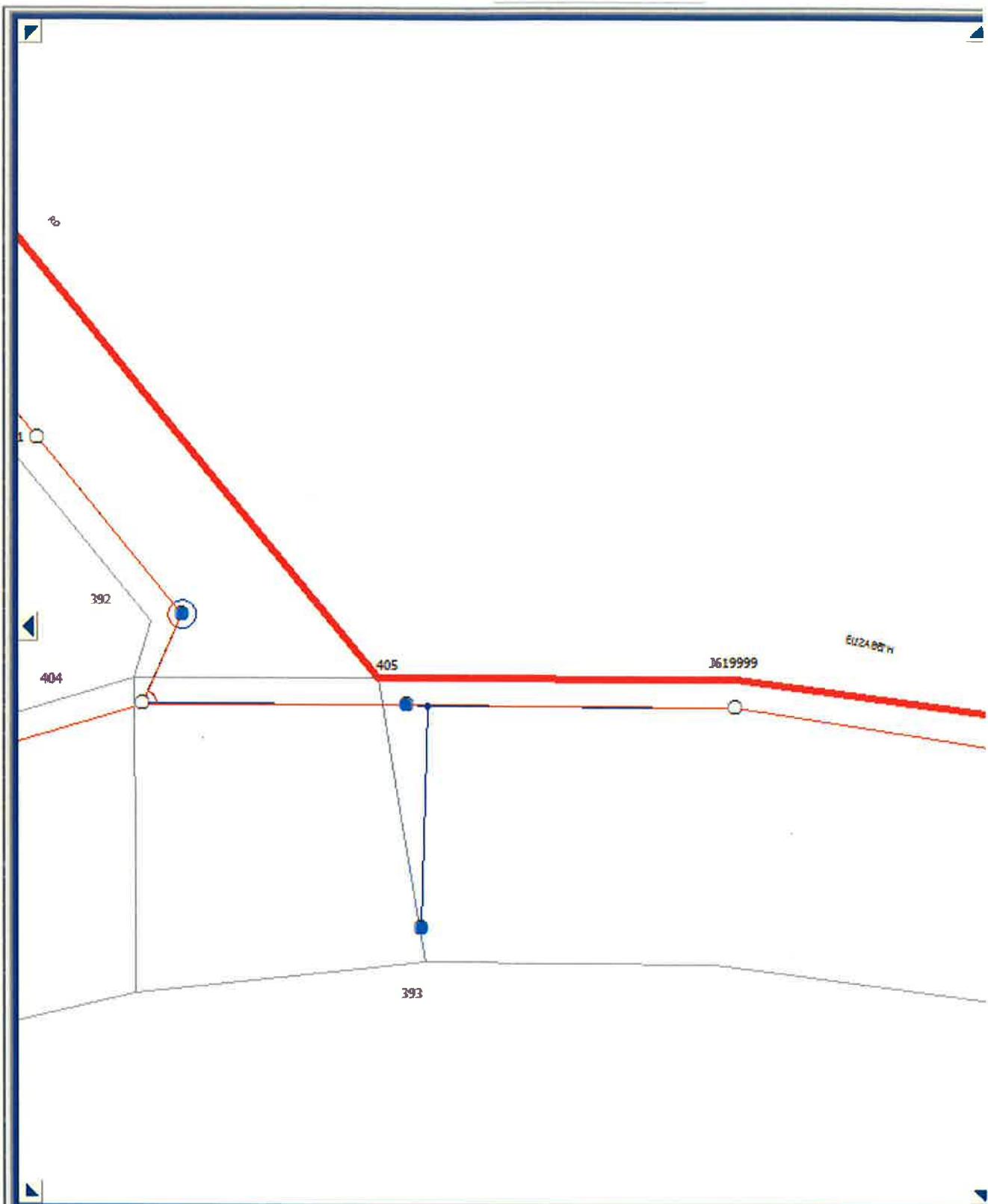
[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)



Endeavour  
Energy



G3E_FID	Feature Name	Component Name
66007148	Crown Parcel	Crown Parcel Find



-----Original Message-----

From: Chloe Dunlop [mailto:[Chloe.Dunlop@planning.nsw.gov.au](mailto:Chloe.Dunlop@planning.nsw.gov.au)]

Sent: Thursday, 2 November 2017 2:02 PM

To: Cornelis Duba

Subject: RE: WARNING: Maximum email size exceeded

Cor,

The document should be available to download on the Department's major project website shortly

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8859](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8859)

Please let me know if you have any other problems

Regards,

Chloe Dunlop  
Senior Planning Officer  
Industry Assessments

Department of Planning & Environment  
|GPO Box 39, SYDNEY NSW 2001|T 02 8289 6667

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Please consider the environment before printing this email.

-----Original Message-----

From: Chloe Dunlop  
Sent: Thursday, 2 November 2017 1:46 PM  
To: Cornelis Duba <[Cornelis.Duba@endeavourenenergy.com.au](mailto:Cornelis.Duba@endeavourenenergy.com.au)>  
Subject: RE: WARNING: Maximum email size exceeded

Apologies Cornelis, please refer to the attached reduced document.

Regards,

Chloe Dunlop  
Senior Planning Officer  
Industry Assessments

Department of Planning & Environment  
|GPO Box 39, SYDNEY NSW 2001|T 02 8289 6667

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-----Original Message-----

From: Cornelis Duba [mailto:[Cornelis.Duba@endeavourenenergy.com.au](mailto:Cornelis.Duba@endeavourenenergy.com.au)]  
Sent: Thursday, 2 November 2017 1:42 PM  
To: Chloe Dunlop <[Chloe.Dunlop@planning.nsw.gov.au](mailto:Chloe.Dunlop@planning.nsw.gov.au)>  
Subject: RE: WARNING: Maximum email size exceeded

Hello Chloe

Can you possibly split up your email as there is a 20 MB size limit on incoming emails. Alternatively you can send me a link to where I can view the documents on the Department's website.

Thanks, Cor.  
Direct telephone: 9853 7896

-----Original Message-----

From: alert@notification.messagelabs.com [mailto:alert@notification.messagelabs.com]  
Sent: Thursday, 2 November 2017 11:32 AM  
Subject: WARNING: Maximum email size exceeded

The following email could not be delivered to you as it exceeded the maximum size limit:

Subject: Request for SEARs - SSD 8859 - 1111-1141 Elizabeth Drive, Cecil Park  
Sender: prvs=472ec5a20=Chloe.Dunlop@planning.nsw.gov.au

Please contact your IT Helpdesk or System Administrator if you require further assistance.



Ref No: DOC17/541619

Ms Chloe Dunlop  
Senior Planning Officer  
Industry Assessments  
Department of Planning & Environment  
Level 29, 320 Pitt Street  
SYDNEY NSW 2001

By email: [chloe.dunlop@planning.nsw.gov.au](mailto:chloe.dunlop@planning.nsw.gov.au)

Dear Ms Dunlop

**REQUEST FOR SECRETARY'S ENVIRONMENTAL REQUIREMENTS FOR PROPOSED  
SUBDIVISION – 1111-1141 ELIZABETH DRIVE, CECIL PARK (SSD 8859)**

Reference is made to your correspondence received on 2 November 2017 requesting input on the Secretary's Environmental Assessment Requirements from the Heritage Council of NSW for the abovementioned development proposal. The site is on the corner of Elizabeth Drive and Cecil Road in the Fairfield local government area and is on land located in the Western Sydney Parklands. It is understood that the proposal relates to site establishment and enabling works, and no buildings are currently proposed. The proposed works are understood to include:

- subdivision to create 14 lots;
- bulk earthworks;
- stormwater infrastructure;
- lead in services;
- clearing of vegetation;
- environmental works including rehabilitation of riparian corridors;
- landscaping; and
- construction of two new vehicular access points off Elizabeth Drive and Cecil Road and construction of internal access roads.

It is further understood that the site will be used for commercial uses including a service station, hotel/motel accommodation, industrial/warehouse uses, all of which will be subject to future development applications.

The following reports have been reviewed:

- *Elizabeth Drive, Cecil Park, Request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development*, prepared by ae design partnership, and dated 1 November 2017 (the SEARs report).

The subject site is not within the curtilage of any State Heritage Register (SHR) items or historic archaeology, nor is it in the immediate vicinity of any SHR items or historic archaeology. The nearest heritage item, SHR listed Pheasants Nest to Prospect Reservoir Upper Canal System (SHR Item No. 01373), is located underground approximately 200 metres to the south-west of the subject site. It is noted from the SEARs report that that the subject site is separated from

the SHR Item by a bushland corridor which includes a gazetted environmental conservation area.

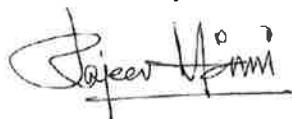
It is recommended that the Environmental Impact Statement (EIS) in support of the proposal be accompanied by a heritage impact assessment which has regard to the heritage significance of the SHR item and thoroughly assesses any potential impacts on the significance of the item, including any indirect impacts.

The proposed site establishment works involve ground disturbance which may discover potentially significant historic archaeological deposits. It is recommended that the EIS also be required to consider the potential for any significant historic archaeology or relics that may be uncovered by ground disturbance on the site which would require the approval of the Heritage Council of New South Wales.

Please note, the Greater Western Sydney Region Team of the Office of Environment and Heritage may provide separate comment on Aboriginal cultural heritage and biodiversity.

If you have any questions regarding the above matter, please contact Robert Byrne, Senior Team Leader at the Heritage Division, Office of Environment and Heritage on 9274 6398 or [robert.byrne@environment.nsw.gov.au](mailto:robert.byrne@environment.nsw.gov.au).

Yours sincerely



**Rajeev Maini**  
Manager, Conservation  
Heritage Division  
Office of Environment & Heritage  
**As Delegate of the NSW Heritage Council**  
22 November 2017