



Mr Stephen O'Connor  
Altis Property Partners Pty Ltd  
Level 14, 60 Castlereagh Street  
SYDNEY NSW 2000

Our Ref: SSD 9429

File: EF18/16714

Dear Mr O'Connor

**State Significant Development – Planning Secretary's Environmental Assessment Requirements  
Proposed Warehouse for Storage and Distribution  
585 – 649 Mamre Road, Orchard Hills (SSD 9429)**

Please find attached the Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed Warehouse/Distribution Facility at Lot 7, 585 – 649 Mamre Road, Orchard Hills in the Penrith local government area (LGA).

The SEARs have been prepared in consultation with the relevant government agencies (see **Attachment 2**), and are based on the information you have provided to date. Please note that the Planning Secretary may alter these SEARs at any time, and that you must consult further with the Planning Secretary if you do not lodge a development application (DA) and Environmental Impact Statement (EIS) for the development within two years of the date of issue of these SEARs. The Department of Planning and Environment (the Department) will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the SEARs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to it. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

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

Please contact the Department at least two weeks before you intend lodge the EIS and any associated documentation for the development. This will enable the Department to determine the:

- applicable fee (under Division 1AA, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

If you have any enquiries about the requirements for SSD 9429, please contact Nikki Matthews, Planning Services, at the Department on (02) 8289 6679.

Yours sincerely

  
Chris Ritchie  
Director  
Industry Assessments  
As delegate of the Planning Secretary 2/8/18

# Planning Secretary's Environmental Assessment Requirements

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

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b>   | SSD 9429                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Development</b>          | <p>Construction and operation of a warehouse and distribution centre for the purpose of storage and distribution of pre-packaged snack food items including:</p> <ul style="list-style-type: none"> <li>• 18,655m<sup>2</sup> of low bay warehouse space with a maximum height of 13.7m;</li> <li>• 11,025m<sup>2</sup> of high bay warehouse space with a maximum height of 36m;</li> <li>• 500m<sup>2</sup> of office space;</li> <li>• 112 parking spaces; &amp;</li> <li>• Minor earthworks and landscaping.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Location</b>             | 585 – 649 Mamre Road, Orchard Hills in the Penrith LGA (Lot 2171 in DP 1153854)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Applicant</b>            | Altis Property Partners Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Date of Issue</b>        | 3 August 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>General Requirements</b> | <p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000. In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>• a detailed description of the development, including: <ul style="list-style-type: none"> <li>– the need for the proposed development</li> <li>– justification for the proposed development</li> <li>– likely staging of the development</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>– plans of any proposed building works.</li> </ul> </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 the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data</li> <li>– an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/ or contingency plans to manage significant risks to the environment</li> </ul> </li> <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) of the development as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV</li> <li>• an estimate of the jobs that will be created by the development during the construction and operational phases of the development</li> <li>• certification the information provided is accurate at the date of preparation.</li> </ul> |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key issues | <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Urban Design and Visual</b> – including: <ul style="list-style-type: none"> <li>– provide a detailed design analysis of the proposed development with reference to the building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and the desired future character of the area, including views, vistas, open space and the public domain.</li> <li>– a detailed assessment (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby public receivers and significant vantage points of the broader public domain including Mamre Road.</li> <li>– consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks.</li> <li>– an options analysis and justification for the proposed design and site layout.</li> <li>– develop a design report that establishes design guidelines and development parameters, and includes diagrams, illustrations and drawings to clarify the design intent of the proposal and which clearly demonstrates how design quality will be achieved in accordance with Clause 31 Design Principles of the State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> <li>– suitable landscaping incorporating endemic species.</li> </ul> </li> <li>• <b>Suitability of the Site</b> – including: <ul style="list-style-type: none"> <li>– an analysis of site constraints</li> <li>– details of all development consents and approved plans for the existing industrial estate</li> <li>– a detailed justification that the site is suitable for the scale of the proposal, having regard to the site's surrounds and the potential visual impact of the development.</li> </ul> </li> <li>• <b>Community and Stakeholder Engagement</b> – including: <ul style="list-style-type: none"> <li>– a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach</li> <li>– a report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal</li> <li>– details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal</li> <li>– details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul> </li> <li>• <b>Strategic Context</b> – including: <ul style="list-style-type: none"> <li>– details of any proposed consolidation or subdivision of land</li> <li>– a demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments and development control plans (DCPs) and district plans. Outline and justify any inconsistencies with any of these documents.</li> </ul> </li> <li>• <b>Traffic and Transport</b> – including: <ul style="list-style-type: none"> <li>– a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections</li> <li>– details of access to the site from the road network including intersection location, design and sight distance</li> <li>– an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development</li> </ul> </li> </ul> |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>– detailed plans of the proposed site access and parking provision on site in accordance with the relevant Australian Standards</li> <li>– identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy</li> <li>– details of impact mitigation, management and monitoring measures.</li> <li>• <b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>– a description of the water demands and a breakdown of water supplies, including a detailed site water balance</li> <li>– a description of the measures to minimise water use</li> <li>– a description of all wastewater generated on site</li> <li>– a detailed description of any cut and fill works and/ or additional retaining walls required to facilitate the development</li> <li>– a description of the proposed erosion and sediment controls during construction and operational phases of the development</li> <li>– a description of the surface and stormwater management system, including on site detention, and measures to treat or re-use water</li> <li>– an assessment of potential surface and groundwater impacts associated with the development</li> <li>– a description of the surface and stormwater management designed in accordance with Penrith City Council's Water Sensitive Urban Design Policy, including drainage design, on site detention, and measures to treat or re-use water</li> <li>– details of impact mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Noise and Vibration</b>– including: <ul style="list-style-type: none"> <li>– a description of all potential noise and vibration sources during the construction and operational phases of the development, including on and off-site traffic noise</li> <li>– a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines</li> <li>– details of noise mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the air quality impacts at private properties during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines</li> <li>– details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions.</li> </ul> </li> <li>• <b>Hazards and Risk</b> – including: <ul style="list-style-type: none"> <li>– if the storage of dangerous goods is proposed on site, the Environmental Impact Statement must include a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a preliminary hazard analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011).</li> </ul> </li> <li>• <b>Waste</b> – including: <ul style="list-style-type: none"> <li>– details of the quantities and classification of all waste streams to be generated on site during construction and operation</li> <li>– details of waste storage, handling and disposal during construction and operation</li> <li>– details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.</li> </ul> </li> <li>• <b>Bushfire and Incident Management.</b> <ul style="list-style-type: none"> <li>– assess the level of hazard posed to future development on adjacent land and how the hazards may change as a result of development</li> </ul> </li> </ul> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           | <ul style="list-style-type: none"> <li>– address the requirements of Planning for Bush Fire Protection 2006 (RFS), in particular the provision of access (including perimeter roads) and water supply for firefighting purposes.</li> <li>• <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</li> </ul> </li> <li>• <b>Socio-Economic</b> – including an analysis of the economic and social impacts of the development, particularly any benefits to the community.</li> </ul>                                           |
| <b>Plans and Documents</b>                | The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. You should provide these as part of the EIS rather than as separate documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <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. In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Penrith City Council</li> <li>• Roads and Maritime Services</li> <li>• Transport for NSW</li> <li>• Office of Environment and Heritage</li> <li>• NSW Rural Fire Service</li> <li>• Fire and Rescue NSW</li> <li>• Water NSW</li> <li>• surrounding local residents and stakeholders.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p> |
| <b>Further consultation after 2 years</b> | If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>References</b>                         | The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this 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/>

---

#### **Plans and Documents**

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

In addition, the EIS must include the following:

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

---

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

Documents to submit include:

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

| Policies, Guidelines & Plans  |                                                                                                                                                    |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Aspect                        | Policy / Methodology                                                                                                                               |
| Visual                        | Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 2482)                                                                    |
| Traffic, Transport and Access |                                                                                                                                                    |
|                               | Roads Act 1993                                                                                                                                     |
|                               | State Environmental Planning Policy (Infrastructure) 2007                                                                                          |
|                               | Guide to Traffic Generating Development (Roads and Maritime Services)                                                                              |
|                               | Road Design Guide (Roads and Maritime Services)                                                                                                    |
|                               | Austrroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development                                                                     |
|                               | Austrroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas                                                       |
|                               | NSW Long Term Transport Master Plan                                                                                                                |
| Soils and Water               |                                                                                                                                                    |
| Soil                          | Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)                                     |
|                               | 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 (DUAP and EPA)                                                     |
| Acid Sulfate Soils            | Acid Sulfate Soil Manual (ASSMAC)                                                                                                                  |
| Erosion and Sediment          | 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                                                                                                                         |
| Groundwater                   | 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)                                                                                             |
|                               | NSW State Groundwater Quantity Management Policy (DLWC) Draft                                                                                      |
|                               | The NSW State Groundwater Dependent Ecosystem Policy (DLWC)                                                                                        |
|                               | NSW Aquifer Interference Policy (NOW)                                                                                                              |
|                               | Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011                                                              |
| Stormwater                    | Bunding and Spill Management (EPA)                                                                                                                 |
|                               | Managing Urban Stormwater: Strategic Framework. Draft (EPA)                                                                                        |
|                               | Managing Urban Stormwater: Council Handbook. Draft (EPA)                                                                                           |
|                               | Managing Urban Stormwater: Treatment Techniques (EPA)                                                                                              |
|                               | Managing Urban Stormwater: Source Control. Draft (EPA)                                                                                             |
|                               | Managing Urban Stormwater: Harvesting and Reuse (DEC)                                                                                              |
| Wastewater                    | National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)                                 |
|                               | National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)                              |
|                               | National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC) |
|                               |                                                                                                                                                    |
| Noise and Vibration           |                                                                                                                                                    |
|                               | Assessing Vibration: A Technical Guide (DEC, 2006)                                                                                                 |
|                               | Noise Policy for Industry (EPA, 2017)                                                                                                              |
|                               | Environmental Criteria for Road Traffic Noise (EPA, 1999)                                                                                          |
|                               | Noise Guide for Local Government (EPA, 2013)                                                                                                       |

| <b>Policies, Guidelines &amp; Plans</b> |                                                                                                                                                                                                                                                                        |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aspect</b>                           | <b>Policy / Methodology</b>                                                                                                                                                                                                                                            |
|                                         | Interim Construction Noise Guideline (DECC, 2009)                                                                                                                                                                                                                      |
| <b>Air Quality</b>                      | Protection of the Environment Operations (Clean Air) Regulation 2002<br>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC)<br>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2016) |
| <b>Greenhouse Gas</b>                   | AGO Factors and Methods Workbook (AGO)<br>Guidelines for Energy Savings Action Plans (DEUS, 2005)                                                                                                                                                                      |
| <b>Hazards and Risk</b>                 | State Environmental Planning Policy No. 33 – Hazardous and Offensive Development<br>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)<br>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis          |
| <b>Waste</b>                            | Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)                                                                                                                                                                                                           |
| <b>Bushfire</b>                         | Planning for Bushfire Protection (Rural Fire Service, 2006)                                                                                                                                                                                                            |
| <b>Biodiversity</b>                     | The Biodiversity Assessment Method (OEH, 2017)                                                                                                                                                                                                                         |

**ATTACHMENT 2**

**Government Authority and Council Responses to Request for Key Issues**



Our reference: ECM: 8284279  
Contact: Kathryn Sprang  
Telephone: 4732 7834

24 July 2018

NSW Planning & Environment  
Nikki Matthews  
Planning Officer  
Industry Assessments  
GPO BOX 39  
SYDNEY NSW 2001

Email: [nikki.matthews@planning.nsw.gov.au](mailto:nikki.matthews@planning.nsw.gov.au)

Dear Madam

**Construction and Operation of a Warehouse Building for the purpose of Storage and Distribution of pre-package Food Items at 585-649 Mamre Road, Orchard Hills**

I refer to your email dated 9 July 2018 regarding the above proposal for the construction and operation of a Warehouse at 585-649 Mamre Road, Orchard Hills and thank you for the opportunity to review and make comment on this proposal.

It is understood that the proposal would involve the storage and distribution of pre-packaged food items associated with Snackbrands.

Council has reviewed the SEARS application and provide the following comments for address in the issue of any SEAR's for this proposal.

**1. Water Quality and Drainage Considerations**

Water management including stormwater disposal, water quality treatment and water conservation measures associated with this development will need to be addressed as per Council's Stormwater Drainage Specification for Building Developments and Council's Water Sensitive Urban Design Policy 2013, Technical Guideline and commitments made in the stormwater report for SSD 7173.

**2. Planning Considerations**

As per the plans supplied there is a 6-metre-wide fire trail/emergency vehicle access within the 20 metre setback to Mamre Road. There is a strong precedence in the area for a substantial landscaped 20 metre setback to main arterial roads. The visual quality of the landscaped setback fronting Mamre Road should be enhanced by the proposal and the provision of this access arrangement will likely undermine the provision of necessary landscaping within this setback zone. Opportunities for an alternate location for this access trail should be pursued which does not compromise or reduce landscaping in the setback zone.

In addition, it is noted that the proposal provides a significant variation to the height requirements within the DCP 2016. Consideration of the building height variation requires an analysis of the surrounding character of the estate. The quality of the building design and the integration of the proposal into this established character would then be critical to support such a variation. This includes the quality of landscaping on the site and the provision of suitable tree canopy planting to ameliorate the bulk and scale of the proposed built form.

The proposed concept option also indicates a plinth or pylon sign at the intersection. The location of such a sign including its height, width and design treatment should be integrated into the built form or landscape design as part of the development application.

Should you require any further information or would like to discuss this matter further please do not hesitate to contact Kathryn Sprang on (02) 4732 7834.  
Yours sincerely,



**Gavin Cherry**  
**Development Assessment Co-ordinator**



Office of  
Environment  
& Heritage

DOC18/473732  
SSD 9429

Nikki Matthews  
Planning Officer – Industry Assessments  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

**Request for SEARs - Warehouse storage and distribution, 585 - 649 Mamre Road Orchard Hills (SSD 9429)**

Dear Ms Matthews

I refer to your e-mail dated 9 July 2018 requesting input from the Office of Environment and Heritage (OEH) on the Secretary's Environment Assessment Requirements for the above State Significant development.

Please find attached OEH's environmental assessment requirements in Attachment 1.

Aboriginal Cultural Heritage

OEH understands this was addressed and conditioned in the Concept Plan approval for the site (SSD 7173).

Flooding

OEH does not have the capacity at this time to provide formal comment in the timeframe given however recommends as a precautionary approach that the following requirements are included.

Biodiversity

OEH recommends that a Biodiversity Development Assessment Report (BDAR) waiver be sought.

Sustainability

OEH also recommends that the NSW and ACT Governments Regional Climate Modelling (NARClIM) climate change projections developed for the Sydney Metropolitan area are used to inform the building design and asset life of the project. These include over 100 climate variables, including temperature, rainfall, hot days and cold nights, severe Forest Fire Danger Index (FFDI) and are publicly available online and at fine resolution (10km and hourly intervals) for 20-year time periods: 2020–2039 near future and long-term 2060–2079. Further, sustainable design measures such as green roofs should be incorporated into the project design to maximise the long-term Ecologically Sustainable Development outcomes of the proposal.

In this regard, at the item titled Ecologically Sustainable Development of the draft SEARs, OEH recommends the following items are added.

- The development incorporates green walls, green roof and/or a cool roof into the design

- The climate change projections developed for the Sydney Metropolitan area are used to inform the building design and asset life of the project

→ Relevant Data and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections are used to inform the building design
- OEH (2015) Urban Green Cover in NSW Technical Guidelines.

A separate response may be provided on heritage matters by the Heritage Division of OEH as delegate of the Heritage Council of NSW. If you have any queries about this advice, please contact Svetlana Kotevska on 8837 6040 or by email at [Svetlana.kotevska@environment.nsw.gov.au](mailto:Svetlana.kotevska@environment.nsw.gov.au).

Yours sincerely

*S. Harrison 24/07/18*

**SUSAN HARRISON**  
**Senior Team Leader - Planning**  
**Greater Sydney**  
**Communities and Greater Sydney Delivery Division**

**Attachment 1: OEH Recommended Environmental Assessment Requirements – Request for SEARs - Warehouse storage and distribution, 585 - 649 Mamre Road Orchard Hills (SSD 9429)**

| <b>Biodiversity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 using the <u>Biodiversity Assessment Method (BAM)</u> and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and the <u>Biodiversity Assessment Method</u>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>2. The BDAR must document the application of the avoid, minimise and offset hierarchy including assessing all direct, indirect and prescribed impacts in accordance with the <u>Biodiversity Assessment Method</u>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>3. The BDAR must include details of the measures proposed to address the offset obligation as follows;</p> <ul style="list-style-type: none"> <li>a. The total number and classes of biodiversity credits required to be retired for the development/project;</li> <li>b. The number and classes of like-for-like biodiversity credits proposed to be retired;</li> <li>c. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li> <li>d. Any proposal to fund a biodiversity conservation action;</li> <li>e. Any proposal to conduct ecological rehabilitation (if a mining project);</li> <li>f. Any proposal to make a payment to the Biodiversity Conservation Fund.</li> <li>g. If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</li> </ul> |
| <p>4. The BDAR must be submitted with all digital spatial data associated with the survey and assessment as per Appendix 11 of the BAM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>5. 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 <i>Biodiversity Conservation Act 2016</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### **Flooding hazards**

6. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
  - a. Flood prone land.
  - b. Flood planning area, the area below the flood planning level.
  - c. Hydraulic categorisation (floodways and flood storage areas).
  - d. Flood hazard
7. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
8. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
  - a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
9. Modelling in the EIS must consider and document:
  - a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
  - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
  - c. 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, hazard categories and hydraulic categories.
  - d. Relevant provisions of the NSW Floodplain Development Manual 2005.
10. The EIS must assess the impacts on the proposed development on flood behaviour, including:
  - a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.
  - b. Consistency with Council floodplain risk management plans.
  - c. Consistency with any Rural Floodplain Management Plans.
  - d. Compatibility with the flood hazard of the land.
  - e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
  - f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
  - g. 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.

- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- j. 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 NSW SES.
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.
- l. The EIS should ensure the use of the latest data from Camden Council's relevant flood studies. Consultation with Camden Council is prudent to ensure the latest flood data within the vicinity of the project is used.

#### **Water and Soils**

- 11. The EIS must map the following features relevant to water and soils including:
  - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
  - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
  - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
  - d. Groundwater.
  - e. Groundwater dependent ecosystems.
  - f. Proposed intake and discharge locations.
- 12. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
  - a. Existing surface and groundwater.
  - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
  - c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
  - 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.
  - e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

- |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. | The EIS must assess the impacts of the development on water quality, including: <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><li>c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan)</li></ul>                                                                                                                                                                                                                                                                                                   |
| 14. | The EIS must assess the impact of the development on hydrology, including: <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> |



2 August 2018

Our Reference: SYD18/01076/02 (A23418281)  
Dept Ref: SSD 7173

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

Attention: **Nikki Matthews**

Dear Sir/Madam,

**SEARS REQUEST FOR SNACK BRANDS WAREHOUSE  
585-649 MAMRE ROAD, ORCHARD HILLS, PENRITH LGA**

Reference is made to your email dated 9 July 2018 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. 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 key intersections to be examined / modelled include:

- Site Access Road / Mamre Road
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 widths, 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. To ensure that the above requirements are fully addressed, the transport and traffic study must properly ascertain the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area). This process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular

**Roads and Maritime Services**

access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.

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

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely,



Malgy Coman  
**A/Senior Land Use Assessment Coordinator**  
**North West Precinct**

Ms. Nikki Matthews  
Planning Officer  
Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms. Matthews

**Request for Secretary's Environmental Assessment Requirements (SEARs) – SSD 9429  
Snack Brands Warehouse and Distribution Facility, 585-649 Mamre Road, Orchard Hills**

Thank you for your email dated 9 July 2018 requesting Transport for NSW (TfNSW) provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development (SSD).

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

TfNSW advises that the Environmental Impact Statement (EIS) for the subject development should include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:

- details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections;
- details of access to, from and within the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site;
- an assessment of the existing and future performance of key intersections providing access to the site (Mamre Road and the First Estate Access Road), and any upgrades (road/ intersections) required as a result of the development;
- 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 employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards;
- details of any likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if necessary;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities 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; and
- preparation of a draft Construction Traffic Management Plan which includes:
  - o details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
  - o assessment of cumulative impacts associated with other construction activities;
  - o an assessment of road safety at key intersections;
  - o details of anticipated peak hour and daily truck movements to and from the site;
  - o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
  - o details of temporary cycling and pedestrian access during constructions;
  - o an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

## Consultation

During the preparation of the EIS, the applicant should consult with:

- Penrith City Council; and
- Roads and Maritime Services.

If you require further information regarding the above, please don't hesitate to contact Ken Ho, Transport Planner, via email at [ken.ho@transport.nsw.gov.au](mailto:ken.ho@transport.nsw.gov.au).

Yours sincerely



Para Sangar 13/7/2018  
**A/ Principal Manager, Land Use Planning & Development**  
**Freight, Strategy and Planning**

CD18/06489

**From:** Alison Kniha  
**To:** [Nikki Matthews](#)  
**Subject:** RE: Request for SEARs - Warehouse (Storage and Distribution) - 585-649 Mamre Road, Orchard Hills - Penrith LGA  
**Date:** Tuesday, 17 July 2018 1:05:18 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

---

Good afternoon,

Thank you for your email requesting WaterNSW's input to the EIS for the above site.

The nature and location of the proposal has been assessed by WaterNSW as having a low potential risk for impacting the Warragamba Pipelines critical water supply infrastructure and corridor to the south of the subject site. WaterNSW therefore does not have any comments or particular requirements.

WaterNSW requests the Department continue to refer proposals to WaterNSW that have the potential to impact on our land, assets and infrastructure through the email address [Environmental.Assessments@waternsw.com.au](mailto:Environmental.Assessments@waternsw.com.au).

If you have any questions regarding this email, please contact me.

Regards

**Alison Kniha**

Catchment Protection Planning Manager



PO Box 398, Parramatta NSW 2124  
Level 14, 169 Macquarie Street  
Parramatta NSW 2150

**T:** 02 9865 2505

**M:** 0407 088 372

[alison.kniha@waternsw.com.au](mailto:alison.kniha@waternsw.com.au)

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

---

The information contained in this electronic mail message is privileged and confidential, and is intended only for use of the addressee. If you are not the intended recipient, you're hereby notified that any disclosure, reproduction, distribution or other use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

---

**From:** Nikki Matthews [mailto:[Nikki.Matthews@planning.nsw.gov.au](mailto:Nikki.Matthews@planning.nsw.gov.au)]

**Sent:** Monday, 9 July 2018 4:58 PM

**To:** OLG - Penrith City Council <[pencit@penrithcity.nsw.gov.au](mailto:pencit@penrithcity.nsw.gov.au)>; 'records@rfs.nsw.gov.au' <[records@rfs.nsw.gov.au](mailto:records@rfs.nsw.gov.au)>; firesafety@fire.nsw.gov.au; Development Sydney <[Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au)>; NSLHD.ESU@sswahs.nsw.gov.au;

development@transport.nsw.gov.au; Planning Matters Mailbox  
<planning.matters@environment.nsw.gov.au>; Environmental Assessments  
<Environmental.Assessments@water.nsw.com.au>

**Cc:** Shaun Williams <Shaun.Williams@planning.nsw.gov.au>; Kelly McNicol  
<Kelly.McNicol@planning.nsw.gov.au>

**Subject:** Request for SEARs - Warehouse (Storage and Distribution) - 585-649 Mamre Road,  
Orchard Hills - Penrith LGA

Dear All,

The Department has received a request for Secretary's Environmental Assessment Requirements (SEARs) from Willowtree Planning Pty Ltd on behalf of Altis Property Partners (the Applicant) for the construction and operation of a warehouse building for the purpose of storage and distribution of pre-packaged food items at 585-649 Mamre Road, Orchard Hills, in the Penrith local government area (LGA). The proposed development would be located on Lot 7 within the approved Concept Plan (SSD 7173).

The proposal is State significant development under *State Environmental Planning Policy (State and Regional Development) 2011* as the relevant threshold for warehouse and distribution centres is \$50 million. As such, the Minister for Planning is the consent authority.

I have attached a copy of the Preliminary Environmental Assessment to assist with issuing your comments. I would appreciate it if you could review the documentation and send me your Agency's requirements for the preparation of the Environmental Impact Statement by close of business **Tuesday 24 July 2018**.

Once the SEARs request has been allocated to the relevant officer could you please let me know who from your Agency will be the contact for the project.

Please contact me at the details below if you have any enquiries.

Regards,

**Nikki Matthews**

Planning Officer  
Industry Assessments

320 Pitt Street | GPO Box 39 | Sydney NSW 2001  
T 02 8289 6679 | E [nikki.matthews@planning.nsw.gov.au](mailto:nikki.matthews@planning.nsw.gov.au)



Subscribe to our [newsletter](#)

**From:** Mark Castelli  
**To:** [Nikki Matthews](#)  
**Cc:** [Fire Safety](#)  
**Subject:** RE: FRN17/997 - Request for SEARs - Warehouse (Storage and Distribution) - 585-649 Mamre Road, Orchard Hills - Penrith LGA  
**Date:** Monday, 16 July 2018 8:27:31 AM  
**Attachments:** [image009.gif](#)  
[image002.png](#)  
[image004.png](#)  
[image006.png](#)  
[image008.png](#)  
[image024.png](#)  
[image025.jpg](#)  
[image026.jpg](#)  
[image027.jpg](#)  
[image028.jpg](#)

---

Good morning Nikki

Fire & Rescue NSW have reviewed the submitted documentation. We note that Altis Property Partner's (the applicant) "Request for SEARs Report" states that in regards to SEPP33 (Section 5.9) it is not intended to store any dangerous goods in the proposed facility.

Consequently, FRNSW will not be submitting any specific recommendations or comments in regards to the subject development at this time. Please note, if development consent is granted any aspects of the facility's design that use an alternative solution to meet certain performance requirements of the National Construction Code (NCC), and initiate the provisions of Clause 144 of the Environmental Planning and Assessment Regulation (the Regulation), will require the applicant's certifying authority to forward the specified documentation and plans to the Commissioner of FRNSW. Therefore, FRNSW may provide design input during the development phase of any performance based solutions pertaining to the proposed facility.

---

Fire & Rescue NSW



Regards

**STATION OFFICER MARK CASTELLI**

TEAM LEADER – SPECIAL HAZARDS

INFRASTRUCTURE LIAISON UNIT

T: (02) 9742 7430 M: 0438 601 582

E: [mark.castelli@fire.nsw.gov.au](mailto:mark.castelli@fire.nsw.gov.au)

1 Amarina Ave, Greenacre, NSW 2190

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)

---



**From:** Nikki Matthews

**Sent:** Monday, 9 July 2018 4:58 PM

**To:** OLG - Penrith City Council ; 'records@rfs.nsw.gov.au' ; Fire Safety ; Development Sydney ; NSLHD.ESU@sswahs.nsw.gov.au; development@transport.nsw.gov.au; Planning Matters Mailbox ; environmental.assessments@waternsw.com.au

**Cc:** Shaun Williams ; Kelly McNicol

**Subject:** FRN17/997 - Request for SEARs - Warehouse (Storage and Distribution) - 585-649 Mamre Road, Orchard Hills - Penrith LGA

Dear All,

The Department has received a request for Secretary's Environmental Assessment Requirements

(SEARs) from Willowtree Planning Pty Ltd on behalf of Altis Property Partners (the Applicant) for the construction and operation of a warehouse building for the purpose of storage and distribution of pre-packaged food items at 585-649 Mamre Road, Orchard Hills, in the Penrith local government area (LGA). The proposed development would be located on Lot 7 within the approved Concept Plan (SSD 7173).

The proposal is State significant development under *State Environmental Planning Policy (State and Regional Development) 2011* as the relevant threshold for warehouse and distribution centres is \$50 million. As such, the Minister for Planning is the consent authority.

I have attached a copy of the Preliminary Environmental Assessment to assist with issuing your comments. I would appreciate it if you could review the documentation and send me your Agency's requirements for the preparation of the Environmental Impact Statement by close of business **Tuesday 24 July 2018**.

Once the SEARs request has been allocated to the relevant officer could you please let me know who from your Agency will be the contact for the project.

Please contact me at the details below if you have any enquiries.

Regards,

**Nikki Matthews**

Planning Officer

Industry Assessments

320 Pitt Street | GPO Box 39 | Sydney NSW 2001

T 02 8289 6679 | E [nikki.matthews@planning.nsw.gov.au](mailto:nikki.matthews@planning.nsw.gov.au)



Subscribe to our [newsletter](#)

---

## FRNSW CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not the intended recipient of this message you must not read, forward, print, copy, disclose, use or store in any way the information in this e-mail or any attachment it may contain. Please notify the sender immediately and delete or destroy all copies of this e-mail and any attachment it may contain.

---