

From: [Brendan M Hurley](#)
To: [David Koppers](#)
Cc: [Fire Safety](#)
Subject: Americold Prospect Expansion SSD 9577613 - SEARs Request. BFS20/3055
Date: Thursday, 1 October 2020 9:36:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Americold Prospect Expansion SSD 9577613 - SEARs Request

Dear David,

Fire & Rescue NSW (FRNSW) acknowledge the receipt of your email on the 30th September 2020, requesting input into Secretary's Environmental Assessment Requirements (SEARs) for the Americold Prospect Expansion SSD 9577613.

FRNSW have reviewed the documentation that was provided in support of the development and will not be providing comment at this time as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.

We request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.

FRNSW note that screening will be carried out under SEPP 33 to determine if the site is deemed potentially hazardous or offensive.

As additional details become available Fire & Rescue NSW requests to be consulted with respect to the proposed fire and life safety systems and their configuration at the project's preliminary and final design phases.

While there is currently no requirement for a fire safety study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.

If you have any queries regarding the above please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS20/3055. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards
Brendan



INSPECTOR BRENDAN HURLEY
Team Leader Infrastructure Liaison
Fire Safety | Fire and Rescue NSW
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PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



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Our ref: DOC20/822206

Senders ref: SSD 9577613 (Cumberland)

David Koppers
Senior Environmental Assessment Officer
Industry Assessments
Planning and Assessment Group
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Mr Koppers,

Subject: Request for SEARs for Americold Prospect Expansion, 554-562 Reservoir Road, Prospect (SSD 9577613)

Thank you for your e-mail received on 6 October 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the Request for SEARs for Americold Prospect Expansion, 554-562 Reservoir Road, Prospect.

EES has reviewed the scoping report prepared by Beca Pty Ltd dated 29 September 2020 and provides the following comments and recommendations at **Attachment A**.

Biodiversity

EES recommends that the attached biodiversity requirements be included within the SEARs

Flooding

EES recommends that the attached flooding requirements be included within the SEARs.

Soil and Water

EES recommends that the attached soil and water requirements be included within the SEARs.

Please note Aboriginal cultural heritage issues, including advice regarding SSI and SSD, is now managed by the Heritage NSW. The new contact is heritagemailbox@environment.nsw.gov.au.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely

07/10/20

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Biodiversity, Conservation and Science

Attachment A – EES Environmental Assessment Requirements – Americold Prospect Expansion, 554-562 Reservoir Road, Prospect (SSD 9577613)

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - The total number and classes of biodiversity credits required to be retired for the development/project;
 - The number and classes of like-for-like biodiversity credits proposed to be retired;
 - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
 - Any proposal to fund a biodiversity conservation action;
 - Any proposal to conduct ecological rehabilitation (if a mining project);
 - Any proposal to make a payment to the Biodiversity Conservation Fund.

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.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
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 Biodiversity Conservation Act 2016.

| Water and soils |
|---|
| <p>6. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> 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 |
| <p>7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> 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 |
| <p>8. The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> 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. b. Identification of proposed monitoring of water quality. |

| |
|---|
| <p>c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).</p> |
| <p>9. The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> a. Water balance including quantity, quality and source. b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. 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). e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. 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. g. Identification of proposed monitoring of hydrological attributes. |
| <p>Flooding and coastal hazards</p> |
| <p>10. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> 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. <p>11. 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.</p> <p>12. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> 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.

13. 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.

14. 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 affectation 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 riverbanks 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.

(END OF SUBMISSION)



Ref: OA2020/0011

15 October 2020

NSW Government - Planning Industry & Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir/Madam

**SITE: 554 - 556 RESERVOIR ROAD, PROSPECT
SUBJECT: APPLICATION FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT
REQUIREMENTS (SEARs) FOR THE PROPOSED EXPANSION OF EXISTING AMERICOLD
FACILITY AT 554-556 RESERVOIR ROAD, PROSPECT**

I refer to your correspondence dated 30 September 2020 inviting Council's comments on Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed expansion of existing cold storage warehousing (Americold Facility) at the subject site.

It should be noted that the site is located at the boundary of Cumberland City Council Local Government Area (Cumberland LGA) and Blacktown Local Government Area.

Council notes the proposal is State significant development in accordance with Schedule 1, Clause 12(1) of the *State Environmental Planning Policy (State and Regional Development) 2011* as it is a development with a CIV of more than \$50 million for the purpose of the warehouses or distribution centres at one location and related to same operation.

Council's internal sections have reviewed the proposal and the following comments are provided:

Parks/Open Space

1. The report acknowledges the closest heritage site, the Prospect Hill State Heritage Registered area, which is located approximately 500 metres to the west of the development property. The proposal is not expected to have a significant effect on the heritage site due to elevational differences and an intermediate commercial property located between the sites.
2. The southern boundary of the development site is a vegetated riparian corridor that forms the headwaters of Girraween Creek. The proposed development of the site is an opportunity to undertake creek restoration including weed removal and restoration planting which derive from the conforming ecological community. The perimeter of the site is also established with indigenous plantings and should be similarly enhanced.
3. The verge is degraded along parts of road frontages that border the development site. The proposed development of the site is an opportunity to remove redundant fencing, sign posts and to reinstate verge plantings and turf on road frontages adjacent to the property,

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including the reinstatement of missing 'Hoop Pines' at equidistant intervals along the adjacent section of the Prospect Highway median.

Points 2 and 3 are suggested for consideration as part of a future EIS.

Environmental Health Unit

Noise/Acoustic Impacts:

The proposed development may cause a variety of acoustic impacts on surrounding sensitive receivers. Acoustic concerns include (although are not limited to) the following:

- Construction works; and
- Noise from the existing 24 hour 7 days per week operations.

It is recommended that prior to construction works commencing, an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (MAAS) be engaged to assess the noise impacts of the proposal.

The acoustic consultant should address the noise impact of the proposed construction works onto the closest sensitive receivers and provide recommendations on how to minimise disturbance. The consultant should also assess the impact of the proposed infrastructure installations/upgrades and also provide recommendations (if any required) on noise mitigation measures. The acoustic report must be prepared in accordance with the EPA document Noise Policy for Industry.

Recommendations in the report must be adhered to for the duration of construction works on site. Should any recommendations be made regarding noise mitigation measures for the proposed infrastructure, these must also be implemented into the design.

SEPP 55 – Contaminated Land

The intended use of the site is for ongoing industrial use. The report for the proposed expansion (Document Set ID 8459975) details that to demonstrate compliance with SEPP 55 a contamination assessment will be submitted with the EIS to inform the DPIE of the site's contamination status.

General Environmental

Waste Management:

It is advised that a waste management plan be prepared by an appropriately qualified consultant that outlines waste minimisation and waste management strategies to be implemented for the duration of demolition, construction and operational phases of the proposed infrastructure upgrades. It is also advised that waste disposal dockets/waste data is kept for all waste disposed of on site.

Sediment and Erosion Control:

It is advised that a sediment and erosion control plan be developed and implemented for the entirety of construction works on site. The sediment and erosion control plan must be designed to prevent the offsite migration of sediment from the proposed development.

Air Quality (Odour/dust):

The report for the proposed expansion (Document Set ID 8459975) details that an air quality assessment will be undertaken to determine potential impacts on local and regional air quality and will detail any proposed mitigation measures that will prevent (or reduce) the generation and emission of dust particles during construction.

Landscape Section

The proposal will require the following information:

- 1) Based on the conceptual plans, it appears that some existing trees within the site may require removal for the proposed development.
- 2) A fully documented Landscape Plan prepared by a qualified Landscape Architect/ Designer at a minimum scale of 1:100 to show all surface treatments and any required OSD system, walls, pits, drainage swales, easements etc. and designed to correspond with all other plans.

Planning

- 1) There are no building height controls for the subject site under Holroyd LEP 2013. However, it is noted that the proposal seeks a significant building height up to 45m. This is discussed below under Holroyd DCP 2013.

HDCP 2013- Part D Industrial Development

Section 2 – Design Guidelines

a) Objectives

The main objectives for the design of industrial development in the Holroyd LGA are provided as follows:

- *To achieve a high standard of environmental design within new and existing industrial areas.*
 - *To achieve high quality and innovative architectural design for industrial buildings.*
 - *To ensure industrial development presents attractive facades to adjoining uses. To ensure industrial development activates the public domain.*
 - *To provide attractive building designs with a high aesthetic standard by variations in fascia treatments, roof lines and selection of building material.*
 - *To achieve both functional and visually attractive new buildings.*
- 2) In this regard, industrial developments shall be of a high architectural quality, incorporating articulation in building facades and variety in building materials and finishes to minimise the overall visual impact of the proposed structures as viewed from the street. The overall design shall be compatible with the existing built form and streetscape in terms of façade treatment, building materials and finishes.
 - 3) The proposal is in the vicinity of a heritage site - the Prospect Hill State Heritage Registered area. Given that the proposal is of significant height, view analysis may be required to ensure that views to/from the heritage item are maintained.
 - 4) The subject site is identified as having 'Moderate to High Salinity Potential'. In this regard, salinity investigations shall be undertaken by an appropriately qualified professional with experience in salinity investigations and management.
 - 5) Appropriate landscaping shall be provided within the front setback to soften the impact of car parking area.

The proposed development shall comply with all the relevant development standards and provisions/guidelines applicable at the time of development application lodgement.

Waste Section

- 1) The applicant has not addressed waste management at this stage. In this regard, a detailed assessment will be undertaken when Council receives the Development Application.

Development Engineering

It is noted that there are no stormwater plan or traffic related reports for assessment. In this regard, general commentary is provided as below:

Flood

1. The site is affected along the Eastern side boundary including the North-eastern corner by the adjacent creek. Appropriate flood risk management measures as outlined in part A of Holroyd DCP2013 including the following must be complied.
 - a. Obtain available flood information from council by submission of application for the flood information.
 - b. Submit a survey drawing prepared by a registered surveyor that includes existing site contours and spot levels throughout the site along with the location of all existing structures to the Australian Height Datum (mAHD).
 - c. Ensure that the finished floor level of the proposed building is set at least at 500mm above the 1% AEP flood event, and the parking area 150mm above the 1%AEP flood event.
 - d. Address the flood related issues and comply with the relevant "flood risk management" measures as outlined under section 8 of Holroyd DCP 2013 Part A.

Stormwater Management

2. No stormwater management plan is noted to have been submitted. Nevertheless, the requirement as outlined under Section 7 of Holroyd DCP2013 part A, including the followings must be complied with:
3. The site stormwater runoff must be managed with appropriate measures. The development must incorporate i) On-site detention system and ii) water sensitive urban Design (WSUD) measures, including stormwater quality improvement measures, as the part of stormwater management system. No such provisions or the stormwater plan was noted.
4. The On-site detention system must be designed with the OSD parameters of site storage requirement (SSR) of **470m³/ha** and the Permissible site discharge (PSD) of **80l/s/ha**. Further, the On-site Detention storage must not cause the blockage or obstruction of overland flow through the site. The design needs to be accompanied with the OSD design calculation summary sheet prepared by a qualified Professional Engineer with an engineer's design certificate.
5. All the runoff from the site must be directed to the OSD system and the outflow from the OSD system must be disposed by **gravity** onto the appropriate council's stormwater system. If the land slopes away from the street and outflow cannot be discharged onto the front street by gravity, it must be directed to the downstream street through a drainage easement through neighbouring property (ies).
6. The OSD system must be designed based on the tail water level at the point of discharge and the OSD storage adjusted accordingly.

7. Information on the point of disposal such as the existing council pit, or the nearby creek, on to which the site stormwater is intended to be discharged, must be obtained from council or relevant authority, or by appropriate survey investigation. If it is intended to discharge the site runoff into the council pit, then details of the connection into council pit must be shown on the drawing with the levels of the pit and connecting pipe.
8. The stormwater system including the OSD system and the WSUD/ stormwater Quality Improvement measures must be designed in accordance with the council's stormwater policy, guidelines etc.

Vehicular access and manoeuvring

9. The access requirement must comply with the requirements and controls as outlined under Holroyd DCP 2013 together with the general requirements as specified in AS2890.1-2004/AS2890.2-2002.
10. A minimum sight line and distance as specified in the section 3.2.4 of AS2890.1.2004 must be complied.
11. The vehicle must enter and exit the site in the forward direction with the provision of turning area within the site to accommodate largest vehicle expected to serve the site.
12. Swept path clearance line diagram must accompany the turning and manoeuvring provisions. The swept path analysis must be provided for all driveways demonstrating the following:
 - a. ensure that the swept paths lines do not overrun/ encroach the adjacent parking spaces, loading area, or the structures
 - b. A vehicle can pass another vehicle at all passing areas (particularly at the entry points).
 - c. A vehicle can enter and exit the driveway in a forward direction. Details of the road including, kerb line, signs, traffic devices, power poles, other structures and neighbouring driveways shall be shown on the plans.
 - d. The largest vehicle (heavy vehicle) can enter the site, manoeuvre into the loading area and exit the site in a forward direction.
13. The width of the vehicular crossing and driveway within the nature strip must be in accordance with AS2890.2-2002.
14. The vehicular crossings shall be in accordance with Council's Vehicular crossing (VC) Policy, including compliance with the followings.
 - a. A minimum 1.5m offset from the side boundary.
 - b. Perpendicular to the line of the kerb and gutter.
 - c. Provide clearance to existing services
15. Exclusion zone of relevant services such as sewer pipeline and manhole, Telstra pit, electricity power pole etc. apply and must not encroach the zone.
16. Queuing area(s) must be provided within property boundary for the largest vehicle that will enter the site in accordance with Australian Standard.
17. The long-sectional profile of the driveway and the ramp must be provided showing the sectional length, gradient, and finished surface levels from one level to another level and compliance with gradient requirements and other requirement as per AS2890.1-2004. The

driveway must rise up from the street gutter with a crest along the [property boundary across the full width driveway to prevent the street stormwater spilling through the driveway into the basement. The crest is recommended to be at least 100mm higher than the associated top of the kerb.

Loading

18. Details of loading, deliveries time and size of the largest heavy vehicle must be provided.
19. Adequate facilities must be provided on-site for servicing of the development. Details must be provided demonstrating that the design (largest) heavy/delivery vehicle is suitable for the proposed development and measures to ensure safety while heavy vehicles are entering, manoeuvring and exiting the site.

Parking and Car spaces

20. The provision of number of car spaces for the employee/staff and visitors must comply with the requirements and controls as outlined under Holroyd DCP 2013 together with the general requirements as specified in AS2890.1-2004.
21. Each of the car spaces and the loading / unloading area/zone must be dimensioned and must comply with the requirements as outlined in Holroyd DCP and AS2890.

Traffic and Parking Report

22. A Traffic and Parking Assessment Report/Statement prepared by a suitably qualified traffic practitioner in accordance with RTA (now RMS) Guide to Traffic Generating Development 2002 shall be submitted with any DA. In addition to the requirements detailed in the RMS guide, the report shall assess the following:
 - a. Impact of the proposed development on surrounding intersections subject to traffic generation assessment of the proposed development.
 - b. Impact of the proposed development on local roads with consideration for local road environmental capacities and impact on residential amenities.
 - c. Assessment of the traffic and road safety impact of the proposed access driveway on Toongabbie Road.
 - d. Address all the issues.

Should you have any further enquiries please do not hesitate to contact Nighat Aamir on 02 87579972 in relation to this matter.

Yours faithfully,



Nighat Aamir
SENIOR DEVELOPMENT PLANNER



DOC20/805912-2

14/10/2020

David Koppers
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Email: david.koppers@planning.nsw.gov.au

Dear Mr Koppers

Thank you for the request for advice from Public Authority Consultation (PAE-9606544) requesting input from the NSW Environment Protection Authority (EPA) on the Secretary's Environment Assessment Requirements (SEARs) for the proposed expansion at the AmeriCold Logistics Ltd Prospect Facility (SSD-9577613), located at 554-562 Reservoir Road, Prospect.

The EPA notes the following:

- The proposal is for the expansion of the existing Americold facility that offers temperature-controlled storage and distribution networks;
- The proposal will allow for the expansion of operations regarding the use of cold storage warehousing but this will not result in a change of existing land uses and it will be consistent with relevant strategic land use objectives (defined as 'warehouse or distribution centre' under the Holroyd Local Environmental Plan 2013);
- The proposed development comprises:
 - construction of two new cold store buildings and ancillary staging areas;
 - upgrades and amendments to vehicles accessways and car parking areas;
 - new plants rooms and entry gate; and
 - other minor amendments associated with the ongoing use and operation of the site.
- The site currently uses refrigerants and is likely to use additional amounts of the refrigerants in relation to the expanded freezers. The quantities of refrigerants of other potentially hazardous materials will be assessed against the relevant screening thresholds under *State Environmental Planning Policy (SEPP) 33: Hazardous and Offensive Development*.

Based on the information provided, the proposal does not appear to require an environment protection licence under the *Protection of the Environment Operations Act 1997* (the Act). Furthermore, the EPA understands that the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are the proposed activities other activities for which the EPA is the appropriate regulatory authority.

The EPA has no comments on this proposal at this stage, however requests that the proponent notify the EPA if Schedule 1 activity thresholds listed under the Act are triggered and would require an environment protection licence.

If you have any questions about this advice, please contact Rajesh Mottey on (02) 9995 6563 or via email at Rajesh.Mottey@epa.nsw.gov.au.

Sincerely

A handwritten signature in black ink, appearing to read 'Erin Barker', with a stylized, cursive script.

ERIN BARKER
Unit Head West Operations
Regulatory Operations Metropolitan

HERITAGE NSW – Aboriginal Cultural Heritage - SEARs

Project Name: AmeriCold Prospect Expansion
SSD #: 9577613

1. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the [Code of Practice for Archaeological Investigation in NSW](#) (OEH 2010), and be guided by the [Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales](#) (DECCW 2011).
2. Consultation with Aboriginal people must be undertaken and documented in accordance with the [Aboriginal Cultural Heritage Consultation Requirements for Proponents](#) (DECCW 2010). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Heritage NSW.
4. The assessment of Aboriginal cultural heritage values must include a surface survey undertaken by a qualified archaeologist. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the ACHAR.
5. The ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.
6. The ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.


NOTE: The process described in the *Due Diligence Code of Practice for the protection of Aboriginal objects in NSW* (DECCW 2010) is not sufficient to assess the impacts on Aboriginal cultural heritage of Major Projects.

From: [Cornelius Duba](#)
To: [David Keppels](#)
Cc: [DPE CSE Information Planning Mailbox](#); [Jeff Smith](#)
Subject: NSW Planning, Industry & Environment SSD-9577613 Amercold Prospect Expansion Request for SEARs
Date: Friday, 9 October 2020 4:45:48 PM
Attachments: [image022.png](#)
[image005.png](#)
[EE FPJ 4603 Permission to Remove Service July 2007.pdf](#)
[EE FPJ 4015 Relocation Removal July 2013.pdf](#)
[SW08773 Work near underground assets.pdf](#)
[ENA EMF What We Know.pdf](#)
[EE Safety Plumbing.pdf](#)
[EE Safety on the job.pdf](#)
[EE MD10044 Easements and Property Tenure.pdf](#)
[EE General Restrictions OH Power Lines Apr 2020.pdf](#)
[EE FPJ 6007 Technical Review Request Aug 2019.pdf](#)
[EE General Restrictions for UG Cables March 2020.pdf](#)
[EE Guide for Padmount Substations.pdf](#)

Hello David

I refer to the your below email of 30 September 2020 regarding the request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-9577613 for Amercold Prospect Expansion at 554-562 Reservoir Road, Prospect (Lot 101 DP 851785) in Cumberland City LGA. Submissions need to be made to the Department by 15 October 2020.

As shown in the below site plans from Endeavour Energy's G/Net master facility model (and extracts from Google Maps Street View) there are:

- Easement benefitting Endeavour Energy (indicated by red hatching) for 33,000 volt / 33 kilovolt (kV) high voltage overhead power lines, overhead earth cables and overhead pilot cables (carrying protection signals or communications between substations).
- Padmount substation no. 18399 (indicated by the symbol ) and 11,000 volt / 11 kV high voltage underground cables on the site which are not held under easement.
- Low voltage and 11 kV high voltage overhead power lines and low voltage, 11 kV high voltage and 33 kV high voltage underground cables and underground pilot cables to Reservoir Road road verge / roadway.
- Low voltage and 11 kV high voltage underground cables to the Prospect Highway road verge / roadway.

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

In regard to the padmount substation and 11 kV high voltage underground cables on the site, although not held under easement they are protected assets and deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW). Essentially this means the owner or occupier of the land cannot take any action in relation to the presence in, on or over the land of electricity works ie. they cannot be removed to rectify the encroachment.

Although these protected assets are likely to become redundant electricity infrastructure if the proposed development of the site proceeds, in the interim they are managed as if an easement is in place – please refer to the below point 'Easement Management / Network Access'. In accordance with Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights':

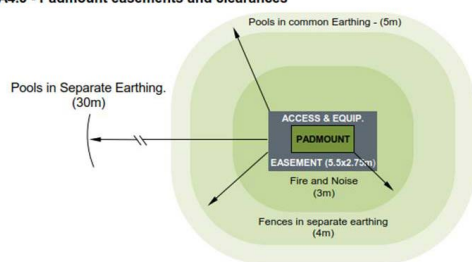
- The 11 kV high voltage underground cables (assumed to have no concrete protection unless proven otherwise) requires a minimum 3 metre minimum easement width ie. 1.5 metres to both sides of the centre line of the cable ducts.

Table 1 - Minimum easement widths

| | Voltage | Asset Type | Construction | Minimum Easement (m) |
|--------------------|-------------|------------|--|----------------------|
| Underground Assets | 400V - 22kV | | Underbore / Ducted / Direct buried | 3 |
| | | Cables | Ducted < 100m and with concrete protection (min 50 mm concrete cover at standard burial depth) | 1 |

- Padmount substation no. 18399 as shown in the following Figure A4.3 'Padmount easements and clearances', from Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', requires:
 - Easement with a minimum size of 2.75 x 5.5 metres (single transformer)
 - Restriction for fire rating which usually extends 3 metres horizontally from the base of the substation footing and 6 metres vertically from the same point.
 - Restriction for swimming pools which extends 5 metres from the easement.

A4.3 - Padmount easements and clearances



In regard to the request for SEARs, the following is a combination of the various requests for SEARs for other State Significant Development referred to Endeavour Energy which attempts to capture the possible 'Utilities' related matters.

Prepare an Infrastructure Management Plan in consultation with relevant agencies / authorities to:

- address the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water and how the upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development; and
- identify the existing infrastructure on the site or within the network which may be impacted by the construction and operation of the proposal and the measures to be implemented to address any impacts on this infrastructure.

Endeavour Energy's further recommendations and comments are as follows:

- Network Capacity / Connection

Endeavour Energy has noted that the Scoping Report for the Request for SEARs does not appear to address the suitability of the site for the development in regard to whether

electricity services are available and adequate for the development (or the easement and electricity infrastructure). Also the Site Plan does not show the existing or provision for an alternative padmount substation.

Applicants should not automatically assume that the presence of electricity infrastructure in the locality and / or nearby similar development means that adequate supply is immediately available to facilitate their proposed development.

The availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a substation may require a substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development.

Distribution substations are required to transform the high voltage of the distribution feeder (usually at 11,000 volts / 11 kV) to the secondary system voltage (400/230 volts) to supply customers / developments. Distribution substations are divided into ground mounted substations most commonly being a padmount substations installed a complete unit on a concrete foundation / plinth and usually associated with underground distribution and pole mounted substations where there is overhead distribution.

Pole mounted substations have comparatively limited capacity of 25 kilovolt amperes (kVA) up to a maximum of 400 kVA. Padmount substations can accommodate loads from 315 kVA up to 1,500 kVA (typically 500 kVA). Accordingly there is a significant variation in the number and type of premises able to be connected to a substation ie. a single distribution substation may serve one large building, or many homes.

As shown in the below site plan from Endeavour Energy's G/Net master facility model, whilst there are a number of distribution substations in proximity of the site which are likely to have some spare capacity, it may not be sufficient to facilitate the proposed development. As well as the capacity of distribution substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed.

Accordingly an extension and / or augmentation of the existing local network may be required. However the extent of the works will not be determined until the final load assessment is completed. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as further development of areas continues to occur.

In due course the applicant for the proposed development of the site will need to submit an appropriate application based on the maximum demand for electricity for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Straightforward applications can be completed online and permission to connect may be provided immediately if submitting a complying application.

For more complex connections, advice on the electricity infrastructure required to facilitate the proposed development (including asset relocations) can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Further details are available by contacting Endeavour Energy's Network Connections Branch on business days via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

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

Alternatively the applicant may need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply. The ASP scheme is administered by Energy NSW and details are available on their website via the following link or telephone 13 77 88:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works>.

Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant prior to finalising plans to in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development.

- Network Asset Design

Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new urban subdivision / development:

5.11 Reticulation policy

5.11.1 Distribution reticulation

In order to improve the reliability performance of and to reduce the operating expenditure on the network over the long term the company has adopted the strategy of requiring new lines to be either underground cables or where overhead is permitted, to be predominantly of covered or insulated construction. Notwithstanding this strategy, bare wire overhead construction is appropriate and permitted in some situations as detailed below.

In areas with the potential for significant overhanging foliage, CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown branches and debris than bare conductors. CCT must only be used in treed² areas as the probability of a direct lightning strike is low. In open areas where the line is not shielded from a direct lightning strike, bare conductors must generally be used for 11kV and 22kV reticulation.

Non-metallic Screened High Voltage Aerial Bundled Cable (NMSHVABC) must be used in areas which are heavily treed and where it is not practicable to maintain a tree clearing envelope around the conductors.

² A 'treed' area is one with a substantial number of trees adjacent to the line, in each span. In these situations CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown

5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In areas of low bushfire consequence, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by either environmental or local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.

Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

- State Environmental Planning Policy No 33 - Hazardous and Offensive Development (SEPP33)

Endeavour Energy has noted the following in the Scoping Report for the Request for SEARs:

6.7 Hazards and Risk

As previously identified the proposed development will involve the use of refrigerants. The quantities of refrigerants of other potentially hazardous materials will be assessed against the relevant screening thresholds in SEPP 33 and as a minimum, a preliminary risk screening, a preliminary hazard analysis will be considered as part of the EIS, consistent with the requirements of SEPP 33.

Endeavour Energy is aware that the provisions of SEPP33 in the preparation of a preliminary hazard assessment electricity infrastructure is not defined / regarded as sensitive land use. However, in similar situations Endeavour Energy has sought further advice from the consultants preparing the preliminary hazard assessment on the basis that, although not a sensitive land use in the traditional / environmental sense, if the electricity infrastructure on or in proximity of the site (which also may be a potential ignition source) is damaged, the resulting outage could leave many properties / customers without power. The consultants have been requested to specifically address the risks associated with the proximity of the electricity infrastructure ie. detail design considerations, technical or operational controls etc. to demonstrate as required by SEPP33 that the proposed business / development is suitably located and can be built and operated with an adequate level of safety and pollution control.

- **Earthing**

The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. It applies to all electrical installations including temporary builder's supply / connections.

Inadequate connection to the earth to allow a leaking / fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury. The earthing system is usually in the form of an earth electrode consisting of earth rods or mats buried in the ground. It should be designed by a suitably qualified electrical engineer / ASP following a site-specific risk assessment having regard to the potential number of people could be simultaneously exposed, ground resistivity etc.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- **Easement Management / Network Access**

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the landowner:

- Not install or permit to be installed any buildings, structures or services within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easements. However, if any proposed works (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy's easements or protected assets, contact must first be made with the Endeavour Energy's Easements Officer, Jeffrey Smith, on direct telephone 9853 7139 or alternately email Jeffrey.Smith@endeavourenergy.com.au or Easements@endeavourenergy.com.au.

Please find attached for the applicant's reference copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- General Restrictions for Overhead Power Lines.
- General Restrictions for Underground Cables.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency.

- **Prudent Avoidance**

The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage ie. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV).

In practical terms this means that when designing new transmission and distribution facilities, consideration is given to reducing exposure and increasing separation distances to more sensitive uses such as residential or schools, pre-schools, day care centres or where potentially a greater number of people are regularly exposed for extended periods of time.

These emissions are usually not an issue but with Council's permitting or encouraging development with higher density, reduced setbacks and increased building heights, but as the electricity network operates 24/7/365 (all day, every day of the year), the level of exposure can increase.

Endeavour Energy believes that irrespective of the zoning or land use, applicants (and Council) should also adopt a policy of prudent avoidance by the siting of more sensitive uses eg. the office component of an industrial building, away from and less susceptible uses such as garages, non-habitable or rooms not regularly occupied eg. storage areas in a commercial building, towards any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Where development is proposed near electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at <https://www.energynetworks.com.au/electric-and-magnetic-fields> and provides the following advice:

Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.

The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits.

- **Vegetation Management**

The planting of large trees near electricity infrastructure is not supported by Endeavour Energy. Particularly for overhead power lines, ongoing vegetation management / tree trimming is a significant network cost and falling trees and branches during storms are a major cause of power outages.

Suitable planting needs to be undertaken in proximity of electricity infrastructure (including any new electricity infrastructure required to facilitate the proposed development). Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant.

Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy's recommendation is that existing street trees or trees to front building setbacks which are of low ecological significance in proximity of overhead power lines be replaced and any proposed planting of new trees within in the proximity of overhead power lines be replaced by an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning.

- **Dial Before You Dig**

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

- Demolition

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

- Removal of Electricity Supply

Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:

- The disconnection and removal of an underground service cable or overhead service line,
- Removal of metering equipment.

The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service / Metering by Authorised Level 2 Accredited Service Provider' which must be accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- Site Remediation

Endeavour Energy has noted the following in the Scoping Report for the Request for SEARs:

4.4 State Environmental Planning Policies

4.4.4 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the State and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying when consent is required, and when it is not required, for a remediation work.

To demonstrate compliance with SEPP 55 a contamination assessment will be submitted with the EIS to inform the DPIE of the Site's contamination status.

Endeavour Energy's Environmental Business Partner Section have advised that the remediation of soils or surfaces impacted by various forms of electricity infrastructure is not uncommon but is usually not significant eg. transformer oil associated with leaking substations, pole treatment chemicals at the base of timber poles etc. The method of remediation is generally the removal of the electricity infrastructure, removal of any stained surfaces or excavation of any contaminated soils and their disposal at a licensed land fill. The decommissioning and removal of the redundant electricity infrastructure will be dealt with by Endeavour Energy's Network Connections Branch as part of the application for the connection of load for the new development – please refer to the above point 'Network Capacity / Connection'.

If the applicant has any concerns over the remediation works related to redundant electricity infrastructure they should contact Environmental Business Partner Section during business days via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm.

- Public Safety

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

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

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of multiple stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au.

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days. Endeavour Energy's contact details should be included in any relevant risk and safety management plan.

I appreciate that not all the foregoing issues may be directly or immediately relevant or significant to the request for SEARs / Development. However in keeping with the Department's aim of earlier and better engagement, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

Could you please pass on a copy of this submission and the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

With the current COVID-19 health risk, as many as possible of Endeavour Energy staff are working from home. As a result there is only a small contingent located at the Huntingwood head office for essential operations. Although working from home, access to emails and other internal stakeholders is now somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your understanding during this time.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

M: 0455 250 981

E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood NSW 2148

www.endeavourenergy.com.au





From: David Koppers <David.Koppers@planning.nsw.gov.au>

Sent: Wednesday, 30 September 2020 12:09 PM

Subject: SSD 9577613 - SEARs Request

The Department of Planning and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Americold Prospect Expansion. The proposed development is a State Significant Development under the Environmental Planning and Assessment Act 1979. The scoping report has been attached for your information.

Please provide input into the SEARs for the proposal including details of any key issues and assessment requirements by **15 October 2020**.

If you have any enquiries, please contact David Koppers on 9373 2869 at david.koppers@planning.nsw.gov.au.

David Koppers
Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment
T 02 9373 2869 | E david.koppers@planning.nsw.gov.au
4 Parramatta Square, 12 Darcy Street | Locked Bag 5022 | Parramatta NSW 2124
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



Please consider the environment before printing this e-mail.

Our Reference: SYD20/01120/01
DPIE Reference: SSD 9577613

13 October 2020

Mr Jim Betts
Planning Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: David Koppers

Dear Mr Betts,

**REQUEST FOR SEARS INPUT – AMERICOLD FACILITY EXPANSION
554-562 RESERVOIR ROAD, PROSPECT**

Thank your referring Transport for NSW (TfNSW) the request for input into the Secretary's Environmental Assessment Requirements (SEARs) for abovementioned site. TfNSW has reviewed the submitted information and request the following issues to be addressed as part of the traffic and transport impact assessment of the application:

- Accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development.
- Details of estimated total daily and peak hour trips generated by the proposal, including vehicles, public transport, pedestrian and bicycle trips.
- The adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development.
- Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location- specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site.
- The proposed walking and cycling access arrangements and connections to public transport services.
- Measures to integrate the development with the existing/ future public transport network.
- The impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/ associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years).
- Identification of the volume and type of traffic movements into and out of the site, as well as details on the provision of all queuing and staging of vehicles on the site.
- Details on the source of materials coming into the site (including any operational constraints).
- Details on the provision of driver facilities on site.
- Details of the proposed site vehicle access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle widths, etc).

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- The proposed access arrangements, including car and bus pick-up/ drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones.
- Proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance.
- Proposed number of on-site car parking spaces for staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site.
- An assessment of the cumulative on-street parking impacts of cars and bus pick-up/ drop-off, staff parking and any other parking demands associated with the development.
- Emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times).
- The preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
 - Assessment of cumulative impacts associated with any other construction activities (if any).
 - An assessment of road safety and key intersections and locations subject to heavy vehicle construction traffic movements and high pedestrian activity.
 - Details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process.
 - Details of anticipated peak hour and daily construction vehicle movements to and from the site.
 - Details of temporary cycling and pedestrian access during construction.
- Details of all traffic types and volumes likely to be generated by the proposed development during demolition, construction and operation, including description of heavy vehicle types, and haul route origins and destinations. This includes the breakdown of daily inbound and outbound traffic profile per vehicle types during AM and PM peaks.
- Details of access to the site from the road network including intersection location, design and swept path and sight distance including detailed site layout to demonstrate that both road network and the site will be able to accommodate the most productive vehicle type as well as the worst performing vehicle type.
- An assessment of the forecasted impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model as prescribed by Transport for NSW. The traffic impact assessment must include the cumulative study area traffic impacts associated with the redevelopment and any other known proposed developments in the area.
- Identification of any dangerous goods likely to be transported on arterial and local roads to and from the site and, if necessary, the preparation of an incident management strategy
- Detailed plans of any proposed road upgrades, infrastructure works or new roads required for the development and an assessment of potential impact on local road pavement lifespan.

Relevant Policies and Guidelines

- Future Transport 2056 and supporting plans; and
- NSW Freight and Ports Plan 2018 – 2023
- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002)
- EIS Guidelines – Road and Related Facilities (DoPI)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- Standards Australia AS2890.3 (Bicycle Parking Facilities).

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If you have any further inquiries in relation to this development application please contact Charlotte Brogan, A/Development Assessment Officer, via email at development.sydney@rms.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Pegg'.

Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division

Transport for NSW

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OUT20/11879

David Koppers
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

david.koppers@planning.nsw.gov.au

Dear Mr Koppers

**Americold Prospect Expansion (SSD-9577613)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 30 September 2020 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by DPIE Water and NRAR.

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to DPIE – NRAR & Water can be sent by email to:
landuse.enquiries@dpi.nsw.gov.au.

Yours sincerely

Alistair Drew
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