

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

Application Number	SSD-9577613
Project Name	Americold Prospect Expansion
Development	Construction of a new cold storage building (southern expansion) and ancillary staging areas, upgrades and amendments to vehicles accessways and car parking areas, new plant rooms, new entry gate and other minor amendments associated with the ongoing use and operation of the site
Location	Lot 101 in DP851785 within the Cumberland local government area
Applicant	Americold Logistics Ltd
Date of Issue	23 December 2021
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation) and must have regard to the State significant development guidelines. In addition, the EIS must include:</p> <ul style="list-style-type: none"> - a detailed description of the development, including: <ul style="list-style-type: none"> • a description of the development; • the need and justification for the development; • details on how the proposed expansion will integrate with the existing onsite operations during construction and operations; • likely staging of the development; • likely interactions between the development and any existing, approved and proposed developments in the vicinity of the site; • plans of any proposed works with details of the proposed setbacks, site coverage, car parking, landscaped areas; and • details of infrastructure upgrades or items required to facilitate the development, and a description of any arrangements to ensure the upgrades will be implemented in a timely manner and maintained. - consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; - a list of any approvals that must be obtained for example under the <i>Local Government Act 1993</i>, the <i>Roads Act 1993</i>, or any other Act or law before the development may lawfully be carried out; - consideration of key issues identified by Government agencies and Cumberland City Council (see Attachment 2); and - a risk assessment of any potential environmental impacts of the development, identifying the issues for further assessment. <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> - adequate baseline data; - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed);

	<ul style="list-style-type: none"> - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> - a report from a qualified quantity surveyor providing a detailed calculation of the Capital Investment Value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must include an assessment of potential impacts of the development (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context</p> <ul style="list-style-type: none"> - demonstrate that the development is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. The following documents must be addressed: <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 33 – Hazardous and Offensive Development; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage; • State Environmental Planning Policy (Infrastructure) 2007; and • Cumberland Local Environment Plan 2021. <p>2. Community and Stakeholder Engagement – including:</p> <ul style="list-style-type: none"> - a detailed community and stakeholder engagement strategy identifying who and how stakeholders will be engaged in the process; - a report detailing the issues raised and how they have been addressed including any changes to the development; and - details of proposed engagement activities throughout the construction and operation of the development. <p>3. Traffic and Access – including:</p> <ul style="list-style-type: none"> - a quantitative Traffic Impact Assessment prepared in accordance with the relevant Council, Austroads and RMS/TfNSW guidelines; - details of all daily and peak traffic and transport movements likely to be generated by the development (vehicle type, public transport) during construction and indicative operation; - cumulative assessment that considers the change in traffic and parking impacts between the proposed expansion and the existing development, including how access, parking and loading/unloading operations integrate with the existing onsite operations during construction and operations; - details and a justification of access to, from and within the site (vehicular and pedestrian); - impacts on the safety and capacity of the surrounding road network (including intersections along Reservoir Road and Prospect Highway) and access points, using SIDRA modelling or similar to assess impacts from current traffic counts and cumulative traffic from existing and the proposed development; - demonstrate that sufficient loading/unloading, car parking and pedestrian and cyclist facilities have been provided for the development; and - details of road upgrades, new roads or access points required for the development, if necessary.

4. Urban Design

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

- a detailed assessment (including photomontages and perspectives) of the development including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby residential receivers and significant vantage points of the broader public domain;
- detailed plans showing suitable landscaping; and
- include details of any advertising signage or structures proposed as part of the development.

5. Social and Economic – including:

- identifying and analysing the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders;
- assessment of the significance of positive, negative and cumulative social impacts;
- mitigation measures and monitoring of likely negative social impacts; and
- an analysis of potential economic impacts of the development, including a discussion of any potential economic benefits.

6. Noise and Vibration – including:

- a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority (EPA) guidelines and including an assessment of nearby sensitive receivers;
- cumulative impacts of proposed onsite operations combined with other existing and proposed developments in the locality; and
- details of proposed mitigation, management and monitoring measures.

7. Soil and Water – including:

- a description of water demands of the development and a breakdown of water supplies;
- identify any water licensing requirements under the *Water Act 1912* or *Water Management Act 2000*;
- details of proposed erosion and sediment controls during construction;
- detailed plans and a description of the integration of the proposed and existing surface and stormwater management system, including on-site detention, designed in accordance with Water Sensitive Urban Design principles;
- an assessment of potential flooding impacts;
- an assessment of potential impacts (including from potential spillage of materials) on surface and groundwater resources, drainage patterns, soil (stability, salinity and acid sulfate soils), related infrastructure, watercourses and riparian land and proposed mitigation measures; and
- an assessment of potential site contamination and remediation management measures.

8. Hazards and Risks – including:

- a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the existing and proposed development.

Should preliminary screening indicate that the development 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).

9. Biodiversity – including:

- details of the number of trees to be removed and the number of trees to be planted on the site; and
- an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, 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.

	<p>10. Heritage – including:</p> <ul style="list-style-type: none"> - identification and assessment of potential impacts on Aboriginal cultural heritage values, including a description of any measures to avoid, mitigate and/or manage any impacts. Justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided; and - consideration of heritage items within the vicinity of the site and any potential heritage impacts associated with the development. <p>11. Waste Management – including:</p> <ul style="list-style-type: none"> - details of the quantities and classification of all waste streams to be generated by the development in accordance with the EPA's Waste Classification Guidelines (2014); - details of waste storage, handling, transport, and disposal; and - the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidelines in the NSW Waste and Sustainable Material Strategy 2041. <p>12. Air Quality – including:</p> <ul style="list-style-type: none"> - a description of all air quality impacts (including dust) from the development, particularly from the outdoor storage area; - an assessment of the air quality impacts at receivers during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines; and - details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions, particularly dust control during site preparation and civil works. <p>13. Ecologically Sustainable Development and Energy Efficiency – including:</p> <ul style="list-style-type: none"> - an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development; - consideration of the use of green walls, green roof and/or cool roof into the design; - climate change projections developed for the Sydney Metropolitan area and how they are used to inform the building design and asset life of the development; and - an assessment of the energy uses on-site, and demonstrate the measures proposed to ensure the development is energy efficient. <p>14. Planning agreement/ development contributions</p> <ul style="list-style-type: none"> - demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.
Engagement	<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. You must detail the engagement undertaken and demonstrate how it is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. You must also detail how issues raised and feedback provided have been considered and responded to in the development. Where amendments have not been made to address an issue, a short explanation should be provided.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - Cumberland City Council; - Transport for New South Wales; - Environment, Energy and Science of DPIE; - Water Group of DPIE; - Heritage NSW; - NSW Fire and Rescue; - relevant public utility providers; - surrounding landowners and the local community; and - any public transport or community service providers.

References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, relevant policies and guidelines can be found at https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines and in the following attachment and may assist in the environmental assessment of this proposal.</p>

ATTACHMENT 1

Technical and Policy Guidelines

As per Attachment 1 of the Planning Secretary's Environmental Assessment Requirements for SSD-9577613 issued on 19 October 2020, or the latest version of those documents referred to therein, as relevant.

ATTACHMENT 2

Government Authority Responses to Request for Key Issues

As per Attachment 2 of the Planning Secretary's Environmental Assessment Requirements for SSD-9577613 issued on 19 October 2020.