

# Secretary's Environmental Assessment Requirements

## Section 75W of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	MP05_0147 MOD 14
<b>Proposal Name</b>	Enfield Intermodal Logistics Centre (MOD 14)
<b>Location</b>	Lots 1 – 23 DP 1183316, bound by Cosgrove Road to the east, Punchbowl Road to the south, Port Botany Freight Rail Line to the west and Roberts Road to the north. The site is within the Strathfield Local Government area.
<b>Applicant</b>	Goodman Property Services Pty Ltd
<b>Date of Issue</b>	9 November 2017
<b>General Requirements</b>	<p>The Modification Report must:</p> <ul style="list-style-type: none"> <li>• include an executive summary;</li> <li>• a description of the project, including all components and activities required to construct and operate it;</li> <li>• a statement of the objective(s) of the project;</li> <li>• a statement of the strategic need for the project and relevant government policy;</li> <li>• the identification and assessment of key issues and statement of the outcome(s) the proponent will achieve for each key issue;</li> <li>• a description of how alternatives to and options within the project were analysed to inform the selection of the preferred alternative/option. The description must contain sufficient detail to enable an understanding of why the preferred alternative to and option(s) within the project were selected;</li> <li>• assess consistency of the impacts of the proposal with the Enfield Intermodal Logistics Centre project approval MP05_0147 (including the construction, operation and staging of the proposal) and provide an assessment of the environmental impacts that are inconsistent with the approved project, with particular focus on the key assessment requirements specified below;</li> <li>• measures to avoid, minimise or offset impacts must be linked to the impact(s) they treat, so it is clear which measures will be applied to each impact;</li> <li>• consideration of the interactions between measures proposed to avoid or minimise impact(s), between impacts themselves and between measures and impacts;</li> <li>• discuss the statutory context of the project as a whole, including how the project meets the provisions of the EP&amp;A Act and Regulation, and a list of any approvals that must be obtained under any other Act or law before the project may be lawfully carried out;</li> <li>• include relevant project plans, drawings, diagrams, in an electronic format that enables integration with mapping and other technical software; and</li> <li>• include certification by the author of the Modification Report that the Modification Report complies with these Secretary's Environmental Assessment Requirements and contains all available information that is relevant to the environmental assessment of the proposal, and that the information contained in the Modification Report is neither false or misleading.</li> </ul>

## Key Issues

The Modification Report must include the following:

- **traffic and transport** – including but not limited to:
  - an assessment of construction and operational traffic (vehicle, pedestrian, bus services, train operation and cyclists) impacts, including but not necessarily limited to:
    - a) a considered approach to route identification and scheduling of transport movements;
    - b) the number, frequency and size of construction related vehicles (passenger, commercial and heavy vehicles, including spoil management movements and track machines);
    - c) the nature of existing traffic (types and number of movements) on construction access routes (including consideration of peak traffic times and sensitive road users and parking arrangements) and assessment of traffic impacts on these routes including identifying traffic management measures to mitigate any issues;
    - d) construction worker parking;
    - e) provisions proposed to ensure safe access and egress to/from the classified road network;
    - f) the nature of any train paths (types and number of movements) and potential impact to these train paths due to additional track possession requirements; and
    - g) the need to close, divert or otherwise reconfigure elements of the road and cycle network associated with construction of the project; and
  - an assessment (and modelling) of the operational transport impacts of the project for both road and rail in accordance with the Roads and Maritime Services (formerly RTA) *Guide to Traffic Generating Developments*, including:
    - a) existing and forecast travel demand and traffic volumes for the project (road and rail);
    - b) assessment of rail transport movements, including the number and frequency of train movements and potential conflicts with current rail traffic;
    - c) consideration of cumulative traffic impacts and the effect of likely and target modal splits (including maximization of rail haulage);
    - d) performance of key interchanges and intersections by undertaking a level of service analysis at key locations;
    - e) wider transport interactions (including assessment of impacts on local roads, cycling, public and freight transport and the broader NSW rail network;
    - f) details of design of additional rail sidings (if implemented) and related infrastructure, including any accreditation requirements;
    - g) risk impacts and proposed routes for any dangerous goods transport must be identified in the EIS, unless identified and consistent with current approval; and
    - h) identification of traffic and transport measures to mitigate any impacts, including clear details of any road and rail infrastructure upgrades, particularly at the entrance to the site and at any road/rail interfaces; and
  - justification for use of road movements to the site; and
  - details of progression from road to rail movements; and
  - consideration of existing approved, and current proposals for modification to, operations under the Enfield Logistics Centre project approval MP05\_0147.

	<ul style="list-style-type: none"> <li>• <b>contamination</b> – including but not limited to: <ul style="list-style-type: none"> <li>– assessment of any soil and groundwater contamination, and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</li> </ul> </li> <li>• <b>visual assessment</b> – including but not limited to: <ul style="list-style-type: none"> <li>– an assessment of the impacts of the project on visual amenity of the surrounding areas and include photomontages taken from potentially affected neighbouring residences likely to experience a high level of visual impact as well as from significant public view points; and</li> <li>– details of any proposed visual amenity mitigation and management measures proposed.</li> </ul> </li> <li>• <b>air quality</b> – including: <ul style="list-style-type: none"> <li>– a description of all potential sources of air and odour emissions during construction and operation, and</li> <li>– an air quality impact assessment in accordance with relevant Environment Protection Authority guidelines, specifically the ability to comply with the <i>Protection of the Environment Operations Act 1997</i> and the <i>Protection of the Environment Operations (Clean Air) Regulation (2010)</i>.</li> </ul> </li> <li>• <b>health and safety</b> – including: <ul style="list-style-type: none"> <li>– assess the potential health impacts of the project during construction and operational works in accordance with current guidelines, including <i>Environmental Health Risk Assessment, Guidelines for Assessing Human Health Risks from Environmental Hazards</i> (enHealth, 2012); and</li> <li>– assessment of the potential health impacts of the project, in accordance with the current guidelines.</li> </ul> </li> <li>• <b>noise and vibration</b> – including: <ul style="list-style-type: none"> <li>– assessment of construction and operational noise and vibration impacts in accordance with relevant NSW noise and vibration guidelines. The assessment must include consideration to sensitive receivers including residential premises, consideration of sleep disturbance and, as relevant, the characteristics of noise and vibration (e.g. low frequency noise); and</li> <li>– the assessment should be conducted in accordance with, but not limited to, <i>Assessing Vibration: a technical guideline</i> (DEC 2006), <i>Interim Construction Noise Guideline</i> (DECCW, 2009), <i>Rail Infrastructure Noise Guideline</i> (EPA, 2013), <i>NSW Road Noise Policy</i> (DECCW, 2011), <i>Noise Policy for Industry</i> (EPA, 2017), <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i> (DoP, 2008), and any other relevant guidance.</li> </ul> </li> <li>• <b>protected and sensitive lands</b> – including: <ul style="list-style-type: none"> <li>– assessment of the impacts on the frog pond habitat and surrounding ecological zones of any construction works associated with the project and impacts from the increase of truck movements.</li> </ul> </li> <li>• <b>waste</b> – including: <ul style="list-style-type: none"> <li>– assess predicted waste generated from the project during construction and operation, including: <ol style="list-style-type: none"> <li>a) classification of the waste in accordance with the current guidelines;</li> <li>b) estimates/details of the quantity of each classification of waste to be generated during the construction of the project, including bulk earthworks and spoil balance;</li> <li>c) handling of waste including measures to facilitate segregation and prevent cross contamination;</li> <li>d) management of waste including estimated location and volume of stockpiles;</li> </ol> </li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>e) waste minimisation and reuse;</li> <li>f) lawful recycling or disposal locations for each type of waste; and</li> <li>g) contingencies for the above, including managing unexpected waste volumes.</li> </ul> <ul style="list-style-type: none"> <li>- assess potential environmental impacts from the excavation, handling, storage on site and transport of the waste particularly with relation to sediment/leachate control, noise and dust.</li> </ul> <ul style="list-style-type: none"> <li>• <b>water</b> – identify whether the change of use and/or construction works will implement on water quality and/or the hydrological regime, and that the findings are consistent with the project approval MP05_0147.</li> <li>• <b>general environmental risk analysis</b> – notwithstanding the above key assessment requirements, the Modification Report must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures that are not consistent with the Enfield Intermodal Logistics Centre project approval MP05_0147.</li> </ul> <p>Where additional environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Modification Report.</p>
<b>Consultation</b>	<p>During the preparation of the Modification Report, you must consult with the relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you should consult with the:</p> <ul style="list-style-type: none"> <li>• Office of Environment and Heritage,</li> <li>• Roads and Maritime Services, Transport for NSW, and the Australian Rail Track Corporation,</li> <li>• Department of Health,</li> <li>• Fire and Rescue NSW and State Emergency Service,</li> <li>• Strathfield, City of Canterbury Bankstown, Burwood and Inner West Councils, and</li> <li>• the local community and Aboriginal groups.</li> </ul> <p>The Modification Report 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>	<p>If you do not lodge a Modification Report for the proposal within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the Modification Report.</p>