

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-10399
Project Name	Prospect Logistics Estate
Location	Clunies Ross Street, Prospect Lot 10 DP 1022044, Lot 107 DP 1028208, Lot 63 DP 752051, Lot 216 DP1030744, and Lot 601 DP 1047403 within Blacktown and Cumberland Local Government Areas (LGAs)
Applicant	Aliro Management Pty Ltd
Date of Issue	16 December 2019
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000. In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> – the need for the proposed development – justification for the proposed development – likely staging of the development – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site – plans of any proposed building works. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/ or contingency plans to manage significant risks to the environment • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the development as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV • an estimate of the jobs that will be created by the development during the construction and operational phases of the development • certification the information provided is accurate at the date of preparation.

Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Community and Stakeholder Engagement – including: <ul style="list-style-type: none"> – a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach – a report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal – details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • Strategic Context – including: <ul style="list-style-type: none"> – details of any proposed consolidation or subdivision of land – a demonstration that the proposal is generally consistent with all relevant planning strategies, environmental planning instruments and development control plans (DCPs) and district plans. Outline and justify any inconsistencies with any of these documents. • Suitability of the Site – including: <ul style="list-style-type: none"> – an analysis of site constraints – details of all development consents and approved plans for the existing industrial estate – a detailed justification that the site is suitable for the scale of the proposal, having regard to the site's surrounds and the potential visual impact of the development. • Urban Design and Visual – including: <ul style="list-style-type: none"> – a detailed design analysis of the proposed development with reference to the building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and the desired future character of the area, including views, vistas, open space and the public domain – a detailed assessment (including photomontages and perspectives) of the facility (buildings and storage areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby public receivers and significant or important vantage points of the broader public domain – consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks – an options analysis for the proposed building materials, architectural treatments, finishes and colour of the buildings, prepared in consultation with nearby sensitive receivers with evidence of consultation provided – a design report that establishes design guidelines and development parameters, and includes diagrams, illustrations and drawings to clarify the design intent of the proposal and which clearly demonstrates how design quality will be achieved in accordance with Clause 31 Design Principles of the State Environmental Planning Policy (Western Sydney Employment Area) 2009 – suitable landscaping incorporating endemic species. • Heritage – including: <ul style="list-style-type: none"> – identification and description of the relevant non-Aboriginal heritage items, including built heritage, landscapes and archaeology, that exist across the development and document in a Statement of Heritage Impact (SOHI). – a description and assessment of potential impacts on non-Aboriginal heritage item(s) such as on Prospect Hill and Mar-Rong Reserve – measures to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage item(s)
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	<ul style="list-style-type: none"> – identification and description of the Aboriginal cultural heritage values that exist across the development and document in an Aboriginal Cultural Heritage Assessment Report (ACHAR) – consultation with Aboriginal people must be undertaken and documented in ACHAR – a description and assessment of potential impacts on Aboriginal cultural heritage values such as Prospect Hill and Mar-Rong Reserve • Traffic and Transport – including: <ul style="list-style-type: none"> – a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections – details of access to the site from the road network including intersection location, design and sight distance – an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development – detailed plans of the proposed site access and parking provision on site in accordance with the relevant Australian Standards – identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy – details of impact mitigation, management and monitoring measures. • Soils and Water – including: <ul style="list-style-type: none"> – a description of the water demands and a breakdown of water supplies, including a detailed site water balance – a description of the measures to minimise water use – a description of all wastewater generated on site – characterisation of the nature and extent of any contamination of the site and a description of proposed measures – a detailed description of any cut and fill works and/ or additional retaining walls required to facilitate the development – a description of the proposed erosion and sediment controls during construction and operational phases of the development – a description of the surface and stormwater management system, including on site detention, and measures to treat or re-use water – an assessment of potential surface and groundwater impacts associated with the development including impacts on bulk water supply infrastructure within the vicinity of the site – a description of the surface and stormwater management including drainage design, on site detention, and measures to treat or re-use water – a flooding assessment – a description of erosion and sediment controls – details of impact mitigation, management and monitoring measures. • Noise and Vibration– including: <ul style="list-style-type: none"> – a description of all potential noise and vibration sources during the construction and operational phases of the development, including on and off-site traffic noise – a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines – details of noise mitigation, management and monitoring measures. • Air Quality – including: <ul style="list-style-type: none"> – an assessment of the air quality impacts at private properties during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines – details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions.
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	<ul style="list-style-type: none"> • Hazards and Risk – including: <ul style="list-style-type: none"> – if the storage of dangerous goods is proposed on site, the Environmental Impact Statement must include a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> and <i>Applying SEPP 33</i> (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a preliminary hazard analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011). • Waste – including: <ul style="list-style-type: none"> – details of the quantities and classification of all waste streams to be generated on site during construction and operation – details of waste storage, handling and disposal during construction and operation – details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021. • Bushfire and Incident Management. <ul style="list-style-type: none"> – assess the level of hazard posed to future development on adjacent land and how the hazards may change as a result of development – address the requirements of Planning for Bush Fire Protection 2006 (RFS), in particular the provision of access (including perimeter roads) and water supply for firefighting purposes. • Biodiversity – including: <ul style="list-style-type: none"> – an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. • Greenhouse Gas and Energy Efficiency – including: <ul style="list-style-type: none"> – an assessment of the energy use on-site, and demonstrate the measures proposed to ensure the development is energy efficient. • Socio-economic – including: <ul style="list-style-type: none"> – an analysis of the economic and social impacts of the development, particularly any benefits to the community. • Ecologically Sustainable Development – including: <ul style="list-style-type: none"> – an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development – the use of green walls, green roof and/or cool roof into the design and – climate change projections developed for the Sydney Metropolitan area and how they are used. • Infrastructure Requirements – including: <ul style="list-style-type: none"> – details of infrastructure required on the site and identification of any upgrades required to facilitate the development – details of any impacts on existing easements – an assessment of the impacts of the development (construction and operation) on existing infrastructure surrounding the site.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. You should provide these as part of the EIS rather than as separate documents.</p>

Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> • Cumberland Council • Blacktown City Council • Transport for NSW (including former Roads and Maritime Services) • Environment, Energy and Science Division (formerly Office of Environment and Heritage) • Fire and Rescue NSW • Heritage NSW • WaterNSW • Sydney Water • surrounding local residents and stakeholders. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to any further requirements for lodgement.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

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

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

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

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

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

Policies, Guidelines & Plans

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Visual	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Heritage	Heritage Act 1977 NSW Heritage Manual (HO and DUAP, 1996) The Burra Charter (ICOMOS Australia, 2013) Statements of Heritage Impact (HO and DUAP, 2002) Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Traffic, Transport and Access	Roads Act 1993 State Environmental Planning Policy (Infrastructure) 2007 Guide to Traffic Generating Development (RTA, 2002 as updated) Road Design Guide (RMS, 2015-2017)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Soils and Water	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMCC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC & AHMC, 2009)
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
<i>Air Quality</i>	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (OEH, 2017)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)
Bushfire	
	Planning for Bushfire Protection (RFS, 2006)
Social	
	Social Impact Assessment Guideline (DPE, 2017)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)

ATTACHMENT 2

Government Authority Responses to Request for Key Issues