

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

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| Application Number | SSD-10459 |
| Project Name | Central Sydney Industrial Estate and Downer Sustainable Road Products Complex |
| Location | Lot 100 DP 1168951 – Devon Street, Rosehill - Parramatta local government area |
| Applicant | VE Property Pty Ltd |
| Date of Issue | 28/05/2020 |
| 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 (the Regulation). 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"> - detailed process diagram which clearly illustrates the operational processes of the development - an accurate history of the site, including development consents or complying development certificates - the need for and 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 - infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained · consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments. · consideration of issues identified in Attachment 2 (public authority key issues) · 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:</p> <ul style="list-style-type: none"> · high quality files of maps and figures of the subject site and proposal · a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> - 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 the applicable |

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| | <p>GST component of the CIV</p> <ul style="list-style-type: none"> - an estimate of jobs that will be created during the construction and operational phases of the proposed development - certification that the information provided is accurate at the date of preparation. |
| Key issues | <p>The EIS must include an assessment of the potential impacts of the proposal (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> <ol style="list-style-type: none"> 1. Statutory and strategic context <ul style="list-style-type: none"> · a detailed justification of the suitability of the site and that it can accommodate the proposed development, having regard to the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures · detailed justification that the proposed land use is permissible with consent · details of any proposed consolidation or subdivision of land · a detailed description of the history of the site, including the relationship between the proposed development and any existing approvals; · detailed consideration of the development's interaction with the Sydney Metro West project, including how this interaction corresponds with other strategic developments for the area · demonstration that the proposal 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. This includes, but is not limited to: <ul style="list-style-type: none"> - State Environmental Planning Policy No. 33 – Hazardous and Offensive Development - State Environmental Planning Policy No. 55 – Remediation of Land - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy (Coastal Management) 2018 - Parramatta Local Environmental Plan 2011 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 - The Greater Sydney Region Plan - Central City District Plan, Greater Sydney Commission - A City Supported by Infrastructure: Place-based Infrastructure Compact Pilot (Greater Sydney Commission, 2019) - Greater Parramatta and the Olympic Peninsula (GPOP) Vision (Greater Sydney Commission, 2017) - Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (DPIE, 2017) - Camellia Precinct Land Use and Infrastructure Strategy, Volume 1 (DPIE, July 2015) - City of Parramatta – Draft Local Strategic Planning Statement, August 2019. 2. Community and Stakeholder Engagement <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 the 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 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 the consultation.

3. Noise and Vibration

- a quantitative assessment of construction, operation and transport noise and vibration impacts undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines, including nearby sensitive receivers, landowners and businesses
- cumulative impacts of other developments
- details of proposed mitigation, management and monitoring measures.

4. Air Quality and Odour

- a quantitative assessment of the potential air quality, dust and odour impacts of the development in accordance with the relevant Environment Protection Authority guidelines
- Cumulative impacts of other developments
- details of proposed mitigation, management and monitoring measures.

5. Hazards and Risk

- a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33* with clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should the 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, ‘Hazard Analysis’ and Multi-Level Risk Assessment*
- The EIS and PHA (if necessary) must also include:
 - verification that all combustible or potentially combustible materials such as bitumen will not be heated beyond their flash points during normal and abnormal operations within the development
 - consultation and agreed actions between Viva Energy and the Applicant regarding potential impacts to and from the Clyde fuel terminal and any high-pressure fuel pipeline connected to this terminal.

6. Greenhouse Gas Emissions and Energy Efficiency

- a quantitative assessment of the potential Scope 1 and 2 greenhouse gas emissions of the development and an assessment of the potential impacts of these emissions on the environment in accordance with the relevant guidelines
- a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development to maximise energy efficient and minimise greenhouse gas emissions
- a description of construction and operational control measures to be implemented to minimise the consumption of resources, including water and energy.

7. Traffic and Access

- details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access/ haulage routes
- an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model

- plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
- details and plans of any proposed the internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site
- details of road upgrades, infrastructure works or new roads or access points required for the development, if necessary.

8. Soils and Water

- a description of the catchment and proximity of the site to waterways, including Duck River
- an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
- details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
- description of the measures to minimise water use
- detailed flooding assessment
- description of the proposed erosion and sediment controls during construction
- characterisation of water quality at the point of discharge to surface and/ or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies)
- characterisation of the nature and extent of any contamination on the site and surrounding area
- demonstration the site is suitable for the proposed development.

9. Waste

- details of the quantities and classification of all waste streams to be generated on site during the development
- details of waste storage, handling and disposal during the development
- 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.

10. Infrastructure Requirements

- a detailed written and/or graphical description of infrastructure required on the site, including any upgrades
- an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction
- identification of any infrastructure upgrades required onsite or off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained
- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, and a description of how any potential impacts would be avoided and minimised.

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| | <p>11. Visual Impact</p> <ul style="list-style-type: none"> · a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> - nearby public and private receivers - significant vantage points in the broader public domain · detailed plans showing suitable landscaping which incorporates endemic species. <p>12. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> · identify and assess potential impacts on Aboriginal cultural heritage values along the Duck River frontage and describe measures to avoid, mitigate and manage any impacts. Justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided. · assessment of impacts on State and local heritage. <p>13. Biodiversity</p> <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 · an assessment of the proposal's impact (including stormwater/ surface water discharge) upon the adjacent coastal wetland area, in accordance with State Environmental Planning Policy (Coastal Management) 2018 · as assessment of the proposal's impact upon Duck River, key fish habitat, riparian corridors and aquatic ecosystems, in accordance with the relevant Department of Primary Industries guidelines. <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 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. |
| 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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> · Parramatta City Council · Environment Protection Authority · Biodiversity and Conservation Division of the Department · Water Group of the Department · Natural Resources Access Regulator · Department of Primary Industries - Fisheries · Transport for NSW · Sydney Metro · Sydney Water · Endeavour Energy |

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| | <ul style="list-style-type: none"> · Fire and Rescue NSW · surrounding local landowners and stakeholders; and · any other public transport, utilities or community service providers. |
| Further consultation after 2 years | If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS. |
| References | 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 proposal. |

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/>

Plans and Documents

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

In addition, the EIS must include the following:

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

Documents to be Submitted

Documents to submit include:

- one (1) hard copy and one (1) electronic copy of all the documents and plans for review prior to exhibition
- other copies as determined by the Department once the development

application is lodged.

Policies, Guidelines & Plans

| Aspect | Policy / Methodology |
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| 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) |
| | 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, NRMMC & AHMC, |

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| | 2006) |
| | National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009) |
| <i>Contamination</i> | State Environmental Planning Policy No. 55 – Remediation of Land |
| 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) |
| 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) |
| Noise and Vibration | |
| | Assessing Vibration: A Technical Guide (DEC, 2006) |
| | Noise Policy for Industry (EPA, 2017) |
| | Environmental Criteria for Road Traffic Noise (EPA, 1999) |
| | Noise Guide for Local Government (EPA, 2013) |
| | Interim Construction Noise Guideline (DECC, 2009) |
| Air Quality | |
| <i>Air Quality</i> | 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) |
| | Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016) |
| <i>Odour</i> | Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006) |
| <i>Greenhouse Gas</i> | AGO Factors and Methods Workbook (AGO, 2018) |
| | Guidelines for Energy Savings Action Plans (DEUS, 2005) |
| Upper Canal and Warragamba Pipeline Corridors | |
| | Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018) |
| Bushfire | |
| | Planning for Bushfire Protection (RFS, 2006) |
| Waste | |

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| | Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA) |
| | The National Waste Policy: Less Waste More Resources 2009 |
| | Waste Classification Guidelines (EPA 2008) |
| | Environmental guidelines: Composting and Related Organics Processing Facilities (DEC 2004) |
| | Environmental guidelines: Use and Disposal of Biosolid Products (EPA 1997) |
| | Composts, soil conditioners and mulches (Standards Australia, AS 4454) |
| | NSW Energy from Waste Policy Statement (EPA 2015) |
| | Standards for Managing Construction Waste in NSW (EPA 2018) |
| Visual | |
| | Control of Obtrusive Effects of Outdoor Lighting (AS 2482) |
| Social | |
| | Social Impact Assessment Guideline (DPE, 2017) |

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ATTACHMENT 2
Government Authority Responses to Request for Key Issues