

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-15221509
Project Name	Woolworths Warehouse and Distribution Centre
Development	Construction and operation of a warehouse and distribution facility in Wetherill Park for handling chilled, frozen and fresh products
Location	250 Victoria Street, Wetherill Park (Lots 1, 2, 3 and 4 DP 78975) within the Fairfield local government area
Applicant	Woolworths Group Limited
Date of Issue	26/03/2021
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).</p> <p>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"> – an accurate history of the site, including development consents – 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 – contributions required to offset the proposal and – 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 discussed in Attachment 2 (public authority responses to 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 and – 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 a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV

	<p>calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV</p> <ul style="list-style-type: none"> • an estimate of the jobs that will be created by the development 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 the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <p>The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> 1. Statutory and strategic context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and the suitability of the site – detailed justification the proposed land use is permissible with consent – a detailed description of the history of the site, including the relationship between the proposed development and the proposed development application (DA) to Fairfield City Council for bulk earthworks/ enabling works on the site and any other approved plans previously and/or currently applicable to the site; – demonstration 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"> • <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> • <i>State Environmental Planning Policy (Infrastructure) 2007</i> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i> • <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> • <i>Our Greater Sydney 2056: Central City District Plan</i> • <i>Future Transport Strategy 2056</i> • <i>Fairfield Local Environmental Plan 2013.</i> 2. Suitability of the site – including: <ul style="list-style-type: none"> – an analysis of site constraints – a detailed justification the site can accommodate the proposed development having regard to the scope of the operations, its bulk and scale and the site's surrounds, and the potential traffic, noise and visual amenity impacts 3. 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 engagement undertaken, 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 landowners 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, or if not adopted, the reasons why – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 4. Traffic and transport – including: <ul style="list-style-type: none"> – details of all traffic types and volumes likely to be generated during construction and operation, including a description of: <ul style="list-style-type: none"> • key access / haul routes • employee shift change pattern • 24-hour temporal profile of truck generation – an assessment of the predicted impacts of this traffic on road safety and the capacity of the surrounding road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model – details of any new roads or access points required for the development

- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- detailed plans of the proposed site access point/s, parking arrangements and proposed pedestrian and cyclist facilities (including end of trip facilities), 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
- 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 of road upgrades, infrastructure works or new roads or access points required for the development if necessary.

5. Noise and vibration – including:

- a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
 - the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
 - details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios
 - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from other developments
 - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs.

6. Urban design and visual – including:

- demonstration of how the development will achieve design excellence in accordance with any relevant EPI provisions and the objectives for good design in *Better Placed* (Government Architect NSW, 2017)
- 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 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:
 - nearby public and private receivers (including the nearest sensitive receivers to the east and south of the site and the South Western Institute TAFE)
 - significant vantage points in the broader public domain (including Haywood Close, Galton Street and Chifley Street)
- a design options analysis for the proposed building materials, architectural treatments, finishes and colour of the buildings, and landscaping prepared in consultation with nearby sensitive receivers with evidence of consultation and how the issues raised have been considered, provided.
- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
- an assessment of the solar orientation of the development and any potential overshadowing (this should be supported by shadow diagrams for all four seasons)
- detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximise opportunities for green infrastructure, consistent with *Greener Places* (Government Architect NSW, 2020)

- assessment of how the development complies with relevant accessibility requirements.

7. Air Quality and Odour – including:

- a description of all potential sources of odour and emissions during the construction and operational phases of the development
- an assessment of potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines
- details of proposed mitigation, management and monitoring measures required to prevent and/or minimise emissions.

8. Soils and Water – including:

- an assessment of potential surface water impacts associated with the development, including potential impacts on watercourses
- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
- details of the stormwater and 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
- description of the proposed erosion and sediment controls during construction

9. Infrastructure requirements – including:

- a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
- identification of any infrastructure upgrades required 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 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
- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site (including Sydney Water assets) and a description of how any potential impacts would be avoided and minimised.

10. Hazards and Risk – 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 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)
- details of fire and life safety systems which would be installed to service the development.

11. Waste – including:

- 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 construction and operation of the development, including plans of waste storage and collection areas
- 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*.

12. Greenhouse gas and energy efficiency – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal’s greenhouse gas and carbon emissions (reflecting the Government’s goal of net zero emissions by 2050).

13. Ecologically sustainable development – including:

	<ul style="list-style-type: none"> – a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development – demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards – consideration of the use of green walls, green roofs and/or cool roofs in the design of the data centre – a description of the measures to be implemented to minimise consumption of resources, especially energy and water. <p>14. Socio-economic – including an analysis of the economic and social impacts of the development, including any potential benefits to the community.</p> <p>15. Cultural Heritage and Aboriginal Cultural Heritage – including:</p> <ul style="list-style-type: none"> – evidence that Aboriginal cultural heritage values that exist across the development have been identified and documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR) for the proposed Council DA for the bulk earthworks/enabling works on the site – evidence that consultation with Aboriginal people must be undertaken and documented in ACHAR – a description of the impacts on Aboriginal cultural heritage values. <p>16. Planning agreement/development contributions – 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.</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"> • Fairfield City Council • Transport for NSW • NSW Food Authority • Heritage NSW • NSW Fire and Rescue • Environment Protection Authority • Sydney Water • WaterNSW • the Environment, Energy and Science Group • Ausgrid • Endeavour Energy • surrounding local landowners and stakeholders • any other public transport, utilities or community service providers. <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 a Development Application and EIS for the development within two (2) years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</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, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</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/>

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 alterations 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.
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Policies, Guidelines & Plans	
Aspect	Policy / Methodology
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)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
<i>Stormwater</i>	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	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)
<i>Wastewater</i>	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
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)
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Acoustics - Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Guide for Local Government (EPA, 2013)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
	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)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA, 2014)
	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)
Urban Design & Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
Social	
	Draft Social Impact Assessment Guideline – State Significant Projects (DPIE, 2020)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues