

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

State Significant Development

Application Number	SSD 8606
Development	<p>Construction and operation of a warehousing and distribution estate including:</p> <ul style="list-style-type: none"> • site establishment; • construction and fit-out of six warehouse buildings; • ancillary office areas for each warehouse; • provision of loading docks, hardstand areas, internal access roads and car parking; • extension of Hollinsworth Road; • infrastructure service augmentation and additions; and • landscaping.
Location	Lots 23 and 24 DP 262886 Hollinsworth Road, Marsden Park, Blacktown local government area
Applicant	Logos Property
Date of Issue	4 August 2017
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 <i>Environmental Planning and Assessment Regulation 2000</i> (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"> – the need for the proposed development; – justification for the proposed development; – a description of feasible options within the development which may include a layout options analysis; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and – 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; 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. <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 Regulation, 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; and

	<ul style="list-style-type: none"> 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"> Strategic and Statutory Context – including: <ul style="list-style-type: none"> detailed justification for the proposal and the suitability of the site; and a demonstration the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), precinct plans and draft district plans. Traffic and Transport – including: <ul style="list-style-type: none"> a quantitative Traffic Impact Assessment prepared in accordance with the relevant Council, Austroads and Roads and Maritime Services guidelines; details of all daily and peak traffic and transport movements likely to be generated by the development (vehicle type, public transport, pedestrian and cycle trips) during construction and operation; details of road transport routes and access to the site, including intersection location, design and sight distance; a cumulative assessment of the predicted impacts on road safety and the capacity of the road network to accommodate the development including existing and future performance of nearby key intersections; consideration of traffic volumes from the proposal together with existing and approved developments in the area using SIDRA or a similar model; an assessment of the potential impacts of the proposed Castlereagh Freeway road reserve along the southern boundary of the site; details of any road upgrades or new roads required for the development, if necessary; details of vehicle circulation of the largest light and heavy vehicle anticipated to access the site, including swept path analysis, loading dock servicing and provisions; detailed plans of the internal road network and parking provision on-site in accordance with the relevant Australian Standards; details of any likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if necessary; and details of bicycle parking and end of trip facilities. Urban Design and Visual – including: <ul style="list-style-type: none"> layout of the development including staging, floor space ratio, fencing, lighting, site coverage, building, hardstand, setbacks, proposed open space and landscaped areas for the overall development and for individual warehouse buildings; detailed justification and analysis for the proposed high bay component, including a written request under clause 4.6 of the Marsden Park Industrial Precinct Plan within <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> for the exception to the height of buildings development standard applying to the site; details of the design choices of the development layout and finishes, including consideration of alternatives to minimise and/or mitigate visual impacts; suitable landscaping incorporating locally native species; a detailed assessment (including photomontages and perspectives) of the proposal (buildings and storage areas) including height, colour, scale, bulk, building materials and architectural treatments and finishes, signage, lighting and any retaining walls particularly from nearby public receivers and significant vantage points within the broader public domain including evidence of consultation with Council; and the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable. Noise and Vibration– including: <ul style="list-style-type: none"> a description of all potential noise and vibration sources during the

	<p>construction and operational phases of the development, including on and off-site traffic noise and external mechanical plant;</p> <ul style="list-style-type: none"> - a quantitative noise impact assessment, including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; and - details of noise mitigation, management and monitoring measures. <ul style="list-style-type: none"> • Soils and Water – including: <ul style="list-style-type: none"> - a description of the water demands, servicing arrangements and a breakdown of water supplies; - a description of the measures to minimise water use; - a description of the proposed erosion and sediment controls during construction and operation; - a detailed assessment of potential soil (including contamination and acid sulphate soil), surface water, groundwater and salinity impacts of the proposed development, including adequate mitigating and monitoring measures; - 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; - details of Water Sensitive Urban Design measures to be implemented; - an assessment of the impact of flooding on the proposed development for the full range of flood events up to the probable maximum flood; - an assessment of the impact of the proposed development on flood behaviour and drainage patterns; and - details of impact mitigation, management and monitoring measures. • Hazards and Risk – including: <ul style="list-style-type: none"> - if the storage of dangerous goods is proposed on-site, the EIS 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 <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011). • Air Quality – including: <ul style="list-style-type: none"> - an assessment of the air quality impacts (particularly dust) at private properties 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. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - a detailed description of existing infrastructure on-site; - identification of any infrastructure upgrades required to facilitate the development; - a description of any arrangements to ensure the required upgrades will be implemented in a timely manner and maintained; and - details of any works proposed near or within the TransGrid Sydney West – Sydney North No. 1 330 KV transmission line easement. • Bushfire – including: <ul style="list-style-type: none"> - details of how the proposal addresses the requirements of the <i>Draft Planning for Bush Fire Protection 2017</i> (RFS) and the provision of access (including perimeter roads) and provision of water supply for firefighting purposes. • Waste – including: <ul style="list-style-type: none"> - details of the quantities and classification of all waste streams to be generated on-site;
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	<ul style="list-style-type: none"> – a description of all wastewater generated on-site; – details of waste storage, handling and disposal; and – details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>. <ul style="list-style-type: none"> • Heritage – including an Aboriginal heritage assessment in accordance with OEH guidelines.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. These documents should be provided 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. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council; • Transport for NSW; • Roads and Maritime Services; • TransGrid; • Department of Primary Industries; • Rural Fire Service; and • 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	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.
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 development.

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.bookshop.nsw.gov.au>

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

Policies, Guidelines & Plans	
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. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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; and • all levels to be to Australian Height Datum (AHD). 2. Locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. A3 drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be Submitted	
	<p>Documents to submit include:</p> <ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and • Other copies as determined by the Department once the development application is lodged.
Aspect	Policy / Methodology
Transport and Access	
	<p><i>Roads Act 1993</i></p> <p><i>State Environmental Planning Policy (Infrastructure) 2007</i></p> <p>Guide to Traffic Generating Development (Roads and Maritime Services)</p> <p>Road Design Guide (Roads and Maritime Services)</p> <p>Austroads Guide to Traffic Management - Pt 12: Traffic Impacts of Development</p> <p>Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas</p>

	NSW Freight and Ports Strategy
	Cycling Aspects of Austroads Guides
	NSW Planning Guidelines for Walking and Cycling
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Australian and New Zealand Environment Council – Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration (ANZEC, 1990)
	NSW Industrial Noise Policy (EPA, 2000)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Environmental Noise Control Manual (DECC)
	Interim Construction Noise Guideline (DECC, 2009)
Soils and Water	
<i>Surface Water</i>	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Acid Sulphate Soils</i>	Acid Sulphate Soil Manual (ASSMAC)
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
Contamination	
	State Environmental Planning Policy No 55 - Remediation of Land

	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Managing Land Contamination - Planning Guidelines SEPP 55 - Remediation of Land (DUAP and EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft
Air Quality	
	<i>Protection of the Environment Operations (Clean Air) Regulation 2002</i>
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DECC, 2005)
	<i>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales</i> (2016)
Bushfire	
	Planning for Bushfire Protection (RFS, 2006)
	Draft Planning for Bushfire Protection (RFS, 2017)
Waste	
	<i>Protection of the Environment Operations (Waste) Regulations 2005</i>
	Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)
	EPA's Waste Classification Guidelines
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)
	Resource Recovery Exemption
Heritage	
	Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
	Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning, 2005)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
	Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)

ATTACHMENT 2

Government Authority and Council Responses to Request for Key Issues