

# 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*

<b>Application Number</b>	SSD 9667
<b>Project Name</b>	Light Horse Interchange Business Hub, Eastern Creek
<b>Development</b>	<ul style="list-style-type: none"> <li>• concept proposal for the staged redevelopment of the site as an industrial business hub with approximately 157,000 sqm of industrial and light industrial floorspace and 8,000 sqm ancillary office floorspace</li> <li>• detailed proposal for the first stage of development which will include demolition works, bulk earthworks, installation of infrastructure and subdivision of the site</li> </ul>
<b>Location</b>	Lot 10 in DP 1061237 and Lot 5 in DP 804051, Eastern Creek within Blacktown Local Government Area
<b>Applicant</b>	Western Sydney Parklands Trust
<b>Date of Issue</b>	7 November 2018
<b>General Requirements</b>	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, 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"> <li>• a detailed description of the development, including: <ul style="list-style-type: none"> <li>– the need for the proposed development</li> <li>– justification for the proposed development</li> <li>– likely staging of the development</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>– plans of any proposed building works</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>• a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>• 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"> <li>– a description of the existing environment, using sufficient baseline data</li> <li>– 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</li> <li>– 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</li> </ul> </li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p>

	<ul style="list-style-type: none"> <li>• 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 applicable GST component of the CIV</li> <li>• an estimate of jobs that will be created during the proposed development</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Statutory and Strategic Context</b> – including: <ul style="list-style-type: none"> <li>– detailed justification that the proposed land use is permissible, taking into consideration the State Environmental Planning Policy (Western Sydney Parklands) 2009</li> <li>– details of any proposed consolidation or subdivision of land and</li> <li>– 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. The following must be addressed: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Western Sydney Parklands) 2009</li> <li>○ Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>○ Our Greater Sydney 2056: South District Plan</li> <li>○ Future Transport Strategy 2056.</li> </ul> </li> </ul> </li> <li>• <b>Planning Agreement/Development Contributions</b> – 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.</li> <li>• <b>Suitability of the Site</b> – including an analysis of site constraints, such as flooding impacts and future road and road corridors.</li> <li>• <b>Community and Stakeholder Engagement</b> – including: <ul style="list-style-type: none"> <li>– 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</li> <li>– 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</li> <li>– details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal</li> <li>– details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul> </li> <li>• <b>Traffic and Transport</b> – including: <ul style="list-style-type: none"> <li>– a quantitative Traffic Impact Assessment prepared in accordance with relevant Blacktown City Council, Austroads and Roads and Maritime Services guidelines</li> <li>– details of all daily and peak traffic and transport movements likely to be generated by the development including the impact on the nearby intersections and the need/associated funding for the upgrading or road improvements works (if required)</li> <li>– impacts on the safety and capacity of the surrounding road network and access points, using SIDRA or similar modelling, to assess impacts from current traffic counts and cumulative traffic from existing and proposed development</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>– demonstrate that sufficient pedestrian and cyclist facilities have been provided for the development</li> <li>– details and a justification of access to, from and within the site (vehicular and pedestrian)</li> <li>– details of road upgrades, new roads or access points required for the development, if necessary.</li> <li>• <b>Contamination</b> – including: <ul style="list-style-type: none"> <li>– a detailed assessment of the extent and nature of any contamination of the soil, groundwater and soil vapour</li> <li>– an assessment of potential risks to human health and the environmental receptors in the vicinity of the site</li> <li>– a description and appraisal of any mitigation and monitoring measures</li> <li>– consideration of whether the site is suitable for the proposed development.</li> </ul> </li> <li>• <b>Flooding</b> – a detailed hydrological and hydraulic assessment which includes the following: <ul style="list-style-type: none"> <li>– a comprehensive assessment of the impact of flooding on the development for the full range of flood events up to the probable maximum flood. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity</li> <li>– consideration of current flooding behaviour and impacts, including on flood detention areas, how flood behaviour and impacts will change due to the proposal and how these changes will be mitigated</li> <li>– assessment of the impact of the development on flood behaviour (i.e., levels, velocities and duration of flooding) and on adjacent, downstream and upstream areas</li> <li>– detail an emergency response plan for the site, which includes consideration of a flood-free access to or from the development site in extreme flood events.</li> </ul> </li> <li>• <b>Hazards and Risk</b> – including: <ul style="list-style-type: none"> <li>– 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 the preliminary risk 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 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011)</li> <li>– ongoing consultation with Jemena on the high-pressure gas pipeline adjacent to the development area with regards to requirements of Australian Standard AS 2885 Pipelines - Gas and liquid petroleum</li> <li>– a hazard analysis undertaken in accordance with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-Level Risk Assessment (DoP, 2011). It must include, and not be limited to, an assessment on risk exposures to potential populations within the development from the high-pressure gas pipeline located within or near the development area. The risks established in the hazard analysis must be compared against the relevant qualitative and quantitative risk criteria detailed in the Department of Planning's Hazardous Industry Planning Advisory Paper No. 10, 'Land Use Safety Planning'. If a Safety Management Study (SMS) required under AS</li> </ul> </li> </ul>
--	---

	<p>2885 Pipelines - Gas and liquid petroleum is available, the SMS must be included in the hazard analysis.</p> <ul style="list-style-type: none"> <li>• <b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>– a description of the water demands and a breakdown of water supplies, including a detailed site water balance</li> <li>– identification of any water licensing requirements under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i></li> <li>– details of proposed erosion and sediment controls during construction</li> <li>– an assessment of potential impacts on surface and groundwater resources, drainage patterns, soil (stability, salinity and acid sulfate soils), related infrastructure, watercourses and riparian land and proposed mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Biodiversity</b> – including 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.</li> <li>• <b>Infrastructure Requirements</b> – including: <ul style="list-style-type: none"> <li>– a detailed written and/or geographical description of infrastructure required on the site</li> <li>– 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</li> <li>– 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</li> <li>– an assessment of the impacts of the development on existing infrastructure surrounding the site.</li> </ul> </li> <li>• <b>Urban Design and Visual</b> – including: <ul style="list-style-type: none"> <li>– consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks</li> <li>– detailed plans showing suitable landscaping which incorporates endemic species.</li> </ul> </li> <li>• <b>Heritage</b> – including an Aboriginal Cultural Heritage Assessment Report prepared in consultation with Aboriginal people and in accordance with Office of Environment and Heritage guidelines.</li> <li>• <b>Noise and Vibration</b>– including: <ul style="list-style-type: none"> <li>– a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and including an assessment of nearby sensitive receivers</li> <li>– cumulative impacts of other developments</li> <li>– details of proposed mitigation, management and monitoring measures.</li> </ul> </li> <li>• <b>Bushfire</b> – including an assessment against the requirements of <i>Planning for Bushfire Protection 2006</i>, particularly access and provision of water supply for firefighting purposes.</li> <li>• <b>Waste</b> – including: <ul style="list-style-type: none"> <li>– details of the quantities and classification of all waste streams to be generated on site during the development</li> <li>– details of waste storage, handling and disposal during the development and</li> <li>– details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and</li> </ul> </li> </ul>
--	---

	<p>guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.</p> <ul style="list-style-type: none"> <li>• <b>Air Quality</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the air quality impacts (including dust) during the development, in accordance with the relevant Environment Protection Authority guidelines</li> <li>– details of proposed mitigation, management and monitoring measures.</li> </ul> </li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. You should provide these as part of the EIS rather than as separate documents.</p>
<b>Consultation</b>	<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"> <li>• Blacktown City Council</li> <li>• Jemena Gas Networks</li> <li>• Roads and Maritime Services</li> <li>• Transport for NSW</li> <li>• Department of Industry – Crown Lands and Water</li> <li>• Office of Environment and Heritage</li> <li>• Environment Protection Authority</li> <li>• Fire and Rescue NSW</li> <li>• Rural Fire Service</li> <li>• Sydney Water</li> <li>• WaterNSW</li> <li>• surrounding local residents and stakeholders</li> <li>• any other public transport, utilities or community service providers.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<p>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 Secretary in relation to the preparation of the EIS.</p>
<b>References</b>	<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 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/>

## **Policies, Guidelines & Plans**

<b>Aspect</b>	<b>Policy / Methodology</b>
<b>Traffic, Transport and Access</b>	
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (Roads and Maritime Services)
	Road Design Guide (Roads and Maritime Services)
	Austroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development
	Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
	NSW Long Term Transport Master Plan
<b>Contamination</b>	
	State Environmental Planning Policy No. 55 – Remediation of Land
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) (amended April 2013)
	Designing Sampling Programs for Sites Potentially Contaminated by PFAS – Guidance Document (EPA, 2016)
<b>Soils and Water</b>	
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
<i>Erosion and Sediment</i>	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
	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)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
<i>Groundwater</i>	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	NSW Aquifer Interference Policy (NOW)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
	Bunding and Spill Management (EPA)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
<i>Stormwater</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
<i>Wastewater</i>	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	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)
<b>Hazards and Risk</b>	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DoP 2011)
<b>Biodiversity</b>	
	The Biodiversity Assessment Method (OEH, 2017)
<b>Heritage</b>	
	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)
	Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning 2005)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010)
	<i>Heritage Act 1977</i>
<b>Noise and Vibration</b>	
	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)
<b>Bushfire</b>	
	Planning for Bushfire Protection (Rural Fire Service, 2006)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)
<b>Air Quality</b>	
<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)
	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)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Social</b>	
	Social Impact Assessment Guideline (Department of Planning and Environment)

**ATTACHMENT 2**

**Government Authority Responses to Request for Key Issues**



Your ref: SSD 9667  
Our ref: MC-18-00004

23 October 2018

Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention:** Melissa Prochazka

Dear Ms Prochazka,

**Re: SSD 9667 – Light Horse Interchange Business Hub Eastern Creek**

---

Thank you for your correspondence dated 10 October 2018 inviting us to provide an input to the Secretary's environmental assessment requirements (SEARS) for Light Horse Interchange Business Hub Eastern Creek, which is a State Significant Development proposal under Section 4.36 of the *Environmental Planning and Assessment Act 1979* ("the Act").

The draft SEARS has been reviewed by our officers and additional comments are listed in **Attachment A** to this letter. We request that these matters be addressed in the preparation of the EIS for this Business Hub.

If you would like to discuss this matter further, please contact Judith Portelli on 9839 6228.

Yours faithfully,



Glennys James

Director Planning & Development

## **ATTACHMENT A**

---

Matters to be considered and addressed:

### **Planning matters**

Any draft Development Control Plan for development in the Business Hub to be reviewed and considered by Council to determine the adequacy of the intended planning controls including parking, setbacks etc.

### **Drainage matters**

This area is significantly flood prone, not only from Eastern Creek but from the 3 tributaries coming from the west. Eskdale Creek and Reedy Creek are shown as blue lines on the 1:25,000 topo maps and will need to be referred to Water NSW as they will trigger controlled activities under the Water Management Act – as well as Eastern Creek. Where the catchments exceed 15 ha, the creeks should be maintained in a "natural" condition. Stormwater detention basins should be clear of the 1% Annual Exceedance Probability flood being the 1 in 100 year flood. As discharges are directly into Eastern Creek, water quality is a major concern and discharges should be treated in accordance with Part J of Council's DCP.

Flood evacuation principles will need to be established for the area. This should be prepared with reference to SES requirements.

### **Engineering matters**

The engineering details are required to be in accordance with Blacktown Council's Engineering Guide for Development.

### **Section 7.11 matters**

The proposed development is not on land subject to any Section 7.11 Contributions Plan in Blacktown. As such, the developer is to provide all local infrastructure required to meet the demand of its development in terms of Traffic and Transport impacts, and Water Management (quantity and quality) to mitigate downstream impacts.

### **Traffic matters**

Council's Traffic Engineer has advised that the parking rates for the development should be provided in accordance with Blacktown Council's Development Control Plan for the area.

### **Environmental Health matters:**

#### **a. Contamination**

The EIS will need to include a Stage 2 Detailed Site Investigation, including testing to determine the extent of any site contamination.

b. Air Quality

An air quality assessment will need to be carried out for potential impacts to the surrounding locality. The assessment must include and provide recommendations to mitigate the impact of any potentially offensive odours or identified air quality issues that may impact the surrounding locality.

c. Noise and Vibration

An acoustic and vibration assessment must be carried out for potential impacts to the surrounding locality.

## Melissa Prochazka

---

**From:** Luke Duncan <luke.duncan@jemena.com.au>  
**Sent:** Friday, 26 October 2018 3:09 PM  
**To:** Melissa Prochazka  
**Cc:** Paul Zurek  
**Subject:** [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]RE: SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek  
**Attachments:** 20180927 SEARs Request - Light Horse Business Hub (2).pdf

Hi Melissa,

Jemena Gas Networks (NSW) (**Jemena**) has reviewed the Concept Design as requested by the Department now provides preliminary inputs for consideration into the Planning Secretary's environmental assessment (SEAR) for the Light Horse Interchange Business Hub, Eastern Creek (SSD 9667).

Jemena's interest in the parcel of land is twofold. Jemena has a high pressure gas pipeline traversing the allotment, namely the Northern Trunk (Horsely Park to Plumpton) Licence 3. The pipeline alignment is secured via a registered easement on the certificate of title – being primarily Lot 10 on DP1061237 with the landholder Western Sydney Parklands Trust.

Jemena is required by the licences obtained under the *Pipelines Act 1967* and hence the *Pipelines Regulation (NSW) 2013* and *Australian Standard 2885* to operate the pipelines in compliance with the Pipeline Management Plan lodged with the Secretary of the Department.

The objects of Jemena as the operator of the pipelines as stated in the submitted Pipeline Management Plan are to minimise, as low as reasonably practicable, the hazards and risks:

- a) to the safety of the public and customer arising from gas transmission;
- b) from damage to property of the public and customers arising from gas transmission; and
- c) to the safety of the public and customers arising from:
  - i. interruptions to the conveyance or supply of gas; and
  - ii. the reinstatement of an interrupted gas supply.

### Jemena Inputs and recommendations

Jemena Engineering inputs are marked up in the attached document to enable the projects proponents to supply a response (pages 13-14 of 20180927 SEAR doc attached) . Equally, we have consolidated Jemena's inputs below (points 1-5) for ease of review.

1. The proposed access road is shown to cross the high pressure gas easement. It is stated as a primary vehicle access route and hence a permanent structure which will impact Jemena's maintenance due to future inaccessibility.

Proposed crossing designs will require Jemena review and potential workshops are to be undertaken with associated parties to discuss risk and impact of the design to Jemena operations.

2. It is recommended that all proposed stormwater drainage will not be undertaken over the high pressure gas pipeline easement but rather further upstream feeding into either Eskdale or Reedy Creek, as flooding mitigation measures are already in place at the Reedy Creek river crossing.

As the pipeline in this development location is located at a low topographical position, it will be prone to flooding. Flooding assessment and stormwater management designs are to incorporate Jemena assets and be issued to Jemena for review to ensure mitigated impact and risk to Jemena high pressure gas asset.

3. Details of the proposed BIO/OSD basin adjacent to the high pressure gas easement boundary will required Jemena review to ensure the basin is well contained with no contamination to surrounding soils which may impact the integrity of the pipeline.

4. As above, all crossing proposals in relation to the gas pipeline will require Jemena review to ensure mitigated impact and risk to the high pressure pipeline.

5. It is recommended that any proposed demolition or construction related works within close proximity to the easement borders are communicated to Jemena to ensure associated vibration will not impact the integrity of the high pressure gas pipeline.

Jemena requests that the project proponents engages with Jemena on further iterations of the project proposal, because as the project matures, then the understanding and impacts of decisions made will be better appreciated and potentially impact the tenure of Jemena's inputs and recommendations as a stakeholder. Jemena reserves the right to review it's inputs and recommendations going forward, if there are changes in the project design along with changes in adjoining land use which collectively have an impact on the risk and by extension the potential integrity of the pipeline network.

If you require further clarification on the content of this communication, then we will prepare a response as required.

Collectively, we appreciate the opportunity for an early engagement and opportunity to provide inputs on the project proposal.

Kind Regards

**Luke Duncan**

Property Coordinator

**Jemena**

Level 12, 99 Walker Street, North Sydney 2060

PO Box 1220, North Sydney 2060

(02) 9867 8104

[luke.duncan@jemena.com.au](mailto:luke.duncan@jemena.com.au) [www.jemena.com.au](http://www.jemena.com.au)



This is a confidential message intended for the named recipient only. If you have received this e-mail in error, please secure its contents and reply to the sender. Thank you.

**From:** Melissa Prochazka <Melissa.Prochazka@planning.nsw.gov.au>

**Sent:** Thursday, 18 October 2018 11:27 AM

**To:** Luke Duncan <luke.duncan@jemena.com.au>

**Cc:** Paul Zurek <Paul.Zurek@jemena.com.au>

**Subject:** SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Dear Mr Zurek,

Please find attached the request for input into Planning Secretary's environmental assessment requirements (SEARs) for the Light Horse Interchange Business Hub, Eastern Creek (SSD 9667).

This is a concept development application at this stage, with further approval being required for the construction of individual buildings, ancillary facilities and associated works. It is noted that a high pressure gas easement runs through the site.

If Jemena would like to comment on the SEARs, we ask that you please do so by the close of business **Friday 26 October 2018**.

If you have any questions, please contact Melissa Prochazka on (02) 8289 6695 or via email at [melissa.prochazka@planning.nsw.gov.au](mailto:melissa.prochazka@planning.nsw.gov.au).

Kind regards,

**Melissa Prochazka**

Senior Planning Officer (Part-time: Monday to Thursday)

Industry Assessments

Department of Planning & Environment

Level 29 | 320 Pitt Street | GPO Box 39 SYDNEY NSW 2001

T 02 8289 6695 E [melissa.prochazka@planning.nsw.gov.au](mailto:melissa.prochazka@planning.nsw.gov.au)



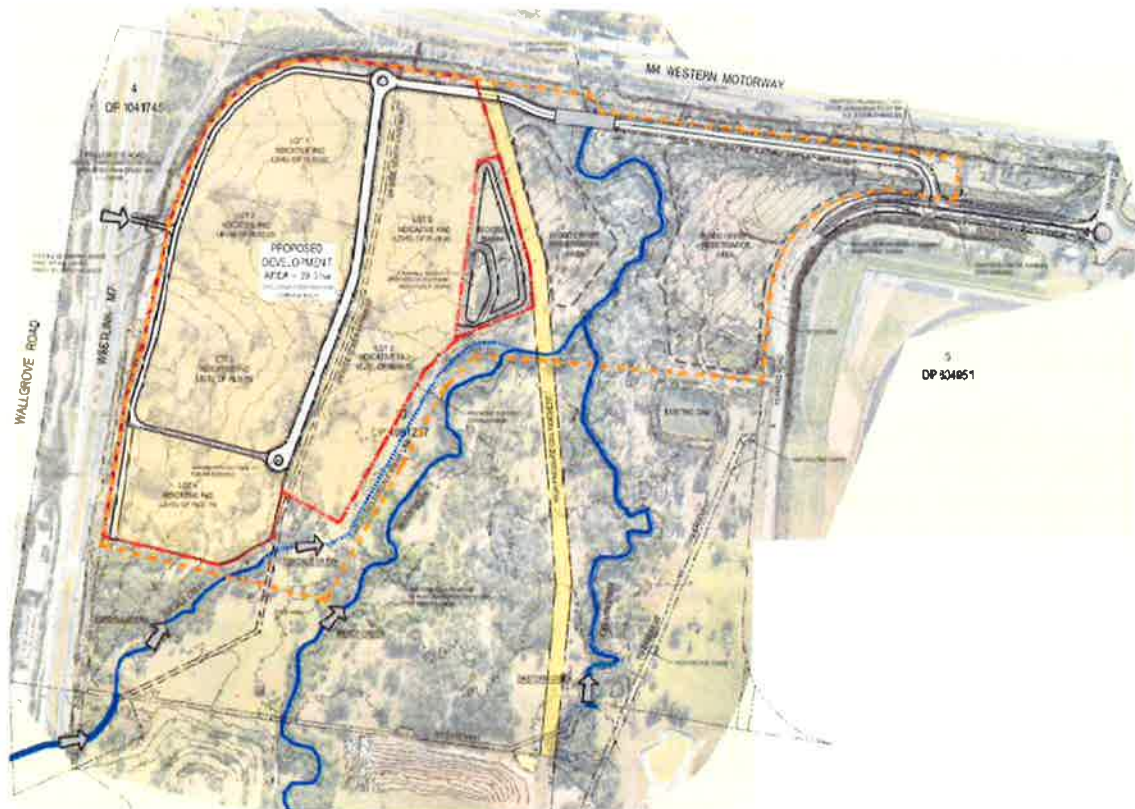
[Report this message as spam](#)

\*\*\*\*\*

This is a confidential message intended for the named recipient(s) only. The contents herein are privileged to the sender and the use thereof is restricted to the intended purpose. If you have received this e-mail in error, please do not use, disclose, distribute, copy, print or relay on this email. If receipt is in error, please advise the sender by reply email. Thank you.

\*\*\*\*\*

**Figure 10 – Engineering Concept Plan (Source: Henry & Hymas, 2018)**



The key features of the concept proposal are described as follows:

- **Land use and built form:** indicative building envelopes are provided for the future construction of large-scale industrial-style buildings including:
  - Approximately 157,000sqm floorspace to accommodate a range of industrial and light industrial land use activities, which could include advanced manufacturing, freight and logistics and warehouse and distribution facilities.
  - Approximately 8,000sqm floorspace comprising ancillary offices to support the primary industrial and light industrial use
- **Landscaping:** the front setbacks of the future industrial lots will be landscaped to complement the architectural design of the future industrial buildings and present an attractive appearance within the streetscape. Additional landscaping will be provided within the rear and side setbacks where required to provide visual screening of the proposed buildings from the surrounding road network.
- **Transport, access and car parking:** primary vehicle access to the development site is proposed from Ferrers Road. Any new roads and road improvement works required to service the proposed development will be designed to address Blacktown City Council requirements and facilitate their dedication as part of the industrial subdivision. A secondary access point for lighter vehicles (ie excluding B-double trucks) may be provided via the existing Wallgrove Road entry/exit driveway, pending further assessment of the potential traffic impacts and compliance with relevant standards.
- **Stormwater management and flooding:** a comprehensive stormwater management system will be provided to manage the quality and quantity of water flows across the site, including mitigation measures to address potential flooding risk and avoid adverse impacts to the development potential of the upstream and downstream properties.
- **Biodiversity:** the site contains scattered trees and more concentrated areas of vegetation along the riparian corridors and within the south-western corner which will be assessed in further detail during the



# Summary of Comments on 20180927 SEARs Request - Light Horse Business Hub (2).pdf

---

Page: 17

---

Number: 1 Author: JMU Subject: Note Date: 30/10/2018 9:23:27 AM

---

The proposed access road is shown to cross the high pressure gas easement.

1. It is stated as a primary vehicle access route and hence a permanent structure which will impact Jemena's maintenance due to future inaccessibility.

Proposed crossing designs will require Jemena review and potential workshops are to be undertaken with associated parties to discuss risk and impact of the design to Jemena operations.

Number: 2 Author: JMU Subject: Note Date: 25/10/2018 5:13:23 PM

---

2. It is recommended that all proposed stormwater drainage will not be undertaken over the high pressure gas pipeline easement but rather further upstream feeding into either Eskdale or Reedy Creek, as flooding mitigation measures are already in place at the Reedy Creek river crossing.

As the pipeline in this development location is located at a low topographical position, it will be prone to flooding. Flooding assessment and stormwater management designs are to incorporate Jemena assets and be issued to Jemena for review to ensure mitigated impact and risk to Jemena high pressure gas asset.


Number: 3 Author: JMU Subject: Note Date: 25/10/2018 5:13:28 PM

---


3. Details of the proposed BIO/OSD basin adjacent to the high pressure gas easement boundary will required Jemena review to ensure the basin is well contained with no contamination to surrounding soils which may impact the integrity of the pipeline.



preparation of the SSDA. The final concept masterplan and EIS will address the removal of vegetation, including any biodiversity off-set requirements.

- **Bushfire protection measures:** the site is identified as Vegetation Category 2 bushfire prone land and the final concept masterplan and EIS will address the required bushfire protection measures to avoid risk and provide adequate safety for future building occupants and fire-fighting personnel.
- **Utility services:** the final siting and design of the proposed industrial subdivision will incorporate the existing easements for high-pressure gas and sewer, as well as any required augmentation of existing utility services to service the proposed development.  1

The detailed proposal will include the following early site works:

- **Demolition and remediation:** removal of existing buildings and structures and completion of any site remediation works required to ensure the site is suitable for its intended use as a business hub.  2
- **Bulk earthworks:** cut and fill details for the future building pad sites to facilitate the future development of the site as an industrial business hub.
- **Infrastructure:** provision of roads, utility services, stormwater works and flood mitigation measures required to facilitate the future development of the site as a business hub.
- **Subdivision:** creation of development lots, public roads, easements/restrictions, etc to facilitate the leasing and development of individual lots to accommodate industrial and light industrial land use activities, including freight and logistics and warehouse and distribution centres.

The EIS and SSDA will include sufficient detail for the first stage of development that will enable a Construction Certificate (CC) to be issued without the need for further development consent. Further detailed development applications will be lodged seeking approval for the development of the proposed industrial lots, including construction of buildings, ancillary facilities and associated site works.

Number: 1	Author: JMU	Subject: Note	Date: 25/10/2018 5:13:30 PM
4. As above, all crossing proposals in relation to the gas pipeline will require Jemena review to ensure mitigated impact and risk to the high pressure pipeline.			
Number: 2	Author: JMU	Subject: Note	Date: 25/10/2018 5:13:33 PM
5. It is recommended that any proposed demolition or construction related works within close proximity to the easement borders are communicated to Jemena to ensure associated vibration will not impact the integrity of the high pressure gas pipeline.			

Additionally any proposed civil works on or near the high pressure gas pipeline easement is to be issued to Jemena for review to ensure mitigated risk or impact to the pipeline.



17 October 2018

Our Reference: SYD18/01185/02 (A24446473)  
DP&E Ref: SEAR 9667

Director/Team Leader  
Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Melissa Prochazka

Dear Sir/Madam

**SEARS REQUEST - LIGHT HORSE INTERCHANGE BUSINESS HUB**

Reference is made to your correspondence dated 10 October 2018 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). The key intersections to be examined/modelled include:
  - Wallgrove Road / Site Access
  - The Horsley Drive / Ferrers Road
  - Great Western Highway / Brabham Drive
2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc) and relevant parking codes. Swept path plans need to be provided.
3. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
4. Roads and Maritime requires the environmental assessment report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan and the

**Roads and Maritime Services**

provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee'.

Pahee Rathan  
**A/ Senior Land Use Assessment Coordinator**  
**North West Precinct**



Kane Winwood  
A/Team Leader, Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

**Attention: Melissa Prochazka**

Dear Mr. Winwood,

**Input on SEARs  
Light Horse Interchange Business Hub, Eastern Creek (SSD 9667)**

Thank you for your letter sent on 10 October 2018 requesting Transport for NSW (TfNSW) input to the Secretary's Environmental Assessment Requirements (SEARs) for the subject State Significant Development (SSD) application.

TfNSW has reviewed the Applicant's request for SEARs and provide the following input.

**Transport and Accessibility (Construction and Operation)**

The Environmental Impact Statement (EIS) for the subject development should include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:

- details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections;
- details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site;
- an assessment of the existing and future performance of key intersections providing access to the site (Site access with Wallgrove Road, Ferrers Road with Brabham Drive – subject to likely access routes to/from the motorway network), and any upgrades (road/intersections) required as a result of the development;
- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;

- demonstrate the measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; and
- preparation of a draft Construction Traffic Management Plan which includes:
  - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
  - assessment of cumulative impacts associated with other construction activities;
  - an assessment of road safety at key intersections;
  - details of anticipated peak hour and daily truck movements to and from the site;
  - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
  - details of temporary cycling and pedestrian access during constructions;
  - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

### **Transport policies and guidelines**

Relevant policies and guidelines that could assist with the preparation of the Traffic and Transport Impact Assessment include:

- Guide to Traffic Generating Development (Roads and Maritime Services)
- Road Design Guide (Roads and Maritime Services)
- Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
- Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
- Cycling Aspects of Austroads Guides
- Australia Standards AS2890.3 (Bicycle Parking Facilities)
- Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013 (TfNSW)

### **Strategic planning context**

The EIS should detail how the proposed development will be consistent and align with the objectives, goals and directions of the following:

- Greater Sydney Region Plan
- Western City District Plan
- Future Transport Strategy 2056

- Future Transport – Greater Sydney Services and Infrastructure Plan
- NSW Freight & Ports Plan 2018-2023

**Integration of development with existing shared path network**

Finally, the Applicant should investigate, in consultation with relevant landowners, the integration of the development with the existing shared path network along the Westlink M7 and Peter Brock Drive.

If you require any further information regarding this matter, please contact Ken Ho, Transport Planner, via email at [ken.ho@transport.nsw.gov.au](mailto:ken.ho@transport.nsw.gov.au). I hope this has been of assistance.

Yours sincerely



19/10/2018

Mark Ozinga  
**Principal Manager, Land Use Planning & Development**  
**Freight, Strategy & Planning**

CD18/09222



## Department of Industry

OUT18/15758

Melissa Prochazka  
Senior Planning Officer  
Industry Assessments  
NSW Department of Planning and Environment

[melissa.prochazka@planning.nsw.gov.au](mailto:melissa.prochazka@planning.nsw.gov.au)

Dear Ms Prochazka

**Light Horse Interchange Business Hub, Eastern Creek (SSD 9667)  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 10 October 2018 to the Department of Industry (DoI) in respect to the above matter. Comment has been sought from relevant branches of Lands & Water and Department of Primary Industries (DPI), and the following requirements for the proposal are provided:

**DoI - Water**

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to Department of Industry can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

Yours sincerely

Alison Collaros  
A/Manager, Assessment Advice  
**Lands and Water - Strategy and Policy**  
17 October 2018

NSW Department of Industry Lands and Water Division  
Level 49 | 19 Martin Place | Sydney NSW 2000  
Tel: 02 9934 0805 [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au) ABN: 72 189 919 072



## Melissa Prochazka

---

**From:** Mohammed Rahman <mohammed.rahman@crownland.nsw.gov.au>  
**Sent:** Wednesday, 17 October 2018 11:42 AM  
**To:** Lands Ministerials; Melissa Prochazka; Paul Layt; Mohammed Rahman  
**Subject:** Fwd: SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek  
**Attachments:** SSD 9667 - SEARs input - DPI.PDF; 20180927 SEARs Request - Light Horse Business Hub.pdf; Assessment Advice Template.docx; Light Horse Interchange Business Hub Eastern Creek Map 12.10.18.pdf  
**Categories:** Purple Category

Hi,  
A Land status investigation on Light Horse Interchange Business Hub, Eastern Creek SSD 9667, shows that there is no Crown land features exist.  
Therefore, Department of Industry - Lands has no comments.  
Thank You.  
Regards,

Mohammed H Rahman | Natural Resources Management Officer Sydney  
Regional Services  
Department of Industry, Lands and Water Division  
PO Box 2185 DANGAR NSW 2309  
T: 02 9842 8331 | F: 02 8836 5365 | E: [mohammed.rahman@crownland.nsw.gov.au](mailto:mohammed.rahman@crownland.nsw.gov.au)  
W: [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au)

----- Forwarded message -----

From: **Metro Crownlands** <[metro.crownlands@crownland.nsw.gov.au](mailto:metro.crownlands@crownland.nsw.gov.au)>  
Date: 12 October 2018 at 11:00  
Subject: Fwd: SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek  
To: Mohammed Rahman <[mohammed.rahman@crownland.nsw.gov.au](mailto:mohammed.rahman@crownland.nsw.gov.au)>

FYI

Task allocated to you in Wrike.

Thanks

Ross

Sydney Metropolitan Office

NSW Department of Industry – Lands & Water Division

PO Box 2185 | Dangar NSW 2309

T: 1300 886 235 | E: [metro.crownlands@crownlands.nsw.gov.au](mailto:metro.crownlands@crownlands.nsw.gov.au)

W: [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au) | [www.industry.nsw.gov.au](http://www.industry.nsw.gov.au) |

**Please Note:** For all enquiries, including appointment requests, please call 1300 886 235 during normal business hours

----- Forwarded message -----

From: **Lands Ministerials** <[lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au)>

Date: 12 October 2018 at 07:14

Subject: Fwd: SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek

To: Metro Crownlands <[metro.crownlands@crowmland.nsw.gov.au](mailto:metro.crownlands@crowmland.nsw.gov.au)>

Hi

Can you please arrange for review of the attached information to determine if DoI Crown Lands need to provide a response. Can you please return any comments to this email address by 19 October 2018.

If no feedback is received by 19 October 2018, **it will be assumed that there is "no comment" and will be communicated to the requesting officer.**

If this request for information requires a Crown Land response, could you please use the Assessment Advice template that is attached. **Please return all responses to this email address.**

**If this request does not belong to your area, could you please inform me, via return email to this address, as soon as possible.**

I have included a map of the area to show if/where Crown land/roads/waterways may be affected.

Thank you  
Kirstyn

Lands Ministerial Unit

NSW Department of Industry - Crown Lands

Level 4, 437 Hunter Street, NEWCASTLE NSW 2300

E: [lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au) W: [www.industry.nsw.gov.au](http://www.industry.nsw.gov.au)

Please contact Kirstyn Goulding on (02) 4920 5058 for any inquiries



----- Forwarded message -----

From: **Landuse Enquiries** <[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au)>

Date: Thu, Oct 11, 2018 at 2:14 PM

Subject: Fwd: SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek

To: Water Referrals <[water.referrals@nrar.nsw.gov.au](mailto:water.referrals@nrar.nsw.gov.au)>, AHP Central <[ahp.central@dpi.nsw.gov.au](mailto:ahp.central@dpi.nsw.gov.au)>, Lands Ministerials <[lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au)>, Landuse Ag <[landuse.ag@dpi.nsw.gov.au](mailto:landuse.ag@dpi.nsw.gov.au)>

Hi all,

**CM9 ref: V18/5075#1**

Please see email below from Planning requesting comment on this project. A coordinated L&W/DPI reply through the Cabinet and Legislation team is required.

Please forward your comments (or nil comment) through to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au) for coordinated response prior to **(22/10/18)** to allow time for review and coordination of response to DP&E.

***Water please note Cabinet and Legislation will draft water comments for the SEARs per our agreement.***

Regards,

Alistair

----- Forwarded message -----

From: **Melissa Prochazka** <[Melissa.Prochazka@planning.nsw.gov.au](mailto:Melissa.Prochazka@planning.nsw.gov.au)>

Date: Wed, 10 Oct 2018 at 12:50

Subject: SSD 9667 - SEARs input for the Light Horse Interchange Business Hub, Eastern Creek

To: Adam Oehlman <[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au)>

Good Afternoon,

Please find attached the request for input into Planning Secretary's environmental assessment requirements (SEARs) for the Light Horse Interchange Business Hub, Eastern Creek (SSD 9667).

The Department of Planning and Environment invites you to comment on the request for SEARs by close of business **Tuesday 23 October 2018**.

If you have any questions, please contact Melissa Prochazka on (02) 8289 6695 or via email at [melissa.prochazka@planning.nsw.gov.au](mailto:melissa.prochazka@planning.nsw.gov.au).

Kind regards,

**Melissa Prochazka**

Senior Planning Officer (Part-time: Monday to Thursday)

Industry Assessments

Department of Planning & Environment

Level 29 | 320 Pitt Street | GPO Box 39 SYDNEY NSW 2001

T 02 8289 6695 E [melissa.prochazka@planning.nsw.gov.au](mailto:melissa.prochazka@planning.nsw.gov.au)

Subscribe to our e-news at [www.planning.nsw.gov.au/enews](http://www.planning.nsw.gov.au/enews)

You'll also find us on [Facebook](#), [Twitter](#) and [Linked In](#)

Please consider the environment before printing this email.



Planning &  
Environment

**Alistair Drew** | Policy Officer Assessments - Cabinet and Legislation Services

**NSW Department of Industry** | Lands & Water | Strategy and Policy

Level 3 | 26 Honeysuckle Drive | Newcastle | NSW 2300

**M:** 0417 626 567

**E:** [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au)

---

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

---

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

---

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.



**The Crown Land Management Act 2016 commenced on 1 July 2018.**  
**[Click here to find out more.](#)**

---

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.



**Office of  
Environment  
& Heritage**

✓ DONE & SENT

DOC18/767888  
SSD 9667

Kane Winwood  
Acting Team Leader  
Industry Assessment  
Planning Services  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Winwood

**Input into SEARs – Light Horse Interchange Business Hub, Eastern Creek (SSD 9667)**

Thank you for your letter of 10 October 2018, requesting input into SEARs from the Office of Environment and Heritage (OEH) on the Light Horse Interchange Business Hub for the above State Significant Development.

OEH has reviewed the draft Request for Secretary's Environmental Assessment Requirements prepared by Urbis dated September 2018 and provides the following recommendations in Attachment A.

Please be advised that a separate response may be provided on heritage matters by the Heritage Division of OEH as delegate of the Heritage Council of NSW.

Should you have any queries regarding this matter, please contact Bronwyn Smith on 9873 8604 or [Bronwyn.smith@environment.nsw.gov.au](mailto:Bronwyn.smith@environment.nsw.gov.au)

Yours sincerely

12/10/18

**AMY DUMBRELL**  
**A/Senior Team Leader Planning**  
**Greater Sydney**  
**Communities and Greater Sydney Division**

## Attachment A – OEH Environmental Assessment Requirements – SSD 9667

### Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows;
  - The total number and classes of biodiversity credits required to be retired for the development/project;
  - The number and classes of like-for-like biodiversity credits proposed to be retired;
  - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
  - Any proposal to fund a biodiversity conservation action;
  - Any proposal to conduct ecological rehabilitation (if a mining project);
  - Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the *Biodiversity Conservation Act 2016*.

### Aboriginal cultural heritage

6. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
7. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.

8. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

Note that a due diligence report is not acceptable, a ACHAR must be prepared.

#### **Water and soils**

9. The EIS must map the following features relevant to water and soils including:
- Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
  - Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
  - Wetlands as described in s4.2 of the Biodiversity Assessment Method.
  - Groundwater.
  - Groundwater dependent ecosystems
  - Proposed intake and discharge locations
10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
- Existing surface and groundwater.
  - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
  - Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
  - Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
  - Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>
11. The EIS must assess the impacts of the development on water quality, including:
- The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
  - Identification of proposed monitoring of water quality.
  - Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan)
12. The EIS must assess the impact of the development on hydrology, including:
- Water balance including quantity, quality and source.

- b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
- e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
- f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
- g. Identification of proposed monitoring of hydrological attributes.

### **Flooding and coastal hazards**

- 13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
  - a. Flood prone land.
  - b. Flood planning area, the area below the flood planning level.
  - c. Hydraulic categorisation (floodways and flood storage areas)
  - d. Flood Hazard.
- 14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
- 15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
  - a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
- 16. Modelling in the EIS must consider and document:
  - a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
  - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
  - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
  - d. Relevant provisions of the NSW Floodplain Development Manual 2005.
- 17. The EIS must assess the impacts on the proposed development on flood behaviour, including:
  - a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
  - b. Consistency with Council floodplain risk management plans.
  - c. Consistency with any Rural Floodplain Management Plans.



- d. Compatibility with the flood hazard of the land.
- e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

(END OF SUBMISSION)



Ref No: DOC18/765292  
Your ref: SSD 9667

Ms Melissa Prochazka  
Senior Planning Officer - Industry Assessments  
Department of Planning & Environment  
Level 22, 320 Pitt Street  
SYDNEY NSW 2001

By email: [melissa.prochazka@planning.nsw.gov.au](mailto:melissa.prochazka@planning.nsw.gov.au)

Dear Ms Prochazka

**REQUEST FOR SECRETARY'S ENVIRONMENTAL REQUIREMENTS FOR PROPOSED LIGHT HORSE INTERCHANGE BUSINESS HUB – WESTERN SYDNEY PARKLANDS, EASTERN CREEK, BLACKTOWN LGA (SSD 9667)**

---

Reference is made to your correspondence received on 10 October 2018 requesting input on the Secretary's Environmental Assessment Requirements from the Heritage Council of NSW for the abovementioned development proposal. It is understood that this proposal is a Concept Development Application and relates to site establishment and enabling works and no buildings are currently proposed.

The following report has been reviewed:

- *Request for Secretary's Environmental Assessment Requirements, Light Horse Interchange Business Hub, Eastern Creek*, prepared by URBIS, dated 26 September 2018 (Report).

It is noted that heritage is not identified as a key environmental issue in the Report. Based on the assessed documentation, the subject site is not within the curtilage of any State Heritage Register (SHR) items and no historic archaeology is identified within the project area. Consequently, no specific heritage SEARs are recommended.

If you have any questions regarding the above matter, please contact James Quoye, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on 02 9873 8612 or [james.quoye@environment.nsw.gov.au](mailto:james.quoye@environment.nsw.gov.au).

Yours sincerely

16/10/2018

**Katrina Stankowski**  
Senior Ream Leader, Regional Assessments - North  
Heritage Division  
Office of Environment & Heritage

**As Delegate of the Heritage Council of NSW**



DOC18/766651-01  
SSD 9667

23/10/18

Ms Melissa Prochazka  
Department of Planning and Environment  
GPO BOX 39  
SYDNEY NSW 2001

Dear Ms Prochazka

**SSD 9667 – LIGHT HORSE INTERCHANGE BUSINESS HUB – SEARs**

I am writing to you in reply to your invitation to the Environment Protection Authority (EPA) to provide input to the draft Secretary's environmental assessment requirements (SEARs) for the above project.

The EPA understands that the proposed development involves a Concept Plan for an industrial subdivision located between Ferrers Road and M7 Westlink adjacent to Eskdale and Reedy Creeks near their confluence with Eastern Creek. The EPA further understands that access to the subdivision is to be provided via a slip/link road that requires construction of a bridge across Eastern Creek adjacent to the southern boundary of the M4 motorway road reserve.

The EPA emphasises that it is fundamental to the proper design and operation of the subdivision and subsequent development of individual allotments that all such measures as may be necessary are adopted to prevent pollution of waters, especially Eskdale Creek, Reedy Creek and Eastern Creek. The environmental impact statement (EIS) should explicitly address the issue of baseline water quality in Eastern Creek and its tributaries and how construction of the subdivision and slip/link road, and development and operation of individual allotments would meet water quality objectives for Eastern Creek.

The EIS should assess, quantify and report on:

- site contamination;
- hazardous materials likely to be encountered during site preparation, bulk excavation and subdivision construction;
- noise impacts during site preparation, bulk excavation, and construction and construction-related work;
- waste management in the context of the waste management hierarchy;
- runoff impacts during site preparation, bulk excavation, subdivision and slip/link road construction and construction-related work;
- air quality (dust) impacts during site preparation, bulk excavation, subdivision and slip/link road construction and construction-related work;

Phone 131 555 Fax +61 2 9995 5999

Phone +61 2 9995 5555 TTY 133

ABN 43 692 285 758

PO Box 668  
677 Parramatta  
NSW 2124 Australia

Level 13  
10 Valentine Av  
Parramatta NSW  
2150 Australia

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)  
[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

(from outside NSW)

- water quality impacts on Eastern Creek and its tributaries;
- water conservation, including practical opportunities to implement water sensitive urban design principles;
- energy efficiency, including practical opportunities to minimise energy consumption from non-renewable sources; and
- cumulative environmental impacts.

The proponent should ensure that the EIS is sufficiently comprehensive and detailed to allow the EPA to determine the extent of the impact(s) of the proposal. The EIS should both:

- (a) describe mitigation and management options that will be used to prevent, control, abate or minimise identified environmental impacts associated with the project and to reduce risks to human health and prevent the degradation of the environment; and
- (b) include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.

The EPA emphasises the need to consider the following additional guidance material during preparation of the EIS and supporting documents:

- Fact Sheets A and B to the Noise Policy for Industry concerning background noise assessment,
- Waste Classification Guideline Part 1 (General);
- NSW EPA Sampling Design Guidelines;
- Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> edition) 2017;
- Guidelines for Consultants Reporting on Contaminated Sites, 2011; and
- The National Environment Protection (Assessment of Site Contamination) Measure 2013 as amended.

The EPA has identified the following site specific concerns based on the information (including the draft SEARs) supplied to it by Department of Planning and Environment:

- (a) the need for a detailed assessment of potential site contamination, including information about groundwater;
- (b) identification, handling, transport and disposal of any hazardous materials (including asbestos waste) that may be encountered during the site preparation, bulk excavation and construction of the proposed subdivision and slip/link road as well as subsequent development of individual allotments;
- (c) characterisation of the existing water quality in the Eskdale Creek, Reedy Creek and Eastern Creek;
- (d) identification and implementation of all such measures as may be necessary to prevent the pollution of Eskdale Creek, Reedy Creek and Eastern Creek;
- (e) site preparation, bulk excavation, and construction and construction-related erosion and sediment control and management, including during works to develop the subdivision slip/link road (and bridge) and subsequent development of individual allotments;
- (f) noise impacts of site preparation, bulk excavation, and construction and construction-related work (including recommended standard construction hours and intra-day respite periods for

highly intrusive noise generating work) on noise sensitive receivers such as surrounding residences;

- (g) site preparation, bulk excavation, and construction and construction-related dust control and management,
- (h) site preparation, bulk excavation, and construction and construction-related waste management, including waste classification in accordance with EPA guidelines and off-site disposal of concrete waste and rinse water;
- (i) operational noise impacts on noise sensitive receivers (especially surrounding residences) arising from operational activities;
- (j) operational waste management in accordance with the waste management hierarchy;
- (k) practical opportunities to implement water sensitive urban design principles, including stormwater re-use for grounds maintenance and toilet flushing; and
- (l) practical opportunities to minimise consumption of energy generated from non-renewable sources and to implement effective energy efficiency measures, including passive solar design.

Should you require clarification of any of the above please contact John Goodwin on 9995 6838.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Sarah Thomson', is written in a cursive style.

**SARAH THOMSON**  
**Unit Head Operations, Metropolitan Infrastructure**  
**Environment Protection Authority**

All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Telephone: 1300 NSW RFS  
e-mail: records@rfs.nsw.gov.au

Headquarters  
Locked Bag 17  
Granville NSW 2142

Facsimile: 8741 5433



The Secretary  
Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your Ref: SSD 9667  
Our Ref: D18/7603  
DA18102315693 AP

**ATTENTION:** Melissa Prochazka

26 October 2018

Dear Ms Prochazka

**Part 3A/State Significant Development Application - 10//1061237 - 165  
Wallgrove Road Eastern Creek 2766; 5//804051 - 475 Ferrers Road Eastern  
Creek 2766**

I refer to your correspondence dated 10 October 2018 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A/State Significant Development Application in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following advice:

1. A bush fire assessment report needs to be prepared by a suitably qualified consultant. The report shall demonstrate how the proposal complies with the aims and objectives of 'Planning for Bush Fire Protection 2006' (or equivalent).

Should you wish to discuss this matter please contact Alastair Patton on 1300 NSW RFS.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kalpana Varghese'.

Kalpana Varghese  
**Acting Team Leader, Development Assessment and Planning**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



PO Box 398, Parramatta NSW 2124  
Level 14, 169 Macquarie Street  
Parramatta NSW 2150  
[www.waternsw.com.au](http://www.waternsw.com.au)  
ABN 21 147 934 787

Contact: Alison Kniha  
Telephone: 02 9865 2505  
Our ref: D2018/113260

Kane Winwood  
Acting Team Leader, Industry Assessment  
Planning Services  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

CC: Ms M Prochazka

Dear Mr Winwood, *Malcolm*

**RE: INPUT INTO SEARs LIGHT HORSE INTERCHANGE BUSINESS HUB, EASTERN CREEK (SSD 9667)**

Thank you for your email and the opportunity for WaterNSW to provide input to the SEARS for the proposed SSD 9667 Light Horse Interchange Business Hub, Eastern Creek.

WaterNSW understands that Department of Planning and Environment has received a request for SEARs lodged by Western Sydney Parklands. The proposal is for the redevelopment of the site as an industrial business hub in the Blacktown Local Government Area.

The subject site, comprising Lot 10 DP 1061237 and Lot 5, DP 804051, is located more than 3 km northwest of Prospect Reservoir and the Warragamba Pipelines. Considering this, and having reviewed the Preliminary Environmental Impact Assessment, WaterNSW has no particular requirements and has no wish to provide input to the SEARs for the proposal.

We request the Department continues to consult with WaterNSW regarding proposals on land adjacent to and impacting on WaterNSW infrastructure, land or assets due to the potential for impact on water quality and water supply. Please email all correspondence using the address [Environmental.Assessments@waternsw.com.au](mailto:Environmental.Assessments@waternsw.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Malcolm Hughes".

**MALCOLM HUGHES**  
**Manager Catchment Protection**

Date: *19/10/19*



## Melissa Prochazka

---

**From:** Easements&Development <Easements&Development@transgrid.com.au>  
**Sent:** Thursday, 11 October 2018 7:46 AM  
**To:** Melissa Prochazka  
**Subject:** 2018-504 Light Horse Interchange Business Hub SSD 9667

**Categories:** Purple Category

**Attention:** Mellissa Prochazka

**TransGrid Number:** 2018-504

**Proposal:** Light Horse Interchange Business Hub SSD 9667

**Location:** 165 Wallgrove road & 475 Ferrers road Eastern Creek

Thank you for referring the above – mentioned Development Application (DA) to TransGrid.

Please be advised after reviewing the proposed Development Application, TransGrid can confirm we have no objections to the DA as it does not affect TransGrid's infrastructure.

If you have any concerns, please do not hesitate to contact the undersigned.

Regards

Michael

**Michael Platt**

*Development Assessment and Control Officer | Network Planning and Operations*

---

**TransGrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766

**T:** (02) 9620 0161 **M:** 0427 529 997

**E:** [Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)

---

**Disclaimer:**

This e-mail may contain privileged and confidential information intended only for the addressees named above. If you are not the intended recipient please delete this e-mail and advise the sender. TransGrid's Privacy Policy is available on our website <https://www.transgrid.com.au/privacy>. Any use, dissemination, distribution, reproduction of this email is prohibited. Unless explicitly attributed, the opinions expressed in this e-mail are those of the author only and do not represent the official view of TransGrid. E-mail communications with TransGrid may be subject to automated e-mail filtering, which could result in the delay or deletion of a legitimate e-mail before it is read by its intended recipient. TransGrid does not accept liability for any corruption or viruses that arise as a result of this e-mail. Please consider the environment before printing this e-mail.