

Appendix C: Stakeholder Consultation

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7217
Proposal Name	Additions to Parklea Correctional Centre
Development description	Additions to existing correctional centre to provide 250 new maximum security beds (inside the existing prison wall) and 150 minimum security beds (outside the existing prison wall).
Location	66 Sentry Drive, Parklea (Lot 51 DP1026712)
Applicant	The Department of Justice
Date of Issue	2 September 2015
General Requirements	<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).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any 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) (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; • an estimate of jobs that will be created during the construction and operational phases of the proposed development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Context – including: Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 – Remediation of Land; and • Blacktown Local Environmental Plan 2015.

	<p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i> <p>2. Policies and Guidelines Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW 2021; and • A Plan for Growing Sydney. <p>3. Built Form, Urban Design and Wayfinding</p> <ul style="list-style-type: none"> • Address the height, bulk, scale and setbacks of the proposed development, including security fencing and walls, within the context of the locality, surrounding development, topography and streetscape. • Detail how services, including but not limited to, waste management, loading zones, mechanical plant are integrated into the design of the development. • Provide a plan which details wayfinding signage and lighting to ensure that vehicular and pedestrian movement to new parking areas and entry points are clearly recommended. <p>4. Amenity Assess amenity impacts on surrounding residential areas, including solar access, visual privacy and acoustic impacts.</p> <p>5. Social and Economic Impact Address both social and economic costs and benefits of the proposal through a specialist social and economic assessment.</p> <p>6. Transport and Accessibility Prepare a Traffic and Transport Impact Assessment, which must address the following:</p> <p><u>Operational</u></p> <ul style="list-style-type: none"> • Estimate daily and various peak (i.e. AM, PM and events) vehicle, public transport, pedestrian and bicycle movements for the existing situation and likely to be generated by the development. • Detail proposed operational access arrangements and measures to mitigate any associated traffic and road safety impacts and impacts on the road network, public transport and pedestrian and cycle networks. • Demonstrate the provision of appropriate on-site bicycle and car parking, having regard to the availability of public transport, and pick-up/drop-off facilities, and compliance with requirements of relevant car parking codes and Australian Standards (i.e. turn paths, sign distance requirements, aisle widths, etc.). • Details of delivery, servicing and loading arrangements. <p><u>Construction</u></p> <ul style="list-style-type: none"> • Detail traffic and transport impacts during construction and measures to mitigate any associated pedestrian, cycle, public transport, parking or traffic impacts including the preparation of a draft Construction Traffic
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	<p>Management Plan to demonstrate the proposed management of impact. This plan should include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.</p> <ul style="list-style-type: none"> • Details regarding car parking arrangements during construction for staff and construction workers. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development</i> • <i>Cycling Aspects of Austrroads Guides</i> <p>7. Flora and Fauna Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment (FBA)(OEH 2014), unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>.</p> <p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development. • Include a description of the measures that would be implemented to minimise consumption of resources, water (including water sensitive urban design) and energy. <p>9. Noise and Vibration Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.</p> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Industrial Noise Policy (EPA)</i> • <i>Interim Construction Noise Guideline (DECC)</i> • <i>Assessing Vibration: A Technical Guideline 2006</i> <p>10. Heritage If relevant, include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the subject site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.</p> <p>11. Aboriginal Heritage Address Aboriginal Heritage in accordance with the Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005 and Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.</p> <p>12. Bushfire Address bushfire hazard and prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 guidelines.</p> <p>13. Utilities</p> <ul style="list-style-type: none"> • Prepare an Infrastructure Management Plan detailing the existing capacity and any augmentation requirements of the development for the
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	<p>provision of utilities, including staging of any infrastructure works.</p> <ul style="list-style-type: none"> • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design. <p>14. Water Sources</p> <ul style="list-style-type: none"> • Assess impacts (by a suitably qualified ecologist) on Second Ponds Creek, aquatic environment and riparian corridors potentially affected by the proposal and mitigation measures to manage any impacts. • Assess impacts on groundwater, including groundwater quality, quantity and connectivity. <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> • <i>NSW Aquifer Interference Policy (NOW, 2012)</i> • <i>NSW State Rivers and Estuary Policy (1993)</i> • <i>NSW Guidelines for Controlled Activities on Waterfront Land (DPI, 2012)</i> <p>15. Flooding</p> <p>Assess any flood risk on site and consideration of 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.</p> <p>16. Drainage</p> <p>Provide a stormwater concept plan and drainage details for the development (including the proposed car park area), including stormwater and drainage infrastructure.</p> <p>17. Salinity</p> <p>Assess potential salinity on the subject site and include recommendations for dealing with salinity, if required, from a suitably qualified expert.</p> <p>18. Servicing and Waste</p> <p>Identify, quantify and classify the likely waste streams to be generated during each construction stage and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p>
<p>Plans and Documents</p>	<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> <ul style="list-style-type: none"> • Architectural drawings, including wall/fencing plan, and dimensions and RLs; • Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • Site analysis plan; • Shadow diagrams; • View analysis/photomontage; • Stormwater Concept Plan; • Salinity Assessment; • Sediment and Erosion Control Plan; • Landscape Plan, including identifying any trees to be removed and trees to be retained or transplanted; • Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan; • Geotechnical and Structural Report; • Arborist Report; and

	<ul style="list-style-type: none"> • Schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council • Transport for NSW • Roads and Maritime Services. <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 two years	<p>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>