



# APPLICATION NO. SSD-46516461

## Project Name Aspect Industrial Estate Warehouse 9

Issue and Assessment Requirements	Document	Author
<p>Consistency with the Approved Aspect Industrial Estate Concept Plan - including:</p> <ul style="list-style-type: none"> <li>detailed assessment of the potential impacts of the development against the approved Concept Plan including but not limited to urban design and visual impact, construction and operational traffic impacts, noise and vibration and water management for the site and the entire Aspect Industrial Estate</li> <li>justification for any departures from the approved Aspect Industrial Estate Concept Plan.</li> </ul>	Section 3, 4, 5 of the EIS and Appendix C – Statutory Compliance Table	Urbis
<p>Statutory and Strategic Context - including:</p> <ul style="list-style-type: none"> <li>detailed justification that the proposed land use is permissible with consent; and</li> <li>demonstration that the development is consistent with all relevant planning strategies, environmental planning instruments, proposed environmental planning instruments, adopted precinct plans, district plan(s), and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> <li>State Environment Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)</li> <li>State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity SEPP)</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)</li> <li>State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP)</li> <li>Mamre Road Precinct Plan (DPIE, 2020)</li> <li>Mamre Road Precinct Development Control Plan (DPIE, 2021)</li> <li>Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>Western City District Plan</li> </ul> </li> </ul>	Section 4 of the EIS and Appendix C – Statutory Compliance Table	Urbis

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<ul style="list-style-type: none"> <li>– Future Transport 2056 and supporting plans</li> <li>– Freight and Ports Plan 2018-2023.</li> </ul>		
Suitability of the Site – including: <ul style="list-style-type: none"> <li>– a detailed justification that the site can accommodate the proposed development, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures; and</li> <li>– floor plans depicting the proposed internal layout, including the location of machinery and equipment.</li> </ul>	Section 7.6 of the EIS	Urbis
	Appendix B - Warehouse 9 Architectural Plans	SBA Architects
Community and Stakeholder Engagement – including: <ul style="list-style-type: none"> <li>– a community and stakeholder participation strategy identifying key community members and other stakeholders and the proposed consultation approach</li> <li>– issues raised by the community and surrounding landowners and occupiers</li> <li>– details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development, if so, details of changes made</li> <li>– details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul>	Section 5 of the EIS and Appendix D – Community Engagement Table	Urbis
Traffic and Transport – including: <ul style="list-style-type: none"> <li>– details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of vehicle types and vehicle access routes</li> <li>– an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model</li> <li>– details of access to the site from the road network including driveway locations, design, sight distance, and impacts on the</li> </ul>	Appendix H - Traffic Impact Assessment	Ason
	Appendix H - Sustainable Travel Plan	Ason
	Appendix H - Truck Swept Path (Incl. in TIA)	Ason

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<p>efficient and safe operation of access roads within the Aspect Industrial Estate;</p> <ul style="list-style-type: none"> <li>– details and plans of loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards</li> <li>– details of the largest vehicle anticipated to access and move within the site, including swept path analysis which depict vehicles entering, exiting and manoeuvring throughout the site</li> <li>– demonstration that the Mamre Road/Access Road 1 intersection can accommodate operational traffic associated with the development</li> <li>– if upgrades to the Mamre Road/Access Road 1 intersection is required, provide details of the upgrades including but not limited to consultation with TfNSW and Penrith City Council, timing and delivery (construction and operation) of the upgrades.</li> </ul>	Appendix B - Warehouse 9 Architectural Plans - Loading Dock Plans	SBA Architects
<p>Noise and Vibration – including:</p> <ul style="list-style-type: none"> <li>– a description of all potential noise and vibration sources during the construction and operational phases of the development, including on- and off-site traffic noise</li> <li>– demonstration of compliance with the noise limits set out in condition A16, Schedule 2 of SSD-10448 development consent</li> <li>– an analysis of all external plant and equipment, including but not limited to, forklifts, air conditioners and refrigeration systems and on-site vehicle movements</li> <li>– a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environmental Protection Authority guidelines</li> <li>– details of noise mitigation, management, and monitoring measures to demonstrate the noise limits in Condition A16 can be achieved.</li> </ul>	Appendix I - Noise and Vibration Impact Assessment	SLR
<p>Soil and Water – including:</p> <ul style="list-style-type: none"> <li>– an assessment of potential surface water impacts associated with the development, including potential impacts on watercourses riparian areas.</li> </ul>	Appendix Q - Soil Impact Assessment	PSM
	Appendix R - Groundwater Management Plan	PSM
	Appendix T - Salinity Management Plan and/or Acid Sulfate Soils	PSM

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	Management Plan	
<ul style="list-style-type: none"> <li>– a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements</li> <li>– demonstration that the approved stormwater management system for the Aspect Industrial Estate can accommodate the development, including compliance with the Integrated Water Cycle Management (IWCM) controls (section 2.4) of the Mamre Road Precinct Development Control Plan (DPIE, 2021);</li> <li>– details of the infrastructure required for the development to connect to a precinct-wide stormwater management system</li> <li>– an assessment of any impacts on salinity and sodic soils from the future development including any proposed Water Sensitive Urban Design infrastructure</li> <li>– a description of the proposed erosion and sediment controls during construction.</li> </ul>	Appendix N - Civil Report	AT&L
<p>Urban Design and Visual – including:</p> <ul style="list-style-type: none"> <li>– a detailed urban design review of any proposed changes to approved building heights, design and footprints including setbacks and landscape treatment in the context of the entire Aspect Industrial Estate, the topography of the site, the immediate surrounds and the wider area;</li> <li>– demonstration of compliance with the approved Aspect Industrial Estate Concept Plan and Mamre Road Precinct Development Control Plan (DPIE, 2021) including but not limited to building height, setbacks, landscaping, and site coverage</li> <li>– a detailed design and options analysis of the development including diagrams, illustrations, and drawings with reference to the built form, height, setbacks, bulk and scale, views and vistas, open space and the public domain with consideration of section 2.30 Design Principles of the State Environmental Planning Policy (Industry and Employment) 2021</li> <li>– a visual impact assessment (including photomontages and perspectives) of the development (building and parking areas) including details of height, colour, scale, building materials and finishes, signage and lighting, from nearby public receivers and significant vantage points within the broader public domain, taking into consideration section 3.2 of the Mamre Road Precinct Development Control Plan (DPIE, 2021)</li> <li>– a landscaping plan showing proposed landscaping within the setback areas and car park in the context of the building form, height, bulk and scale, and compliance with the Mamre Road Precinct Development Control Plan (DPIE, 2021).</li> </ul>	Section 6.7 of the EIS	Urbis
	Appendix G - Visual Impact Assessment	Cloustons
	Appendix F2 - Lot 09 Landscape Plan	Site Image

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<p>Infrastructure – including:</p> <ul style="list-style-type: none"> <li>– details of infrastructure required on the site and identification of any upgrades required to facilitate the development</li> <li>– an assessment of impacts on the integrity and security of the TfNSW freight corridor reserve that may result from the development including consultation with TfNSW and response(s) to any issues raised during the consultation and the proposed measures to be taken to mitigate impacts</li> <li>– an assessment of the impacts of the development (construction and operation) on existing infrastructure surrounding the site.</li> </ul>	Appendix N – Civil Reports	AT&L
Social Impact – including a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021).	Appendix AA – Social Impact Assessment	Urbis
<p>Subdivision – including:</p> <ul style="list-style-type: none"> <li>– details of any proposed consolidation or subdivision of land</li> <li>– demonstration the lot(s) will be released in an orderly and coordinated manner, with appropriate access and servicing.</li> </ul>	Appendix BB - Subdivision Plans	LTS
<p>Hazards and Risk – including a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 3 and applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP 2011) and Multi-Level Risk Assessment (DoP 2011).</p>	EIS - Note no dangerous goods will be stored	Urbis
Greenhouse Gas Emission and Energy Efficiency – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050).	Appendix L - ESD Report	Stantec
Aboriginal Cultural Heritage – justification for reliance on any previous Aboriginal Cultural Heritage Assessments undertaken for SSD-10448	Appendix X - ACHAR Consistency Assessment / Letter	Artefact
Biodiversity – including an assessment of the proposal's biodiversity impacts is required in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development	Appendix – Z Biodiversity Development Assessment	Eco-Logical

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Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.	Report (BDAR) Waiver	
Air Quality – including an assessment of air quality impacts at private properties during construction and operation, and details of mitigation, management, and monitoring measures in accordance with Environment Protection Authority guidelines.	Appendix J - Air Quality Impact Assessment	SLR
Waste Management – including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling, and disposal requirements.	Appendix V - Construction & Operation Waste Management Plan	MRA
Planning Agreement and Development Contributions – including consideration of Penrith City Council Mamre Road Precinct Development Contributions Plan 2022 (4 April 2022), Special Infrastructure Contribution – Western Sydney Aerotropolis 2022, and details of any Voluntary Planning Agreement and demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure as required by Industry and Employment SEPP or any other policy or plan.	Section 4 of the EIS	Urbis
<p>Engagement:</p> <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>– Penrith City Council</li> <li>– Transport for NSW (TfNSW) (including Roads and Maritime Services)</li> <li>– Environment Protection Authority (EPA)</li> <li>– Environment and Heritage Group, Department of Planning and Environment</li> <li>– Water Group, Department of Planning and Environment</li> <li>– Fire and Rescue NSW</li> <li>– Endeavour Energy</li> <li>– Sydney Water</li> <li>– surrounding residents and stakeholders.</li> </ul>	Section 5 of the EIS and Appendix D	Urbis / Mirvac