

## SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
<b>GENERAL REQUIREMENTS</b>	
<p>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>– an accurate history of the site, including development consents</li> <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> <li>– contributions required to offset the proposal and</li> <li>– infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.</li> </ul> </li> <li>▪ a detailed description of how the development integrates with the existing development within the site</li> <li>▪ consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>▪ consideration of issues discussed in Attachment 2 (public authority responses to key issues)</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 and</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>	Addressed throughout EIS

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<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>▪ high quality files of maps and figures of the subject site and proposal;</li> <li>▪ a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV;</li> <li>▪ an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and certification that the information provided is accurate at the date of preparation.</li> </ul>	<p><b>Appendix B</b></p> <p><b>Appendix F</b></p>
<b>KEY ISSUES</b>	
<p><b>Statutory and strategic context</b></p> <ul style="list-style-type: none"> <li>▪ detailed justification for the proposal and the suitability of the site-detailed justification that the proposed land use is permissible with consent</li> <li>▪ details of any proposed consolidation or subdivision of land</li> <li>▪ a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site and 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. This includes, but is not limited to: <ul style="list-style-type: none"> <li>– State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>– State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>– State Environmental Planning Policy No. 64 – Advertising &amp; Signage</li> <li>– State Environmental Planning Policy (Infrastructure) 2007</li> <li>– State Environmental Planning Policy (State and Regional Development) 2011</li> </ul> </li> </ul>	<p><b>Section 1.5, Section 4 and Appendix C</b></p>
<p><b>Suitability of the Site - including</b></p> <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 existing operations of the site and its environmental impacts and relevant mitigation measures.</li> </ul>	<p><b>Section 6.16</b></p>
<p><b>Community and Stakeholder Engagement – including</b></p> <ul style="list-style-type: none"> <li>▪ a community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted, and the form(s) of engagement undertaken, including a justification for this approach</li> </ul>	<p><b>Section 5, Appendix D and Appendix G</b></p>

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<ul style="list-style-type: none"> <li>▪ a report on the results of the implementation of the strategy including issues raised by the community and surrounding landowners and occupiers that may be impacted by the proposal</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, or if not adopted, the reasons why</li> <li>▪ details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul>	
<p><b>Traffic and Transport</b> – including:</p> <ul style="list-style-type: none"> <li>▪ details of all traffic types and volumes likely to be generated during construction and operation, including a description of: <ul style="list-style-type: none"> <li>– key access / haul routes</li> <li>– employee shift change pattern</li> <li>– 24-hour temporal profile of truck generation</li> </ul> </li> <li>▪ consideration of the existing traffic generated by the existing operation</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>▪ plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network</li> <li>▪ details and plans of any proposed internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and how the development integrates with the existing site operations</li> <li>▪ identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy</li> <li>▪ details of the largest vehicle anticipated to access and move within the site, including swept path analysis and swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.</li> </ul>	<b>Section 6.1 and Appendix L</b>
<p><b>Noise and Vibration</b> – including:</p> <ul style="list-style-type: none"> <li>▪ a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes: <ul style="list-style-type: none"> <li>– the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment</li> <li>– details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios</li> <li>– consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area</li> </ul> </li> </ul>	<b>Section 6.2 and Appendix M</b>

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<ul style="list-style-type: none"> <li>– a cumulative impact assessment inclusive of impacts from other developments, including the existing development</li> <li>– details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs.</li> </ul>	
<p><b>Air Quality and Odour</b> – including:</p> <ul style="list-style-type: none"> <li>▪ a description of all potential sources of odour and emissions during the construction and operational phases of the development</li> <li>▪ an assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant Environment Protection Authority guidelines and</li> <li>▪ details of dust control during site preparation and civil works.</li> </ul>	<b>Section 6.3 and Appendix N</b>
<p><b>Urban Design and Visual</b> – including:</p> <ul style="list-style-type: none"> <li>▪ demonstration of how the development will achieve design excellence in accordance with any relevant EPI provisions and the objectives for good design in Better Placed (Government Architect NSW, 2017)</li> <li>▪ a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> <li>– nearby public and private receivers and</li> <li>– significant vantage points in the broader public domain</li> </ul> </li> <li>▪ detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximise opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020)</li> <li>▪ an assessment of how the development complies with relevant accessibility requirements.</li> </ul>	<b>Section 2.1.4, Section 6.4, Section 6.15, Appendix O and Appendix AA</b>
<p><b>Hazards and Risk</b> –</p> <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 with clear indication of class (and any subsidiary hazard), quantity and location of all dangerous goods and hazardous materials associated with the existing and proposed development. The risk screening must consider any dangerous goods storage or handle quantities that are within the pipework, equipment, bulk storage, and the hazards associated with handling and storage of combustible dusts, if applicable</li> <li>▪ 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, ‘Hazard Analysis’ and Multi-Level Risk Assessment.</li> </ul>	<b>Section 6.5 and Appendix K</b>

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<b>Food Safety</b> <ul style="list-style-type: none"> <li>details of how the proposed development would meet relevant Australian Standards and NSW Food Authority Standards in relation to food handling and processing.</li> </ul>	<b>Section 6.6</b>
<b>Soils and Water</b> – including: <ul style="list-style-type: none"> <li>an assessment of potential surface water impacts associated with the development</li> <li>a detailed site water balance including a description of the water demands and breakdown of water supplies</li> <li>details of stormwater/wastewater management system including the capacity of onsite detention system(s), and measures to treat, reuse or dispose of water</li> <li>description of the measures to minimise water use</li> <li>description of the proposed erosion and sediment controls during construction</li> <li>characterisation of water quality at the point of discharge against the relevant water quality criteria and</li> <li>characterisation of the nature and extent of any contamination on the site and surrounding area.</li> </ul>	<b>Section 6.7, Appendix P, Appendix Q, Appendix R, and Appendix S</b>
<b>Greenhouse Gas and Energy Efficiency</b> – including an assessment of the <ul style="list-style-type: none"> <li>energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas and carbon emissions (reflecting the Government's goal of net zero emissions by 2050).</li> </ul>	<b>Section 6.8 and Appendix T</b>
<b>Ecologically Sustainable Development</b> – including: <ul style="list-style-type: none"> <li>a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development</li> <li>demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, and</li> <li>a description of the measures to be implemented to minimise consumption of resources, especially energy and water.</li> </ul>	<b>Section 6.8 and Appendix T</b>
<b>Waste Management</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 the waste management strategy for construction and ongoing operational waste generated, including plans of waste storage and collection areas</li> <li>the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i> and</li> </ul>	<b>Section 6.9 and Appendix U</b>

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<p><b>Infrastructure requirements</b> – including:</p> <ul style="list-style-type: none"> <li>▪ a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s</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 and</li> <li>▪ an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, and a description of how any potential impacts would be avoided and minimised.</li> </ul>	<b>Section 6.10 and Appendix V</b>
<p><b>Biodiversity</b> – including</p> <ul style="list-style-type: none"> <li>▪ 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> </ul>	<b>Section 6.11 and Appendix W</b>
<p><b>Aboriginal and Non-Aboriginal Cultural Heritage</b> – including:</p> <ul style="list-style-type: none"> <li>▪ identification and assessment of potential impacts on Aboriginal cultural heritage values, including a description of any measures to avoid, mitigate and/or manage any impacts. Justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided</li> <li>▪ an assessment of potential impacts on non-Aboriginal cultural heritage items and values on the site and/or in the surrounding area.</li> </ul>	<b>Section 6.13 and Appendix Y</b>
<p><b>Socio-Economic</b> – including:</p> <ul style="list-style-type: none"> <li>▪ an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</li> </ul>	<b>Section 6.14 and Appendix Z</b>
<p><b>Planning Agreement/Development Contributions</b> - including</p> <ul style="list-style-type: none"> <li>▪ 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> </ul>	<b>Section 2.4</b>
<p><b>PLANS AND DOCUMENTS</b></p> <p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>▪ high quality files of maps and figures of the subject site and proposal.</li> </ul>	Throughout the EIS
<p><b>CONSULTATION</b></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.</p> <p>In particular you must consult with:</p>	<b>Section 5, Appendix D and Appendix G</b>

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<ul style="list-style-type: none"> <li>▪ Blacktown City Council</li> <li>▪ Environment, Energy and Science Group of the Department</li> <li>▪ NSW Fire and Rescue</li> <li>▪ Sydney Water</li> <li>▪ Transport for NSW</li> <li>▪ Water NSW</li> <li>▪ Food Authority NSW</li> <li>▪ Endeavour Energy</li> <li>▪ surrounding local landowners 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 Planning Secretary in relation to the preparation of the EIS.</p>	Noted
<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>	Noted