



## APPENDIX A

## SEARS COMPLIANCE TABLE

### SSD-21190804 – JALCO MANUFACTURING FACILITY

Table 1 Secretary's Environmental Assessment Requirements

Key Issue	Requirements	EIS Reference
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"><li>▪ 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 and justification of the proposed development</li><li>– alternatives considered including a description of feasible options within the development which may include a layout options analysis</li><li>– likely staging of the development</li><li>– likely interactions between the development and existing, approved, and proposed operations on site and in the vicinity of the site</li><li>– plans of any proposed building works</li><li>– contributions required to offset the development 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>▪ Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li></ul>	<p><b>Section 1.4</b> of EIS</p> <p><b>Section 7.1</b> of EIS</p> <p><b>Section 1.3 &amp; 7.1</b> of EIS</p> <p><b>Section 3.2.5</b> of EIS</p> <p><b>Section 6</b> of EIS</p> <p><b>Appendix B</b></p> <p><b>Section 2.4 &amp; 7.3.4</b> of EIS</p> <p><b>Section 6</b> of EIS</p> <p><b>Section 4</b> of EIS &amp; <b>Appendix C</b></p>

Key Issue	Requirements	EIS Reference
	<ul style="list-style-type: none"> <li>▪ Consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2)</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 developments for adaptive management and/or contingency plans to manage significant risks to the environment, and</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:</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: <ul style="list-style-type: none"> <li>– a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000), 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> </ul> </li> </ul>	<p><b>Appendix A</b></p> <p><b>Section 6</b> of EIS</p> <p><b>Section 6</b> of EIS</p> <p><b>Section 6</b> of EIS</p> <p><b>Section 6</b> of EIS</p> <p><b>Appendix E</b></p> <p><b>Appendix E</b></p> <p>Refer to EIS</p> <p><b>Appendix I</b></p>

Key Issue	Requirements	EIS Reference
	<ul style="list-style-type: none"> <li>– an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development</li> <li>▪ certification that the information provided is accurate at the date of preparation</li> </ul>	<p><b>Section 3</b> of EIS</p> <p><b>Page 1</b> of EIS</p>
<p><b>Key Issues</b></p> <p>The EIS must include an assessment of the potential impacts of the development (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters:</p>		
Suitability of the Site	<ul style="list-style-type: none"> <li>▪ detailed justification that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context, and existing site constraints.</li> </ul>	<p><b>Section 7.3.7</b> of EIS</p> <p><b>Section 2</b> of EIS</p> <p><b>Section 6</b> of EIS</p>
Statutory and Strategic Context	<ul style="list-style-type: none"> <li>▪ Detailed justification that the proposed land use is permissible with consent</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</li> <li>▪ Demonstration that the development is consistent with all relevant planning strategies, environmental planning instruments, proposed 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>– <i>State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)</i></li> <li>– <i>State Environmental Planning Policy (Infrastructure) 2007;</i></li> <li>– <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009;</i></li> <li>– <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;</i></li> <li>– <i>State Environmental Planning Policy No. 55 – Remediation of Land;</i></li> </ul> </li> </ul>	<p><b>Section 4</b> of EIS</p> <p><b>Section 1.4</b> of EIS</p> <p><b>Section 4</b> of EIS &amp; <b>Appendix C</b></p>

Key Issue	Requirements	EIS Reference
	<ul style="list-style-type: none"> <li>– <i>State Environmental Planning Policy No 64 – Advertising and Signage</i>;</li> <li>– Greater Sydney Region Plan: A Metropolis of Three Cities;</li> <li>– Western City District Plan;</li> </ul>	
Community and Stakeholder Engagement	<ul style="list-style-type: none"> <li>▪ Including a community and stakeholder participation strategy identifying key community members and other stakeholders including: <ul style="list-style-type: none"> <li>– details and justification for the proposed consultation approach(s)</li> <li>– clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted</li> <li>– issues raised by the community and surrounding landowners and occupiers</li> <li>– clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development</li> <li>– details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul> </li> </ul>	<b>Section 5 of EIS</b>  <b>Appendix D</b>
Traffic and Transport	<ul style="list-style-type: none"> <li>▪ A quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes: <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 key access and haul routes, all vehicle types, and potential queuing impacts</li> <li>– details of the total operational traffic volume across the entire ESR Horsley Logistics Park and its consistency with the total operational traffic volume predicted under SSD-10436 MOD-1</li> <li>– a cumulative impact assessment of the entire ESR Horsley Logistics Park, should the total operational traffic volume exceed the SSD-10436 MOD-1 prediction</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</li> </ul> </li> </ul>	<b>Section 6.1.1 of EIS</b>  <b>Section 6.3.3 of EIS</b>  <b>Appendix N</b>

Key Issue	Requirements	EIS Reference
	<p>at key intersections using SIDRA or similar traffic model</p> <ul style="list-style-type: none"> <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 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 and diagrams depicting vehicles entering, exiting, and manoeuvring throughout the site</li> <li>– details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site</li> <li>– details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the development, and</li> <li>– measures to integrate the development with the existing/future public transport network.</li> </ul>	
Noise and Vibration	<ul style="list-style-type: none"> <li>▪ Including a quantitative noise and vibration impact assessment for operation of the development, including traffic noise, undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and Australian Standards, and including: <ul style="list-style-type: none"> <li>– the identification of impacts associated with operation and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment</li> </ul> </li> </ul>	<p><b>Section 6.1.2</b> of EIS</p> <p><b>Section 6.3.1</b> of EIS</p> <p><b>Appendix L</b></p>

Key Issue	Requirements	EIS Reference
	<ul style="list-style-type: none"> <li>– details of noise monitoring surveys, background noise levels recording, noise source inventory including measured sound power levels of existing equipment and processes, and worst-case noise emission scenarios</li> <li>– details of annoying characteristics of noise and prevailing meteorological conditions in the study area</li> <li>– a cumulative impact assessment inclusive of impacts from other nearby existing and future developments</li> <li>– demonstration of compliance with noise criteria detailed in Condition B12, Schedule B of SSD-10436 development consent</li> <li>– details and analysis of the effectiveness of the 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>	
Fire and Incident Management	<ul style="list-style-type: none"> <li>▪ Technical information on the environmental protection equipment to be installed on the premises such spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures</li> <li>▪ Details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the proposed operation, and</li> <li>▪ Detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).</li> </ul>	<b>Section 6.1.3 of EIS</b>  <b>Appendix K &amp; K1</b>
Hazards and Risks	<ul style="list-style-type: none"> <li>▪ A preliminary risk screening in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and the Department’s Applying SEPP 33, with clear indication of class, quantity, and location of all dangerous goods and hazardous materials associated with the development. If the preliminary risk screening indicates that the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in</li> </ul>	<b>Section 6.1.4 of EIS</b>  <b>Appendix M</b>

Key Issue	Requirements	EIS Reference
	<p>accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment.</p> <ul style="list-style-type: none"> <li>An assessment of whether a suitably designed barrier with an appropriate fire resistance level (FRL) rating is required between Warehouses 1 and 2A to ensure that a fire from any of these warehouses do not escalate to the other</li> </ul>	
Soils and Water	<ul style="list-style-type: none"> <li>A surface water assessment that includes: <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>details of stormwater/ wastewater management system including the capacity of on-site detention system(s), on-site sewage management and measures to treat, reuse or dispose of water</li> <li>description of the measures to minimise water use</li> <li>characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria and the proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies.</li> </ul> </li> </ul>	<p><b>Section 6.1.5</b> of EIS</p> <p><b>Appendix P</b></p>
Air Quality	<ul style="list-style-type: none"> <li>Including a quantitative assessment of the air quality and odour impacts of the development (construction and operation) on surrounding landowners, businesses, and sensitive receptors, in accordance with the relevant Environment Protection Authority guidelines, including: <ul style="list-style-type: none"> <li>details of buildings and air handling systems and strong justification for any material handling, processing, or stockpiling external to buildings</li> <li>details of proposed mitigations, management, and monitoring measures.</li> </ul> </li> </ul>	<p><b>Section 6.1.6</b> of EIS</p> <p><b>Appendix F</b></p>
Biodiversity	<ul style="list-style-type: none"> <li>An assessment of the development's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity</li> </ul>	<p><b>Section 6.2.4</b> of EIS</p> <p><b>Appendix R</b></p>

Key Issue	Requirements	EIS Reference
	Development Assessment Report (BDAR) where required under the Act except where a waiver for preparation of a BDAR has been granted.	
Bushfire	<ul style="list-style-type: none"> <li>▪ Including a bushfire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes: <ul style="list-style-type: none"> <li>– details of proposed operational access for emergency services personnel</li> <li>– details of emergency and evacuation arrangements for occupants/ visitors</li> <li>– a Bushfire Emergency Management and Evacuation plan prepared in accordance with relevant RFS guidance.</li> </ul> </li> </ul>	<b>Section 6.2.2 of EIS</b> <b>Appendix T</b>
Waste Management	<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 guidance in the NSW Waste and Sustainable Materials Strategy 2041.</li> </ul>	<b>Section 6.2.3 of EIS</b> <b>Appendix O</b>
Ecological Sustainable Development	<ul style="list-style-type: none"> <li>▪ A description of how the development will incorporate the principles of ecologically sustainable development in the design, construction, and ongoing operation of the development; and</li> <li>▪ A description of the measures to be implemented to minimise consumption of resources, especially energy and water</li> </ul>	<b>Section 6.2.4 of EIS</b>
Greenhouse gas and energy efficiency	An assessment of the energy use of the development and all reasonable and feasible measures that would be implemented on site to minimise the development's greenhouse gas emissions (reflecting the Commonwealth and State Governments' goal for net zero emissions by 2050).	<b>Section 6.2.5 of EIS</b> <b>Appendix G</b>



<b>Key Issue</b>	<b>Requirements</b>	<b>EIS Reference</b>
Planning Agreement/Development Contributions	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.	<b>Section 2.4</b> of EIS <b>Section 7.3.4</b> of EIS
Plans and Documents	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. The EIS must include high quality files of maps and figures of the subject site and development.	<b>Appendix B – U</b>
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"> <li>▪ Fairfield City Council</li> <li>▪ Endeavour Energy</li> <li>▪ Environment Protection Authority • Fire and Rescue NSW</li> <li>▪ NSW Rural Fire Service</li> <li>▪ SafeWork NSW</li> <li>▪ Sydney Water</li> <li>▪ Transport for NSW</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>Section 5</b> of EIS <b>Appendix D</b>

Table 2 Public Authority Response

Public Authority	Requirements	EIS Reference
Environment, Energy and Science Group (EES)	<ul style="list-style-type: none"> <li>▪ Biodiversity</li> <li>▪ Water and Soils</li> <li>▪ Flooding and Coastal Hazards</li> </ul>	<p><u>Biodiversity</u></p> <p><b>Appendix R and Section 6.2.4 of EIS</b></p> <p><u>Water and Soils</u></p> <p><b>Appendix P and Section 1.4 and Section 6.1.5 of EIS</b></p> <p><u>Flooding</u></p> <p><b>Section 2.2 of EIS</b></p>
Endeavour Energy	<ul style="list-style-type: none"> <li>▪ Utilities</li> <li>▪ SEPP 33</li> <li>▪ Bushfire</li> </ul>	<p><b>Section 1.4 of EIS</b></p> <p><b>Section 6.1.4 of EIS &amp; Appendix J</b></p> <p><b>Section 6.2.2 of EIS &amp; Appendix T</b></p>
NSW Environment Protection Authority (EPA)	<ul style="list-style-type: none"> <li>▪ Air Quality and Odour Impacts</li> <li>▪ Noise Impacts</li> <li>▪ Waste Generation and Management</li> <li>▪ Dangerous goods, hazardous substances and chemical waste</li> <li>▪ Stormwater and wastewater</li> </ul>	<p><b>Section 6.1.6 of EIS and Appendix F</b></p> <p><b>Section 6.1.2 of EIS and Appendix L</b></p> <p><b>Section 6.2.3 of EIS and Appendix O</b></p> <p><b>Section 6.1.4 of EIS and Appendix J and Appendix M</b></p> <p><b>Section 6.1.5 of EIS and Appendix P</b></p>
Fairfield Council	<ul style="list-style-type: none"> <li>▪ Compliance with State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> <li>▪ Operational noise management plan</li> <li>▪ Neighbour notification</li> <li>▪ Southern boundary landscape buffer</li> <li>▪ Traffic Report</li> </ul>	<p><b>Appendix C</b></p> <p><b>Section 6.1.2 of EIS and Appendix L</b></p> <p><b>Section 5 of EIS and Appendix D</b></p> <p><b>Section 2.2.1 of EIS</b></p>

Public Authority	Requirements	EIS Reference
		<b>Section 6.1.1</b> of EIS and <b>Appendix N</b>
DPIE	<ul style="list-style-type: none"> <li>▪ Noise from the proposed use, machinery and any mitigation measures</li> <li>▪ Air quality, fumes and odours</li> <li>▪ Additional interface or landscaping treatments</li> <li>▪ Truck movements</li> <li>▪ Any likely impacts to future residential amenity as a result of the proposed 24 hour operation</li> <li>▪ Engineering considerations (landscape buffer/retaining wall)</li> <li>▪ Traffic and Parking considerations</li> <li>▪ Environmental management considerations <ul style="list-style-type: none"> <li>– Air quality</li> <li>– Noise impacts</li> <li>– Hazardous and dangerous goods</li> <li>– Community engagement</li> <li>– Contamination history</li> <li>– Water quality</li> </ul> </li> </ul>	<p><b>Section 6.1.2</b> of EIS and <b>Appendix L</b></p> <p><b>Section 6.1.6</b> of EIS and <b>Appendix F</b></p> <p><b>Section 2.2.1</b> of EIS</p> <p><b>Section 6.1.1</b> of EIS and <b>Appendix N</b></p> <p><b>Section 7.3.6</b></p> <p><u>Environmental Management Considerations</u></p> <p><b>Section 6.1.6</b> of EIS and <b>Appendix F</b></p> <p><b>Section 6.1.2</b> of EIS and <b>Appendix L</b></p> <p><b>Section 6.1.4</b> of EIS and <b>Appendix J</b></p> <p><b>Section 5</b> of EIS and <b>Appendix D</b></p> <p><b>Appendix M</b></p> <p><b>Section 6.1.5</b> of EIS and <b>Appendix P</b></p>
Transport for NSW	<ul style="list-style-type: none"> <li>▪ Traffic details (types/volume generation, traffic management plan, swept paths, traffic impacts, any road upgrades required etc.)</li> </ul>	<b>Section 6.1.1</b> of EIS and <b>Appendix N</b>
The Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR)	<ul style="list-style-type: none"> <li>▪ Water supply</li> <li>▪ Water quality and quantity impacts</li> </ul>	<p><b>Section 1.4</b> and <b>Section 6.2.5</b> of EIS</p> <p><b>Section 6.1.5</b> of EIS and <b>Appendix P</b></p>