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

Application Number	SSD-35441966
Project Name	Lakeside Studio
Location	100-278 Old Castlereagh Road, Castlereagh (Lot 540 and 541 DP 1131982, Lot B DP 374807 and Lot 4 DP 1013504)
Applicant	Lakeside Studio Pty Ltd
Date of Issue	28/02/2022
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Schedule 2 of the *State Environmental Planning Policy (Penrith Lakes Scheme) 1989* and must have regard to the *State Significant Development Guidelines*. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data; - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: - 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	The EIS must address the following specific matters: **1. Statutory and Strategic Context** The EIS must: ○ address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at **Attachment A.** ○ identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances. ○ clearly describe all proposed land uses on the site; ○ include operational details for the development, including, but not limited to typical hours of operation, typical activities, and patron capacity; ○ detail the nature and extent of any prohibitions that apply to the development; and ○ clearly explain and identify how the development will support the Tourism zone objectives applying to the land under State Environmental Planning Policy (Penrith Lakes Scheme) 1989 and the implementation of the Penrith Lakes Scheme. **2. Design Excellence** The EIS is to: ○ demonstrate how the development will achieve: o design excellence in accordance with any design excellence requirements of the applicable planning controls; and o good design in accordance with the seven objectives for good design in Better Placed. ○ demonstrate how the Precinct / Site Masterplan has been developed in accordance with an endorsed Design Excellence Strategy, in accordance with the Penrith Lakes Development Control Plan 2021. A copy of the endorsed Design Excellence Strategy is to accompany the Application; or alternatively confirm that the State Design Review Panel (SDRP) has considered the requirements of the Design Excellence Strategy in conjunction with the SDRP process for SSD; and ○ include a Design Review Report to demonstrate that the development has been reviewed by the SDRP that recommendations are addressed prior to lodgement. **3. Built Form and Urban Design** The EIS is to: ○ address the height, density, bulk and scale, setbacks and interface of the development in relation to topography, streetscape, public open spaces, adjoining waterways and foreshores, having regard to applicable planning controls and objectives; ○ address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing,

setbacks, building articulation, materials and colour palette;
- demonstrate how good environmental amenity would be provided, including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility; and
- provide a visual impact assessment incorporating photomontages or perspectives that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items, including, but not limited to, key views identified in Figure 1 of The Penrith Lakes DCP.

4. Public Domain, Trees and Landscaping

The EIS must:

- demonstrate how the development will be configured to provide safe and active street frontages and provide visual interest and appropriate visual interface with the public domain;
- demonstrate how the development will be configured to ensure appropriate public foreshore links around the site and identify and integrate key pedestrian and cycle links within and around the site;
- identify the parts of the site which will be publicly accessible and how the interface between private/public spaces will be managed; identify any parts of the site that are proposed to form part of the future public domain;
- identify any proposed use of, or proposed improvements to the adjoining public domain or future public domain, and consider the impacts of any boat ramps, structures, or use beyond the boundaries of the site on public access and impacts to the surrounding area. Provide owner's consent for proposed development on adjoining land;
- address impacts on existing trees, including opportunities to retain and integrate existing trees and number of trees to be removed;
- identify any trees or shrubs to be removed, retained or transplanted;
- include details of the native vegetation community (communities) that occur, or once occurred on site, with a list of local provenance species (trees, shrubs and ground covers) to be used for landscaping;
- demonstrate that any landscaping will use a diversity of local provenance species (trees, shrubs and ground covers) from the native vegetation community (or communities) that occur, or once occurred, on the site to improve biodiversity;
- provide a Landscape Plan, that details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage; and
- consider additional matters addressed by Council and Environment, Energy and Science Group (EES) at **Attachment B**.

5. Transport and Accessibility

The EIS must include a Transport and Accessibility Impact Assessment, which includes, but is not limited to the following:

- analysis of the existing transport network including road hierarchy, existing infrastructure, access points to the site, details of current daily and peak hour vehicle movements, existing performance levels of nearby intersections;
- details of all traffic types and volumes likely to be generated by the proposed

development during construction and operation, including daily inbound and outbound vehicle traffic profile by time of day and day of week (if travel patterns differ across the week);

- site and traffic management plan on how to manage number of vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing, and assessment of potential impacts on the surrounding road network;
- detailed plan of proposed layout of internal road network to demonstrate that the site will suitably accommodate vehicular access/egress and parking on site in accordance with the relevant Australian Standard and applicable Development Control Plan;
- detail on how the proposed development traffic generation impacts on future neighbouring development, where identified, can be ameliorated;
- swept path diagrams to demonstrate safe vehicle operations entering, exiting and maneuvering throughout the site;
- an assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model as prescribed by TfNSW (former Roads and Maritime). The traffic modelling should consider the scenarios of current and future years. These should include, but not be limited to:
  - consideration of future plans for upgrade of Castlereagh Road; and
  - consideration of impacts on Castlereagh Road where the upgrade works are not funded and therefore consideration of alternative scenarios with and without the proposed upgrades.
- to ensure that the above requirements are fully addressed, 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 including, but not limited to:
  - the identification and consideration of approved, and proposed, developments/planning proposals/road upgrades in the vicinity; and
  - consideration of the impact on Old Castlereagh Road and Castlereagh Road, which provide the primary road distribution network for the Penrith Lakes locality, for the duration of the works
- details of any road upgrades, infrastructure works, or new roads or access points required to accommodate the safe and efficient operation of the development;
- details of any travel demand management measures to minimise any impacts on general traffic and public transport 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;
- 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 for the proposed development;
- measures to integrate the development with any existing/future public transport network;
- the preparation of a preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) to demonstrate the proposed management of the impact in relation to construction traffic addressing the matters outlined

by Transport for NSW at **Attachment B.**
- consider additional matters addressed by Transport for NSW at **Attachment B.**

6. Ecologically Sustainable Development

The EIS must:

- 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 of the development;
- demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards;
- demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources; and
- outline any sustainability initiatives and integrated water management arrangements that will enable use of recycled water, reduce the demand for drinking and non-drinking water.

7. Flooding

The EIS must:

- map the following features relevant to flooding as described in the Floodplain Development Manual including:
  - flood prone land
  - flood planning area, the area below the flood planning level
  - hydraulic categorisation (floodways and flood storage areas)
  - flood Hazard
- 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 (PMF), or an equivalent extreme event. All modelling and risk assessment is to consider the full range of flooding, including events up to the PMF;
- model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
  - current flood behaviour for a range of design events as identified above. This also 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.
- include modelling that considers and documents:
  - existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies;
  - 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;
  - 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;
  - relevant provisions of the NSW Floodplain Development Manual.
- assess the impacts on the proposed development on flood behaviour, including:
  - whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure;
  - consistency with Council floodplain risk management plans;
  - consistency with any Rural Floodplain Management Plans;
  - compatibility with the flood hazard of the land;
  - compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land;
  - whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site; and
  - whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
- assess emergency management matters, in consultation with NSW SES, Infrastructure NSW and Council, including:
  - any impacts the development may have upon existing community emergency management arrangements for flooding, including the cumulative impact on evacuation capacity for the Precinct using the NSW Government's Flood Evacuation Model;
  - specific measures to manage risk to life from flood, including early site evacuation and / or non-attendance in the event of a flood or probable flood;
  - any measures proposed to improve the road network for evacuation (or to fund network improvements);
  - 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); and
  - assess the level of carparking provided and any public transport (such as shuttle buses etc), having regard to the evacuation constraints of the site and the requirements of the Flood Response Guideline (if available).
- assess any impacts the development may have on the social and economic costs to the community as consequence of flooding.
- consider additional matters addressed by Council and Government Agencies at **Attachment B**.

8. Stormwater Management

The EIS must:

- include an Integrated Water Management Strategy that considers water, wastewater and stormwater. The strategy must:
  - detail the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures and the nominated discharge points;
  - provide details of any Water Sensitive Urban Design (WSUD) treatments, including an electronic MUSIC model; and
  - assess stormwater quality and quantity pre and post development flows.

9. Water and Soils

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, wetland, estuaries (as described in s4.2 of the Biodiversity Assessment Method)
  - groundwater
  - groundwater dependent ecosystems
  - proposed intake and discharge locations
- 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
  - indicators and trigger values/criteria for the environmental values identified
  - risk-based framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions
- Assess the impact of the development on hydrology, including:
  - a detailed and consolidated site water balance including quantity, quality and source;
  - effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas;
  - effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems;
  - 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);
  - 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;
  - changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water;
  - 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; and
  - identification of proposed monitoring of hydrological attributes (both surface and groundwater), including methodologies.

10. Contamination

The EIS must:

- assess and quantify any soil or groundwater contamination and demonstrate that the site is suitable (or will be made suitable, after remediation) for the

development in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.

11. Biodiversity

The EIS must assess any biodiversity impacts associated with the proposal in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of 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 2020, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations);
- 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 2020 (BAM);
- the BDAR must include details of the measures proposed to address the offset obligation as identified by the Environment, Energy and Science Group (EES) at **Attachment B**;
- the BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM; and
- 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.

12. Bushfire and Safety

The EIS must:

- include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with, but not be limited to Chapter 6 – Special Fire Protection Purpose Developments of Planning for Bush Fire Protection 2019; and

- prepare an assessment of the emergency planning and management measures required to facilitate an emergency services response and the other obligations imposed by clause 43 of the Work Health and Safety Regulation 2000.

13. Heritage

The EIS must include:

- a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:
  - all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;
  - the current and future uses of the heritage items;

- compliance with the relevant heritage Conservation Management Plan;
- the impacts of the proposal on heritage item(s) including visual impacts, setting and views, required BCA and DDA works, any modified services;
- the impacts of any road/infrastructure upgrades;
- the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and
- justification for any changes to the heritage fabric or landscape elements including any options analysis.

- an historical and/or maritime archaeological assessment, where the SOHI identifies impact on potential historical and/or maritime archaeology.
- consider additional matters identified by Heritage NSW at **Attachment B**.

14. Aboriginal Cultural Heritage

The EIS must include an Aboriginal Cultural Heritage Assessment Report (ACHAR) which identifies cultural heritage values, impacts and mitigation measures:

- the ACHAR must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development. 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 Investigation in NSW (DECCW 2010), and be guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011);
- consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR;
- 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 EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Heritage NSW;
- the assessment of Aboriginal cultural heritage values must include a surface survey undertaken by a qualified archaeologist. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the ACHAR;
- the ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts; and
- the ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.

15. Noise and Vibration

The EIS must:

- include a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers (both within and external to the site) and outline the proposed management and mitigation measures that would be implemented. The Acoustic Assessment is to:
  - be undertaken by acoustic specialists with knowledge of, and access to, technical expertise relevant to film-making studios and associated equipment and activities;
  - present noise contours informing of the predicted noise levels, assessed against typical background noise levels across day, evening and night-time periods, and model noise predictions on 'worst-case scenario' conditions such as maximum capacity, most impactful equipment/activities and meteorological conditions occurring;
  - assess the cumulative impact of the proposal in conjunction with the operation of other nearby developments (existing and proposed); and
  - details permanent and temporary noise and vibration mitigation measures.

16. Social and Economic Impacts

The EIS must:

- include a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline; and
- include an Economic Impact Assessment addressing the impacts on the local service economy in a 5km radius, as well as macro-economic impact.

17. Infrastructure and Utilities

The EIS must, in consultation with the relevant service provider:

- assess the impacts of the development on existing and proposed utility infrastructure and service provider assets surrounding the site;
- identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained;
- provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development;
- identify 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; and
- address any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure and consider the impacts of the development on adjacent infrastructure including the approved channel from Quarantine Lake to Lake A.
- consider additional matters addressed by utility providers at **Attachment B.**

18. Waste

The EIS must:

- identify, quantify and classify the likely waste to be generated during construction and operation, including the disposal facility nominated for each waste type during construction;
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste; and
- identify appropriate servicing arrangements (including but not limited to, waste management storage and collection, loading zones and mechanical plant) for the site.

19. Hazards and Risks

The EIS must include:

- a preliminary risk screening in accordance with State Environmental Planning Policy No 33 Hazardous and Offensive Development regarding all dangerous goods and hazardous materials associated with the development; and
- a Preliminary Hazard Analysis, if required, where the development includes handling or storage of dangerous or hazardous materials, undertaken in accordance with the Planning Advisory Paper No 6: Hazard Analysis (Department of Planning (DoP), 2011). The hazard analysis must include, and not be limited to:
  - an estimate the cumulative risk to the proposed development from all high pressure dangerous goods that are within or in the vicinity of the proposed development; and
  - demonstration that the proposed development would comply with the relevant qualitative and quantitative risk criteria detailed in the Hazardous Industry Planning Advisory Paper No 10: Land Use Safety Planning (DoP, 2011).

20. Public Benefit and Development Contributions

The EIS must:

- address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposals for further material public benefit. Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Council, the Department and relevant State agency must be consulted, and comments addressed prior to lodgement;
- assess the economic and social impacts of the development including consideration of any increase in demand for community infrastructure and services; and
- consider additional matters addressed by Council and the Department's Infrastructure Partnerships and Agreements Team at **Attachment B**.

21. Staging

The EIS must provide:

- details of how construction and operation would be managed, and any impacts mitigated; and

	○ details of the staging and/or sequencing of the proposed development.
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. In addition, the EIS must include the following: - High quality files of maps and figures of the subject site and proposal; and - Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings - Site analysis plan - Architectural drawings - Public domain and Landscape plan - Urban Design Report - Overshadowing analysis - Schedule of materials and finishes - Details of any business identification signage - Demolition plan - Cut and Fill Plan - Stormwater management plans - Erosion and Sediment Control Plans - Social Impact Assessment - Noise Impact Assessment - Access Impact Statement - Arborist report - BDAR - Aboriginal Cultural Heritage Report - Heritage Impact Statement - ESD report - Building Code of Australia report - Traffic and Transport Impact Assessment - Preliminary Construction Management Plan, inclusive of a construction and pedestrian traffic management plan - Consultation summary report - Geotechnical and structural report - Contamination assessment, including remedial action plan and site audit statement (if required) - Integrated water management plan - Servicing and operational waste management plan - Bush Fire Assessment - Site Specific Flood Assessment - Flood Evacuation Plan.

Engagement	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: o Penrith City Council o Government Architect NSW (through the State Design Review Panel process) o Transport for NSW o Infrastructure NSW o State Emergency Service of NSW o NSW Rural Fire Service o Heritage NSW o Utility Providers including Endeavour Energy and Sydney Water o Department of Planning and Environment o Special Interest Groups, including local Aboriginal land councils and Registered Aboriginal Parties o Office of Sport (Sydney International Regatta Centre) o Office of Strategic Lands o Surrounding landowners and occupiers that are likely to be impacted by the proposal o if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. The EIS must detail the engagement undertaken and demonstrate how it was consistent with the *Undertaking Engagement Guide: Guidance for State Significant Projects*. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.
Expiry Date	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.

ATTACHMENT A

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, Plans and Guidelines

Statutory Policies and Plans	· Environmental Protection and Biodiversity Conservation Act 1999 · Environmental Planning and Assessment Act 1979 · National Parks and Wildlife Act 1974 · Protection of The Environment Operations Act 1997 · Roads Act 1993 · Rural Fires Act 1997 · Water Management Act 2000 · Biodiversity Conservation Act 2016 · Environmental Planning and Assessment Regulation 2000 · Biodiversity Conservation Regulation 2017 · State Environmental Planning Policy (State and Regional Development) 2011 · State Environmental Planning Policy (Penrith Lakes Scheme) 1989 · State Environmental Planning Policy (Infrastructure) 2007 · State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 · State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 · State Environmental Planning Policy No.33 – Hazardous and Offensive Development · State Environmental Planning Policy No.55 – Remediation of Land · State Environmental Planning Policy No.64 – Advertising and Signage · State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development & Accompanying Apartment Design Guide · Draft State Environmental Planning Policy (Remediation)
Strategic Plans	· NSW State Priorities · State Infrastructure Strategy 2018 – 2038 Building the Momentum · Future Transport Strategy 2056 · A Metropolis of Three Cities – Greater Sydney Region Plan · Western City District Plan · Penrith Local Strategic Planning Statement · Penrith Lakes Development Control Plan Stage 1 2021
Guidelines and Policies	· State Significant Development Guidelines (DPIE, 2021) · Department's Community Participation Plan (DPIE, 2019) · Undertaking Engagement Guidelines for State Significant Projects (DPIE, 2021) · Registered Environmental Assessment Practitioner Guidelines (DPIE, 2021) · Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE,

2021)

- Social Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
- NSW Planning guidelines for walking and cycling (DIPNR & RTA, 2004)
- Guide to Traffic Generating Developments (RMS, 2002)
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments
- Standards Australian AS2890 Parking Facilities Set
- Cycling Aspects of Austroads Guides (2017)
- Draft Environmental Impact Assessment Guidance Series (DPE, 2017)
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)
- Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
- Statement of Heritage Impact Guide (OEH)
- Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005)
- Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004)
- Guidelines for Controlled Activities on Waterfront Land (2018)
- Interim Construction Noise Guideline (DECC, 2009)
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005)
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Healthy Urban Development Checklist (NSW Health, 2009)
- Draft Greener Places Design Guide (GANSW, 2020)
- Crime Prevention through Environmental Design Principles
- NSW Floodplain Development Manual 2005
- Flood Risk Management Manual (DPIE 2022) and associated Draft Guidelines
- Hawkesbury Nepean Flood Risk Management Strategy (INSW 2017)
- Penrith Lakes Flood Response Guideline (DPIE 2022) (when available)
- Draft Cumberland Plain Conservation Plan
- Penrith Section 7.12 Citywide Development Contributions Plan for Non-Residential Development
- Penrith Green Grid Strategy
- NSW Aquifer Interference Policy (2012)

	· Relevant Water Sharing Plans · ANZECC (2000) Guidelines for Fresh and Marine Water Quality · Hazardous Industry Planning Advisory Paper No 10: Land Use Safety Planning (DoP, 2011). · Planning Advisory Paper No 6: Hazard Analysis (Department of Planning (DoP), 2011)

ATTACHMENT B

Government Authority Responses to Request for Key Issues