

Appendix A – SEARs Table

SEARs	Document Reference
General Requirements	
<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department’s State Significant Development Guidelines (2021). <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • A clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development. • Consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2). • A detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data - an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes - justification for the level of assessment carried out for each of the key issues - 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. 	<p>This Appendix (Appendix A) confirms where the EIS addresses each assessment requirement</p> <p>190 1a, b & c) EIS – Signed Declaration</p> <p>d) Chapter 3 – Project Description</p> <p>e) EIS</p> <p>2 a) EIS</p> <p>3) EIS - REAP Declaration</p> <p>192 1a) Executive Summary</p> <p>b) Section 2.4 Project Objectives</p> <p>c) Section 2.3-2.6</p> <p>d i) Chapter 3 – Project Description</p> <p>ii, iii, & iv) Chapter 6 – Environmental Assessment & Mitigation</p> <p>v) Section 4.1 – Key Statutory Requirements</p> <p>e) Section 6.18 – Mitigation Compilation</p> <p>f) Chapter 7 – Project Justification</p> <p>Chapter 3 – Project Description</p> <p>Issues raised by public authorities are addressed throughout Chapter 6 Environmental assessment and Chapter 5 Community and Stakeholder Engagement</p> <p>Chapter 6 and environmental assessment appendices</p>

<ul style="list-style-type: none"> ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Greater Sydney Region Plan: A Metropolis of Three Cities ○ Our Greater Sydney 2056: Eastern City District Plan ○ Future Transport Strategy 2056 ○ NSW Waste and Sustainable Materials Strategy 2041 	
<p>Community and Stakeholder Engagement</p>	
<p>Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department’s <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to):</p> <ul style="list-style-type: none"> – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 	<p>EIS Chapter 5 Appendix R</p>
<p>Air Quality and Odour</p>	
<p>Air Quality and Odour – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority (EPA) guidelines, including:</p> <ul style="list-style-type: none"> • identification of all sources or potential sources of air emissions from the development • details of buildings and air handling systems • demonstration that all handling, processing and stockpiling will occur within an enclosed building • details of consultation outcomes with the EPA • details of proposed mitigation, management and monitoring measures for both point and fugitive emissions. 	<p>EIS Chapter 6.3 Appendix F</p>
<p>Airport Safeguarding</p>	
<p>Airport Safeguarding – an aviation impact assessment, including:</p> <ul style="list-style-type: none"> • an assessment of impacts on the protected airspace and operations of Sydney Airport, including (but not limited to) the impacts of wind-blown dust, wildlife hazards and lighting • consideration of the <i>National Airport Safeguarding Framework Guidelines</i> • details of any aviation mitigation, management and monitoring activities and/or methodologies • details of consultation outcomes with the airport authorities on the aviation impact assessment, 	<p>EIS Chapter 6.1 Appendix E</p>

<p>including any recommended management or mitigation measures.</p>	
<p>Traffic and Transport</p>	
<p>Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:</p> <ul style="list-style-type: none"> • 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 / haul routes, vehicle types and potential queuing impacts • 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 on existing performance levels at key intersections, using a calibrated SIDRA (or similar) traffic model • details of road upgrades, infrastructure works or new roads or access points required for the development • 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 • details and plans of the site access, internal road network, on-site parking, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards <p>details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.</p>	<p>EIS Chapter 6.4 Appendix G</p>
<p>Waste Management</p>	
<p>Waste Management – including:</p> <ul style="list-style-type: none"> • a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles • details of the source of the waste streams to justify the need for the proposed processing capacity • a description of waste processing operations (including flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs and the quality control measures that would be implemented, including details of how the receipt of non-conforming waste would be dealt with • details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site • details of the waste tracking system for incoming and outgoing waste • details of the quality of waste produced and final dispatch locations • a waste management strategy for construction 	<p>EIS Chapter 3.4 & 6.2</p>

<p>and operational waste demonstration of consistency with the EPA's <i>Standards for Managing Construction Waste in NSW</i> (2018) and the <i>NSW Waste and Sustainable Materials Strategy 2041</i>.</p>	
<p>Water Management</p>	
<p>Water Management – an integrated water management strategy, including:</p> <ul style="list-style-type: none"> • a surface and groundwater water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses, riparian areas, key fish habitat and recreational fishing, groundwater, and groundwater-dependent communities nearby • details of the proposed stormwater/wastewater drainage design incorporating water sensitive urban design techniques, including the capacity of on-site detention system(s), on-site sewage management and measures to treat, reuse or dispose of water • characterisation of water quality at the point of discharge to surface and/or groundwater against relevant water quality criteria using a MUSIC water quality model and demonstration that all connections comply with Sydney Water requirements • where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority • details of any surface or groundwater mitigation, management and monitoring activities and methodologies. 	<p>EIS Chapter 6.7 Appendix J, K & V</p>
<p>Soils</p>	
<p>Soils – an assessment of potential impacts on soil resources and riparian land on and near the site, including:</p> <ul style="list-style-type: none"> • an assessment of impacts on soil erosion, salinity and acid sulfate soils • details of any mitigation, management or monitoring activities and methodologies, including an acid sulfate soils management plan • details of earthworks, including cut and fill volumes • description of the proposed erosion and sediment controls during construction. 	<p>EIS Chapter 6.8 Appendix L, M & N</p>
<p>Contamination</p>	
<p>Contamination – a site contamination assessment in accordance with the <i>Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land</i> (1998), including characterisation of the nature and extent of any contamination on the site and surrounding area.</p>	<p>EIS Chapter 6.8 Appendix L, M & N</p>
<p>Flooding</p>	

<p>Flooding – a flood risk assessment, that includes a detailed flooding assessment in accordance with the <i>NSW Floodplain Development Manual (2023)</i> and the <i>Flood Impact and Risk Assessment Flood Risk Management Guide (LU01)</i>.</p>	<p>EIS Chapter 6.6 Appendix I</p>
<p>Noise and Vibration</p>	
<p>Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant EPA guidelines and Australian Standards which includes:</p> <ul style="list-style-type: none"> • the identification of impacts associated with construction, operation and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment • details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios • a cumulative impact assessment inclusive of impacts from other developments • 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. 	<p>EIS Chapter 6.5 Appendix H</p>
<p>Infrastructure Requirements</p>	
<p>Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes:</p> <ul style="list-style-type: none"> • an assessment of impacts of the development on existing utility infrastructure and service provider assets on or off the site, including Mill Stream, Sydney Water drainage easements and above-ground sewers and the nearby Jemena gas mains • a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s • details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater, recycled water and stormwater • a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development • details of measures to be implemented to address any impacts on utility infrastructure on or off the site. 	<p>EIS Chapter 6.16 Appendix U & V</p>
<p>Fire and Incident Management</p>	
<p>Fire and Incident Management – including:</p> <ul style="list-style-type: none"> • identification of the aggregate quantities of combustible waste products to be stockpiled at any one time • technical information on the environmental protection equipment to be installed on the 	<p>EIS Chapter 6.10 Appendix O</p>

<p>premises such as air and water controls, spill clean-up equipment and fire management and containment measures</p> <ul style="list-style-type: none"> • details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site’s largest stockpile fire load • an assessment of the consistency with NSW Fire & Rescue <i>Fire Safety Guidelines – Fire Safety in Waste Facilities and Access for fire brigade vehicles and firefighters.</i> 	
<p>Hazard and Risk</p>	
<p>Hazards and Risk – including:</p> <ul style="list-style-type: none"> • a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and <i>Applying SEPP 33</i> (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development • should the preliminary risk screening indicate that the project is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (2011) and <i>Multi-Level Risk Assessment</i> (2011) • details of consultation outcomes with the pipelines operators associated with the dangerous goods and gas pipelines in the vicinity of the proposed development, including (but not limited to) compliance with Australian Standard AS 2885 Pipelines - Gas and liquid petroleum 	<p>EIS Chapter 6.9</p>
<p>Aboriginal Cultural Heritage</p>	
<p>Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the <i>Code of Practice for Archaeological Investigation in NSW</i> (2010), and guided by the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales</i> (2011), including evidence of adequate and continuous consultation in accordance with <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (2010).</p>	<p>EIS Chapter 6.11 Appendix P</p>
<p>Non-Aboriginal Cultural Heritage</p>	
<p>Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.</p>	<p>EIS Chapter 6.12</p>
<p>Visual</p>	
<p>Visual – an assessment of the potential visual impacts of the development on the amenity of the surrounding area</p>	<p>EIS Chapter 6.14 Appendix S</p>

Landscaping	
Landscaping – a landscape management plan that incorporates an arborist report, tree protection plan and vegetation management plan and detailed plans showing suitable landscaping which incorporates endemic species.	Appendix K
Biodiversity	
Biodiversity – 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 for any part of the development located on non-certified land, except where a waiver for preparation of a BDAR has been granted	EIS Chapter 6.17 Appendix W
Social	
Social – including a social impact assessment in accordance with the Department's <i>Social Impact Assessment Guideline</i> .	EIS Chapter 6.13 Appendix Q
Ecologically Sustainable Development	
Ecologically Sustainable Development – including: <ul style="list-style-type: none"> • identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development • demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards • demonstration of 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. • if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> – demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1) – provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35B of the EP&A Regulation. 	EIS Chapter 6.15 Appendix T
Planning Agreement/ Development Contributions	
Planning Agreement/ Development Contributions – including consideration of any applicable State and local development contributions, and/or details of any Voluntary Planning Agreement required should a contributions plan not be in place.	Development contributions required are subject to a condition of consent