Appendix B SEARS Table

Table 83: SEARs table 2024

Requirement	Where addressed
NSW Department of Planning, Housing and Infrastructure	

The Environmental Impact Statement (EIS) for the development must:
• 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).
 	
In addition, the EIS must include:
• 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:
  − 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
  − 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.
 	
The EIS must also be accompanied by:
• an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report
• an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided
• high quality files of maps and figures of the subject site and proposal
• certification that the information provided is accurate at the date of preparation
• a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines.
	The entirety of this EIS complies with the assessment requirements, conforms to the content and requirements of sections 190 and 192 of the EP&A Regulation, and has regard to the SSD guidelines.
	
	Proposal description: Section 4
	Consideration of key issues: Appendix B and throughout
	Detailed assessment: Section 8 and throughout
	Mitigation measures: Section 8 and Appendix C.
	EDC report: Appendix H
	Staffing: Section 4.4.2.
	High quality maps and figures: Throughout and in Appendices
	Certification and Declaration: Cover pages

Requirement	Where addressed
The EIS must address the following specific matters:	
• **Statutory and Strategic Context** – including: − 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 − 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: ○ 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: Central City District Plan ○ Future Transport Strategy 2056 ○ Cumberland 2030: Our Local Strategic Planning Statement ○ Cumberland Local Environmental Plan 2021.	Section 2 and 5 Appendix A
• **Suitability of the Site – including:** − a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints details of the development consents and approved plans for the existing development, including for all structures, plant and equipment.	Sections 1.9, 4.1.13 and 5
• **Waste Management – including:** − a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs, any one-time limits 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 − 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 including details of how the receipt of non-conforming waste would be dealt with − detail the development's waste tracking system for incoming and outgoing waste − detail the quality of waste produced and final dispatch locations	Sections 4.3 and 8.1

Requirement	Where addressed
– details of the waste management strategy for construction and ongoing operational waste generated – details of the quantities and classification of all waste streams to be generated on site during the development – 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.	
• **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 guidelines, including: – details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to buildings – details of proposed mitigation, management and monitoring measures	Section 8.2 Appendix J
• **Traffic and Transport –** a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW and Austroads guidelines, that includes: – 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 development traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections, using a calibrated SIDRA (or similar) traffic model – 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 proposed internal road network, loading docks, pedestrian and cycling facilities and on-site parking, in accordance with the relevant Australian Standards (including sight distance requirements) – 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 and at key intersections – details of road upgrades, infrastructure works or new roads or access points required for the development if necessary.	Section 8.6 Appendix N
• **Flooding –** a flood impact risk assessment (FIRA) in accordance with the Flood risk management guideline LU01 - Flood impact and risk assessment (2023). The FIRA must: – identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023) – assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required	Section 8.5 Appendix M

Requirement	Where addressed
– identify flood behaviour, flood constraints and risks on the site and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event. – include details of proposed management measures to minimise the impacts of flooding on the development and flood risk to the community – where required, detail an emergency management and response strategy for local catchment (and/or overland) and mainstream flooding, which: o identifies potential options for emergency management and response, including safe evacuation from the site and/or shelter-in-place, based on adopted flood studies and flood warnings from the Bureau of Meteorology (where available) o evaluates the performance of safe evacuation from the site, including consideration of possible constraints of existing road networks, potential interruptions of traffic flows, and the lead time for evacuation from existing flood warning services o identifies the primary emergency management and response approach under significant events, up to and including the PMF event.	
• **Soils and Water –** including: – a detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements a description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent) – an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water - Water Group (DCCEEW-Water) Groundwater Toolkit – details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water – a surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses and riparian areas, and characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies).	Section 8.4 Appendix L
• **Noise and Vibration** – 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: – the identification of operational noise impacts at noise affected sensitive receivers, including the provision of operational noise contours, a detailed sleep disturbance assessment and assessment of road traffic noise – details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios	Section 8.3 Appendix K

Requirement	Where addressed
– consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area – 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.	
• **Infrastructure Requirements –** an infrastructure delivery, management and staging plan that includes: – an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site – 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 and recycled water – a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development – identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.	Section 1.3
• **Fire and Incident Management** – including: – 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 premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures – details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load – details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access – consideration of consistency with NSW Fire & Rescue Fire Safety Guidelines – Fire Safety in Waste Facilities (February 2020) and Access for fire brigade vehicles and firefighters (October 2019) – detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).	Section 8.9
• **Hazards and Risk** – including: – a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (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	Section 8.8 Appendix X

Requirement	Where addressed
– a Preliminary Hazard Analysis (PHA) prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011), should the preliminary risk screening indicate that the project is "potentially hazardous".	
• **Aboriginal Cultural Heritage –** an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must: – identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site – Provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) – include results of a surface survey and any test excavations and an unexpected finds protocol.	Section 8.12 Appendix R
• **Community and Stakeholder Engagement** – a community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to): – 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.	Sections 6 and 8.14
• **Ecologically Sustainable Development** – including: – 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: o demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1) o provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation.	Section 8.18
• **Socio-Economic –** including: – a social impact assessment in accordance with the Department's Social Impact Assessment Guideline – an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.	Section 8.14 Appendix S

Requirement	Where addressed
• **Biodiversity –** an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, 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.	Section 8.11
• **Planning Agreement/Development Contributions** – including consideration of any applicable State and local development contributions, such as Housing and Productivity Contribution, and/or details of any Voluntary Planning Agreement required should a contributions plan not be in place.	Section 1.12
Cumberland Council **Note: Detailed requirements and references are found in the relevant sections**	
Planning: − Consideration of the development as Designated Development − Permissible within E4 General Industrial − The development application will also trigger the requirements of Schedule 3 Traffic Generating Development as a "Waste and Resource management facility of State Environmental Planning Policy Transport and Infrastructure 2021" and will require referral to and assessment by Transport for New South Wales (Roads and Maritime Services). As such, the submission will need to include a detailed traffic report for assessment by Transport for New South Wales (Roads and Maritime Services).	The site is not designated development and therefore this comment from Council does not apply. The Site has been considered as it relates to State Significant Development. Section 8.6 Section 6 Appendix N
Environmental Management A site-specific environmental management plan should be prepared by a suitably qualified person that outlines all potential environmental impacts and the proposed mitigation/pollution prevention measures needed to ensure protection of local waterways. This plan should include a review of stormwater systems and wastewater treatment systems; odour management; spill and emergency management/response procedures; waste storage/collection areas including for material to be transported off the site for the ongoing operational phases of the proposed development. Details of the location of where the fill is intended to be transported should also be included in any environmental management plan. Wastewater from the facility would also need to be discharged to the Sydney Water sewer under a Trade Wastewater Agreement.	Section 8.19.2 Appendix T The Sydney Water Feasibility Letter is included as Appendix V of this EIS

Requirement	Where addressed
Dangerous Goods & Chemical storage − It is recommended that an incident management plan (IMP) outlining the procedures for managing any event outside of the normal operating conditions of a business be prepared. If required, the IMP should be prepared in consultation with relevant emergency services and regulatory authorities. − In addition to an IMP, systems should be in place for recording any incidents which occur and their causes and to trigger actions to prevent further similar incidents. − The fitout must meet the storage and handling of toxic substances must meet AS/NZS 4452-1997 - The storage and handling of toxic substances.	Section 8.19.2
Engineering and Stormwater Drainage The submitted flood study is outdated. The storing of materials within the flood affected area is prohibited. The proposed application of collection, storage, and processing of the waste which is hazardous in nature is prohibited on flood prone land.	Section 8.5
Developer contributions Council developer contributions may be charged. A detailed QS report should be prepared to ensure the contribution amount is accurately charged.	Appendix H
DCCEEW: BCS	
BCS has reviewed the Scoping Report prepared by MRA Consulting Group dated 18 June 2024 and recommends the proponent address the requirements below and at Attachment A. Regarding biodiversity, it is noted a Biodiversity Development Assessment Report (BDAR) waiver request has been submitted by the applicant which is currently under assessment by BCS. Until a BDAR waiver is granted, the SEARs should include the requirement for a BDAR to be prepared.	Noted that a BDAR waiver was subsequently provided and therefore, no BDAR was completed. Biodiversity is assessed in Section 8.11. Appendix E
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, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). • Wetlands as described in s4.2 of the Biodiversity Assessment Method.	Section 8.4 Appendix L

Requirement	Where addressed
• Groundwater. • Groundwater dependent ecosystems. • Proposed intake and discharge locations. 7. The EIS must 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 (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. • Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government. • Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions http://www.environment.nsw.gov.au/research-and publications/publications-search/risk-based-framework-for-considering-waterway-health outcomes-in-strategic-land-use-planning 8. The EIS must assess the impact of the development on hydrology, including: • 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). • 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. • • Identification of proposed monitoring of hydrological attributes	
Flooding 9. The EIS must include a Flood Impact and Risk Assessment (FIRA). The FIRA should be undertaken by an appropriately certified professional engineer with good working knowledge of Flood Risk Management (FRM) practices and guidance in New South Wales. The results of the FIRA can provide BCS with the information required to inform the suitability of the proposed development proportionate with flood behaviour and the associated risks. 10. The site is constrained by flooding and must be considered in accordance with the NSW Government's Flood Prone Land Policy as set out in the NSW Flood Risk Management Manual (2023) in accordance with the LU01 NSW Flood Impact Risk Assessment Manual and other relevant state and local regulations.	Section 8.5 Appendix M

Requirement	Where addressed
11. The FIRA is to identify and describe existing flood behaviour and constraints for the full range of flood events including 5% Annual Exceedance Probability (AEP), 1% AEP, Probable Maximum Flood (PMF), and either 0.5% AEP or 0.2% AEP as proxies for assessing sensitivity to climate change-induced increases in rainfall intensity. The EIS must provide maps demonstrating changes in flood behaviour (flood afflux) including flood function and hydraulic hazard both pre- and post-development for the full range of events mentioned above. The mapped results must be provided at a scale appropriate for understanding the isolation and emergency management of the site. 12. The EIS should provide details on the storage and use of hazardous materials on-site and undertake a risk assessment of flood immunity of the hazardous materials stored on site and the effectiveness of mitigation measures to minimise the impacts and risks of flooding to the development, its users, and the existing community. 13. The EIS should address section 6.8 Flooding (2)(a) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 which requires consideration of adverse impacts on the water quality of natural waterbodies due to the release of pollutants in a flood.	
DCCEEW: Water **Note: Detailed requirements and references are found in the relevant sections**	
1. A detailed and consolidated site water balance 2. Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater 3. Details of all water take for the life of the project and post closure where applicable. 4. Details of Water Access Licences 5. A description of groundwater conditions 6. Assessment of impacts on surface and groundwater sources, related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems and ground water levels; including measures proposed to reduce and mitigate these impacts. 7. Proposed surface and groundwater monitoring activities and methodologies. 8. Identification and assessment of works/activities on waterfront land 9. Assessment of project against relevant policies and guidelines.	Section 8.4 Appendix L
EPA – key requirements **Note: Detailed requirements and references are found in the relevant sections**	
1. The facility must be enclosed	Section 4, Figure 9
2. The list of waste types to be received at the Premises must be made clear.	Table 21

Requirement	Where addressed
3. The Environmental Assessment must include a detailed assessment of the waste management processes to be undertaken at the Premises.	Section 8.2
4. Impacts of water must be included in the application.	Section 8.4, 8.5
5. An Air Quality assessment is to be provided	Section 8.2 Appendix J
6. An Odour assessment is to be provided	Section 8.2 Appendix J
7. Details of the weighbridge must be provided and demonstrate compliance.	Weighbridge designed and approved according to DA2019/457/1. Details of weighbridge calibration and compliance would be provided prior to commencement of operations and prior to issuing of an EPL.
8. Financial assurance may be required.	Noted
9. The Fire and Rescue NSW Guideline Fire Safety in waste Facilities should be applied.	Section 8.9.4.4
10. Details of diesel fuel and hydraulic oil storage must be provided.	Section 8.8.3.3
Fire and Rescue	
1. Access for fire brigade vehicles and firefighters1 is a FRNSW guideline document that may be used to ensure the provision of safe, efficient, and effective access for fire brigade vehicles to any premises and allow firefighters to rapidly intervene when a fire or other emergency incident occurs. 2. Fire safety in waste facilities2 is a FRNSW guideline document that may be used to provide guidance on fire safety in waste facilities, including adequate provision for fire safety and facilitate safe fire brigade intervention to protect life, property and the environment.	Section 8.6

Requirement	Where addressed
FRNSW requests to be consulted and given the opportunity to review and provide comment regarding the proposed fire and life safety systems at the preliminary and final design phases of the project.	
DCCEEW: Heritage	
Aboriginal Cultural Heritage Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the site.	Section 8.12 Appendix R
Sydney Water **Note: Detailed requirements and references are found in the relevant sections**	
Water-related Infrastructure Requirements 1. Drinking water service demands 2. Endorsement from Sydney Water to ensure there is no adverse impact to any existing water, wastewater or stormwater main, or other Sydney Water asset. 3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. 4. As this development creates trade wastewater, Sydney Water has trade wastewater requirements which need to be met. **Integrated Water Cycle Management** 5. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed.	Section 8.4 A Feasibility letter was received by Sydney Water on 11 November 2024 (see Appendix V) indicating that the sewer capacity is capable of accommodating the expected daily discharge demand.
Transport for NSW **Note: Detailed requirements and references are found in the relevant sections**	
1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). 2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle width, etc.).	Appendix N Section 8.6

Requirement	Where addressed
3. Proposed number of car parking spaces and compliance with the appropriate parking codes. 4. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times). 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).	