

# RESPONSE TO SEARS

Key Issue	Requirements	Response/Reference
General Requirements	<p>The EIS must meet the form and content requirements of clauses 6 and 7 to Schedule 2 of the EP&amp;A Reg. In addition, the EIS must include a:</p> <ul style="list-style-type: none"> <li>Detailed description of the development including:</li> <li>Need and justification for the development;</li> <li>Likely staging of the development;</li> <li>Likely interactions between the development and existing, approved and proposed operations in the vicinity of the site;</li> <li>Layout and design, including plans of any proposed building works;</li> <li>Identification of the preferred alignment of the Southern Link Road (as identified and exhibited as part of the WSEA SEPP amendment late 2014), and the bridge connection required for the development in all relevant plans;</li> <li>Written and graphical description of proposed infrastructure and service provision (including any required off site upgrades).</li> <li>Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with those instruments;</li> <li>Risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment;</li> <li>Detailed assessment of the key issues specified and any other</li> </ul>	<p>The EIS has been prepared in accordance with the relevant statutory requirements.</p> <p>The OWE proposal seeks to facilitate the development of industrially zoned land within the WSEA for warehousing and distribution purposes, in line with strategic objectives. Further detail on the need and justification for the proposal is provided in Section 2 of the EIS.</p> <p>A detailed description of the proposal, including staging, layout and design, road alignments, infrastructure and service provision and interactions with surrounding land uses and developments is provided in Section 4 of the EIS with plans of the proposal provided at Appendix C, D and E to the EIS.</p> <p>Consideration of the proposal against relevant EPIs is detailed in Section 6 of the EIS. The proposal does not result in any significant departures from statutory provisions and proposes only minor variations to non-statutory development standards as detailed in Section 4.</p> <p>As part of the assessment process, a risk analysis was undertaken as detailed in Appendix Z of the EIS. This risk assessment identifies the key issues for more detailed consideration.</p> <p>Key issues identified include urban design and visual impact, traffic and transport, soil and water management, noise and ecology. These issues are addressed in detail in Section 6 of the report, with technical studies included as appendices as referenced below.</p> <p>Where mitigation and management measures were required, these have been incorporated into the proposed development with a summary of</p>

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	<p>significant issues identified in this risk assessment including:</p> <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 proposals for adaptive management and/or contingency plans to manage significant risks to the environment;</li> <li>• A summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul>	<p>these measures provided in Section 7 of the EIS.</p>
CIV	<p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• A detailed calculation of the capital investment value of the proposal as defined at clause 3 of the EP&amp;A Reg, including details of all components of the CIV;</li> <li>• An estimate of jobs that will be created by the development during its construction and operational phases;</li> <li>• Certification that the information provided is accurate at the date of preparation.</li> </ul>	<p>The OWE proposal has an estimated CIV of \$447 million and would generate 1,500-2,000 job.</p> <p>A Quantity Surveyors (QS) report is included at Appendix C to the EIS.</p>
Strategic and Statutory Context	<p>Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:</p>	<p>Consideration of the proposal against relevant EPIs is detailed in Section 6 of the EIS. The proposal is aligned with the objectives of key policy documents, particularly as they relate</p>

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	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>• State Environmental Planning Policy No. 33 - Hazardous and Offensive Development;</li> <li>• State Environmental Planning Policy No. 55 - Remediation of Land;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007; and</li> <li>• State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP).</li> </ul> <p>Address the relevant provisions, goals and strategic objectives in the following:</p> <ul style="list-style-type: none"> <li>• The NSW State Plan – NSW 2021;</li> <li>• A Plan for Growing Sydney 2031;</li> <li>• Draft West Central and South West Subregional Strategies; and</li> <li>• Relevant Development Control Plans (DCPs) and justification for any inconsistencies; and</li> <li>• Justification for the proposed site layout, considering the environmental constraints and suitability of the site.</li> </ul>	<p>to the generation of jobs in the WSEA. Further detail on this is included in the strategic justification at Appendix G to the EIS.</p> <p>The proposal does not result in any significant departures from statutory provisions and proposes only minor variations to non-statutory development standards as detailed in Section 4 and Appendix Q.</p>
Planning Agreement/Developer Contributions	<ul style="list-style-type: none"> <li>• Demonstration that satisfactory arrangements have been or would be made to provide or contribute to the provision of the necessary local and regional infrastructure required to support the development.</li> </ul>	<p>Goodman has entered into a Voluntary Planning Agreement (VPA) with respect to the development of its Oakdale Central and Oakdale South estates.</p> <p>Similar arrangements would be made in respect of the OWE either through amendment to the existing VPA or the creation of a new VPA to address contributions for the proposed development.</p>

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Transport	<ul style="list-style-type: none"> <li>• Details of all traffic and transport types and volumes likely to be generated during construction and operation, including a description of haul routes;</li> <li>• An assessment of predicted impacts of this traffic on the safety and the capacity of the surrounding road network and access points, current traffic counts and modelling of key intersections including Milner Drive and Old Wallgrove Road;</li> <li>• Details of proposed site access, including detailed consideration of various access options, justification for the proposed location of the main access points and compliance with Australian Standards;</li> <li>• Plans of any road upgrades or new roads required for the development;</li> <li>• A discussion of any interactions between the proposed local internal roads and the preferred alignment for the Southern Link Road Network (as identified in the plan exhibited as part of the WSEA SEPP amendment late 2014) having regard to clause 26 of the WSEA SEPP; and</li> <li>• Detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian Standards.</li> </ul>	<p>Transport and access are key drivers of the design of the OWE proposal, which includes the construction of a new regional road for access.</p> <p>Key details of the proposed access and transport infrastructure are provided in the project description at Section 4 of the EIS.</p> <p>Section 6.5 of the EIS summarises the transport assessment undertaken in respect of the proposal, the potential impacts and proposed mitigation measures. The full Transport Impact Assessment is included at Appendix H to the EIS for further details.</p> <p>It is noted that the site is not accessed from Milner Drive and impacts on this intersection are not therefore included in the traffic assessment.</p>

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Urban Design and Visual	<ul style="list-style-type: none"> <li>Layout of the development including staging, site coverage, lot sizes, setbacks, proposed open space and landscaped areas;</li> <li>Suitable landscaping incorporating endemic species;</li> <li>Details of controls for building heights and design setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage and energy and water efficiency/conservation requirements;</li> <li>Outline and justify any inconsistencies with existing precinct plans or other DCPs applicable to the locality; and</li> <li>Provide a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas) including height, colour, scale, building materials and finishes, signage and lighting, having regard to surrounding residential receivers and clause 23 of the WSEA SEPP particularly in terms of potential impacts on: <ul style="list-style-type: none"> <li>nearby public and private receivers; and</li> <li>significant vantage points of the broader public domain including Greenaway Place in Horsley Park.</li> </ul> </li> </ul>	<p>The layout of the proposed OWE development has been informed by the various characteristics and constraints of the site and its context.</p> <p>A description of the proposed layout and how it responds to the surrounding environment is included in the project description at Section 4 of the EIS, along with the proposed development controls for the OWE.</p> <p>Further detailed analysis of potential visual impacts is provided in Section 6.2 and in the Urban Design Report at Appendix F and the Visual Impact Assessment (VIA) at Appendix I.</p> <p>It is noted that Greenway Place is some distance from the OWE and the site would not be visible from residential properties</p>
Soils and Water	<ul style="list-style-type: none"> <li>A detailed description of all potential impacts on the watercourses/riparian land (including watercourse</li> </ul>	<p>A Riparian Corridor Assessment is included with the EIS at Appendix L to identify potential impacts on waterways on the site and appropriate management measures.</p>

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	<p>realignments), existing riparian vegetation and the rehabilitation of riparian land, including a draft vegetation management plan;</p> <ul style="list-style-type: none"> <li>• A detailed and consolidated site water balance;</li> <li>• Assessment of potential impacts on surface and groundwater sources (quality and quantity), soil (including contamination, salinity and acid sulphate soil),</li> <li>• Related infrastructure, watercourses, riparian land and measures proposed to reduce and mitigate those impacts;</li> <li>• Describe surface and stormwater management measures designed in accordance with Water Sensitive Urban Design principles, including on-site detention, measures to treat or reuse water, and proposed and uses of potable and non-potable waters;</li> <li>• Full technical details and data of all surface and groundwater modelling;</li> <li>• Proposed surface and groundwater monitoring activities and methodologies;</li> <li>• Assessment of any potential cumulative impacts on water resources, and any proposed options to manage those impacts;</li> <li>• Description of proposed erosion and sediment controls during construction and operation; and</li> <li>• Proposed cut and fill works associated with the development,</li> </ul>	<p>A summary of these measures is included in Section 6.3.3 of the EIS.</p> <p>A consolidated site water balance has informed the civil design for the proposal and is detailed in Section 7 of the Civil Engineering Report at Appendix I. Details of the proposed stormwater management strategy and approach to water sensitive urban design are also provided in this report at Section 6.</p> <p>Civil design including cut and fill and erosion and sediment control is addressed in the project description at Section 4 of the EIS with more detail provided in the plans at Appendix D and Sections 2 and 3 of the Civil Engineering report at Appendix K.</p> <p>A summary of groundwater issues and management is provided in Section 6.6.4 of the EIS. Section 6 of the Civil Engineering Report provides full details of all surface and groundwater modelling undertaken in respect of the proposal.</p> <p>Detailed analysis of soils on the site, including structural stability, salinity, aggressivity and mineral resources has been undertaken to inform the EIS with technical reports included in Appendix S.</p>

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	and measures to minimise the extent of cut and fill.	
Flooding	<ul style="list-style-type: none"> <li>• A detailed hydrological and hydraulic assessment, which includes the following: a comprehensive assessment of the impact of flooding on the development for the full range of flood events up to the probable maximum flood. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity;</li> <li>• Assessment of the impact of the development on flood behaviour (i.e., levels, velocities and duration of flooding) and on adjacent, downstream and upstream areas;</li> <li>• Detail proposed floor levels for all proposed habitable structures on the site having considered the full range of flood events up to the probable maximum flood; and</li> <li>• Detail an emergency response plan for the site, which includes consideration of a flood-free access to or from the development site in extreme flood events.</li> </ul>	A detailed flood impact assessment is included with the EIS at Appendix O and is discussed in relation to the civil design in Section 8 of the Civil Engineering Report at Appendix I.
Infrastructure Requirements	<ul style="list-style-type: none"> <li>• A detailed written and/or geographical description of infrastructure required on the site; -</li> <li>• Identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be</li> </ul>	Details of the infrastructure required to service the proposed development are provided in Section 4 of the EIS with plans provided at Appendix D. Section 9 of the Civil Engineering Report at Appendix I provides a detailed description of proposed infrastructure and services for the OWE.

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	<p>implemented in a timely manner and maintained;</p> <ul style="list-style-type: none"> <li>• An infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction; and</li> <li>• An assessment of the impacts of the development (construction and operation) on existing infrastructure surrounding the site.</li> </ul>	
Noise	<ul style="list-style-type: none"> <li>• Description of all potential noise sources, including construction, operational, and on and off-site traffic noise;</li> <li>• A noise impact assessment, including cumulative noise in accordance with relevant Environment Protection Authority guidelines; and</li> <li>• Details of noise mitigation, management and monitoring measures.</li> </ul>	<p>Noise modelling was undertaken to inform the design and layout of the OWE proposal.</p> <p>A summary of potential noise impacts and management measures is provided at Section 6.4 of the EIS with full details of noise modelling and assessment provided in the technical report at Appendix T.</p>
Air Quality and Odour	<ul style="list-style-type: none"> <li>• an assessment of the potential air quality impacts (particularly dust) of the development on surrounding receivers, including from construction, operation and transport;</li> <li>• An assessment of the potential odour impacts; and</li> <li>• Details of the proposed mitigation, management and monitoring measures.</li> </ul>	<p>An assessment of potential air quality and odour has been undertaken and a report is included at Appendix U to the EIS.</p>



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Biodiversity	<ul style="list-style-type: none"> <li>Assessment and documentation of biodiversity impacts, including on groundwater dependent ecosystems, related to the development in accordance with the NSW Biodiversity Offsets Policy for Major Projects (2014) and the Framework for Biodiversity Assessment, in accordance with section 1a2B(1)(c) of the Threatened Species Conservation Act 1995.</li> </ul>	<p>Areas of high environmental value on the OWE have been identified and preserved as part of the proposal.</p> <p>Details of conservation measures are provided in Sections 6.3 of the EIS with full documentation of ecological assessment and biodiversity offsets provided in the technical reports at Appendix K and N.</p>
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> <li>Aboriginal cultural heritage in accordance with the relevant OEH guidelines. Any impacts on Aboriginal cultural heritage as a result of the development must be adequately mitigated;</li> <li>Where it is likely that the development will impact upon Aboriginal cultural heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts, and management and mitigation measures; and</li> <li>Describe any actions that will be taken in order to avoid or mitigate impacts the development may have on Aboriginal cultural heritage.</li> </ul>	<p>A summary of potential heritage impacts and management measures is provided in Section 6.6.6 of the EIS.</p> <p>Full details of heritage assessment and consultation with Aboriginal stakeholders are provided in the technical reports at Appendix M to the EIS.</p>
Bushfire	<ul style="list-style-type: none"> <li>Including consideration of bush fire measures as outlined in Planning for Bushfire Protection 2006, particularly asset protection zones, access and water/utilities.</li> </ul>	<p>A bushfire assessment and management plan has been prepared for the OWE and is included at Appendix P.</p>
Greenhouse Gas and Energy Efficiency	<ul style="list-style-type: none"> <li>Including an assessment of the energy use on-site, and demonstrate the measures to be</li> </ul>	<p>The proposed development of the OWE will incorporate a variety of energy efficiency and sustainability measures to maximise the efficient</p>

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	implemented to ensure the proposal is energy efficient.	use of resources during construction and operation. A detailed report on energy efficiency measures is included at Appendix R.
Waste Management	<ul style="list-style-type: none"> <li>During construction and operation.</li> </ul>	A Waste Management Plan covering both the construction and operational phases of the development is included at Appendix V of the EIS.
Plans and Documents	<ul style="list-style-type: none"> <li>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</li> </ul>	Architectural, Civil and Landscape plans are included at Appendix E, F and G of the EIS.
Consultation	<ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>Penrith City Council;</li> <li>Fairfield City Council;</li> <li>Blacktown City Council;</li> <li>Roads and Maritime Services;</li> <li>Department of Primary Industries;</li> <li>Environment Protection Authority;</li> <li>NSW Office of Environment and Heritage;</li> <li>Rural Fire Service</li> <li>Water NSW;</li> <li>Sydney Water;</li> <li>Transgrid;</li> <li>Endeavour Energy;</li> </ul> </li> </ul>	<p>A program of consultation has been carried out by Goodman with a range of stakeholders. Feedback from this consultation has been used to inform the design and layout of the proposal.</p> <p>Details of consultation undertaken are provided in Section 4 of the EIS.</p>

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	<ul style="list-style-type: none"> <li data-bbox="520 405 679 434">• AGL; and</li> <li data-bbox="520 461 983 551">• Surrounding landowners/occupiers that may be affected by the proposal.</li> <li data-bbox="520 577 983 904">• 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.</li> </ul>	