

Appendix A

SEARs Compliance Table

Requirement	EIS Section	Technical Study
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) 	Environmental Impact Statement	
<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 as they relate to the Concept and Stage 1 development applications of SSD-10479 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. 	Section 3	
<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> 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. 	Under separate cover	
Key Issues		
<ul style="list-style-type: none"> Consistency with the approved 200 Aldington Road Industrial Estate Concept Plan (SSD-10479) – including: <ul style="list-style-type: none"> detailed assessment of the potential impacts of the development against the approved Concept Plan including, but not limited to, urban design and visual impact, construction and operational traffic impacts, noise and vibration, and stormwater management justification for any departures from the approved Concept Plan. 	Section 6	
<ul style="list-style-type: none"> Statutory and Strategic Context – including: <ul style="list-style-type: none"> justification for the proposal and the suitability of the site detailed justification that the proposed land use is permissible with consent 	Section 2 Section 4	

<ul style="list-style-type: none"> - 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 whether the development will constitute a Scheduled Activity under Schedule 1 of the Protection of the Environment Operations Act (POEO) 1997 and require an Environment Protection Licence - 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: <ul style="list-style-type: none"> o State Environmental Planning Policy (Biodiversity and Conservation) 2021 o State Environmental Planning Policy (Industry and Employment) 2021 o State Environmental Planning Policy (Planning Systems) 2021 o State Environmental Planning Policy (Resilience and Hazards) 2021 o State Environmental Planning Policy (Sustainable Buildings) 2022 o State Environmental Planning Policy (Transport and Infrastructure) 2021 o State Environmental Planning Policy (Western Parkland City) 2021 o Mamre Road Precinct Development Control Plan (MRP DCP). 		
<ul style="list-style-type: none"> • 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): <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. 	Section 5	Appendix O
<ul style="list-style-type: none"> • Traffic and Transport – a quantitative transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes: <ul style="list-style-type: none"> - consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA - an estimate of trip generation, mode split, arrival/departure profiles and trip distribution using the first principles method (where tenants are known) - an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios). This must consider traffic associated with other approved and proposed projects within the 200 Aldington Road Industrial Estate and other nearby approved and proposed developments in the broader Mamre Road Precinct - 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 any proposed internal road network, access points, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary) - details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including approval-in-principle from the relevant road authority, where relevant) - a Draft Construction Traffic Management Plan detailing the likely trip generation, construction vehicle routes, access and parking arrangements and measures to mitigate any construction traffic and parking impacts. 	Section 6	Appendix N
<ul style="list-style-type: none"> • 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: 	Section 6	Appendix T

<ul style="list-style-type: none"> - the identification of impacts associated with construction, site emission 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 detailed noise source inventory describing all potential noise and vibration sources during construction and operation of the development, including but not limited to external plant and equipment (e.g., air conditioners, ventilation units, compactors, and containers), vehicle maintenance and repair activities, on-site vehicle movements (e.g., gas-powered/electric forklifts, loading/unloading activities and manoeuvring within loading areas), and on-site and off-site traffic noise. Noise levels for all plant and equipment must be supported by manufacturer specifications - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area - a cumulative construction and operational noise impact assessment inclusive of impacts from approved and proposed developments in the 200 Aldington Road Industrial Estate and the broader Mamre Road Precinct - demonstration of compliance with the noise limits set out in Conditions A16 and A17 of the SSD-10479 development consent - 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 these mitigation measures and details of any proposed compliance monitoring programs. 		
<ul style="list-style-type: none"> • 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 proposed mitigation, management and monitoring measures. 	Section 6	Appendix G
<ul style="list-style-type: none"> • Waste – including: <ul style="list-style-type: none"> - details of the quantities and classification of all waste streams to be generated on site during the development - details of waste storage, handling and disposal 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. 	Section 3	Appendix M
<ul style="list-style-type: none"> • Water Management – including: <ul style="list-style-type: none"> - 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 - 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. - consideration of how the proposed development is consistent with the stormwater management system for the 200 Aldington Road Industrial Estate (SSD-10479). 	Section 6	
<ul style="list-style-type: none"> • Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes: <ul style="list-style-type: none"> - an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site - 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 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 3	

<ul style="list-style-type: none"> • Hazards and Risk – including: <ul style="list-style-type: none"> - 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 - 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”. 	Section 6	Appendix P
<ul style="list-style-type: none"> • Fire Management – including: <ul style="list-style-type: none"> - identification of the aggregate quantities of combustible waste products to be stockpiled at any one time - details of compliance with relevant fire safety provisions of the National Construction Code, including details demonstrating the proposed fire access trail complies with section 10 of the Fire Safety Guideline – Access for fire brigade vehicles and firefighters (Fire and Rescue NSW, 2020) and relevant National Construction Code requirements 	Section 6	Appendix S
<ul style="list-style-type: none"> • Bush Fire – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019 and the bushfire management strategies adopted for SSD-10479. 	Section 6	Appendix J
<ul style="list-style-type: none"> • Greenhouse Gas and Energy Efficiency – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050). 		Appendix Q and R
<ul style="list-style-type: none"> • Airport Safeguarding – an aviation impact assessment, including: <ul style="list-style-type: none"> - an assessment of the potential impact of the proposed development on the Western Sydney International (Nancy-Bird Walton) Airport operations - a wildlife hazard assessment and wildlife management plan - consideration of related matters in the Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas, State Environmental Planning Policy (Precincts - Western City Parkland) 2021 and the National Airports Safeguarding Framework, including (but not limit to) public safety, wildlife hazards, lighting, wind shear and the prescribed airspace. 	Section 6	Appendix H
<ul style="list-style-type: none"> • Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage assessment or justification for reliance upon any previous Aboriginal Cultural Heritage Assessment undertaken for SSD-10479. 	Section 6	Appendix F
<ul style="list-style-type: none"> • Social – including a social impact assessment in accordance with the Department's Social Impact Assessment Guideline 	Section 6	Appendix U
<ul style="list-style-type: none"> • 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"> 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. 		Appendix Q

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- **Planning Agreement/Development Contributions** – including consideration of any applicable State and local development contributions and/or details of any existing or proposed Planning Agreement.

Section 3.7

Consultation

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.

Section 5

Appendix O

In particular you must consult with:

- Penrith City Council
 - NSW Department of Climate Change, Energy, the Environment and Water, specifically the:
 - Conservation Programs, Heritage and Regulation (CPHR) Group
 - Environment Protection Authority
 - Transport for NSW
 - Fire & Rescue NSW
 - Sydney Water
 - surrounding local landowners, businesses and stakeholders
 - any other public transport, utilities or community service providers.
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