

Planning Secretary's Environmental Assessment Requirements

Aspect Industrial Estate – IVE Packaging and Printing Facility (WH8)



Application Number	SSD-80331959
Project Name	Aspect Industrial Estate - IVE Printing and Packaging Facility (WH8)
Development	Fit-out and use of the Warehouse 8 building (approved under SSD-60513208) in the Aspect Industrial Estate for a printing and packaging facility, including additional parking
Location	4 Pemul Place, Kemps Creek, Lot 301 DP 1305254; Lot 105 DP 1305965, Lot 305 DP 1305254 and Lot 104 DP 1305965
Applicant	Mirvac Industrial Developments Pty Ltd
Date of Issue	21 March 2025
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 <i>State Significant Development Guidelines (2021)</i>. <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: <ul style="list-style-type: none"> – details of all activities proposed to be carried out as part of the development – a description of processing operations (including flow diagrams for each processing stream), including a description of the technology to be installed, outputs and the quality control measures that would be implemented – details of how raw materials and finished products would be stored and handled on-site, and transported to and from the site – a description of the volumes of input and outputs and the maximum daily, weekly and annual processing capacities • 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 consent - SSD-10448 and Stage 4 development consent - SSD-60513208 – 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>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 <i>Registered Environmental Assessment Practitioner Guidelines</i>.
Key issues	The EIS must address the following specific matters:

- **Consistency with the approved Aspect Industrial Estate Concept Proposal (SSD-10448) – including:**
 - detailed assessment of the potential impacts of the development against the approved Aspect Industrial Estate Concept Proposal (as amended) including but not limited to operational traffic impacts, noise and vibration, air quality and stormwater management for Lot 8 and the entire Aspect Industrial Estate.
- **Statutory and Strategic Context – including:**
 - justification for the proposal and suitability of the site
 - detailed justification that the proposed land use is permissible with consent
 - 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 including SSD-10154 and SSD-60513208
 - 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.
- **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.
- **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:**
 - 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
 - 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) taking into consideration traffic associated with other approved and proposed developments within the Aspect Industrial Estate and broader Mamre Road Precinct
 - details and plans of on-site parking provisions in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines.
- **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 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 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, refrigeration systems, ventilation units, compactors, and containers), on-site vehicle movements (e.g., gas-powered/electric forklifts, temperature-controlled trucks manoeuvring within loading areas), and on-site and off-site traffic noise. Noise levels for all plant and equipment must be supported by manufacturer specification
 - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from approved and proposed developments within the Aspect Industrial Estate and the broader Mamre Road Precinct

- demonstration of compliance with the noise limits set out in Condition A16 of the SSD-10448 development consent and Condition B31 of SSD-60513208
- 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.
- **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
 - inclusion of ‘worst case’ emission scenarios and sensitivity analyses
 - details of proposed mitigation, management and monitoring measures.
- **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 how process water will be handled on-site including details of water treatment / recycling systems
 - consideration of how the proposed development is consistent with the approved stormwater management system for the Aspect Industrial Estate.
- **Waste** – including:
 - 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*.
- **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
 - 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.
- **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
 - 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”.
- **Fire Management** – including:
 - 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
- **Biodiversity** – an assessment of the proposal’s biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity

	<p>Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</p> <ul style="list-style-type: none"> • Social – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i> • Ecologically Sustainable Development and Greenhouse Gas – 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 ongoing operation of the development – 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 – a description of the measures to be implemented to minimise the consumption of energy and water – 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 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 35BA of the EP&A Regulation. • Planning Agreement/Development Contributions – including consideration of any applicable State and local development contributions and/or details of any existing or proposed Planning Agreement.
Consultation	<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Penrith City Council • Department of Climate Change, Energy, the Environment and Water, specifically the Environment Protection Authority • Transport for NSW • Fire and Rescue NSW • Sydney Water • surrounding local landowners, businesses and stakeholders • Local Aboriginal Land Council • any other public transport, utilities or community service providers.
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

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:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

<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, Guidelines & Plans	
Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
	Planning Circular PS24-002: Changes to how development costs are calculated for planning purposes
	Standard Form of Estimated Development Cost (State significant projects) – March 2024
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2022
Air Quality	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
Climate Change	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)
	NSW EPA Guide for Large Emitters – Draft for Consultation (EPA, 2024)
Design Quality	
	Greener Places (Government Architect NSW, 2020)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	<p>Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)</p> <p>Fire Safety Guidelines – Access for fire brigade vehicles and firefighters</p> <p>Fire Safety Guidelines – Emergency services information package and tactical fire plans</p>
Flooding	<p>Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)</p> <p>Department of Planning and Environment Flood Risk Management Toolkit – https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines</p>
Hazards and Risk	<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)</p> <p>Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)</p>
Heritage	<p><i>Heritage Act 1977</i></p>
Non-Aboriginal Heritage	<p>NSW Heritage Manual (HO and DUAP, 1996)</p> <p>The Burra Charter (ICOMOS Australia, 2013)</p> <p>Statements of Heritage Impact (HO and DUAP, 2002)</p>
Aboriginal Heritage	<p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p>
Human Health Risk	<p>Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)</p>
Noise and Vibration	<p>Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022)</p> <p>Acoustics – Description and measurement of environmental noise (AS1055:2018)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Noise Criteria Guideline (RMS, 2015)</p> <p>Noise Mitigation Guideline (RMS, 2015)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p> <p>Assessing Vibration: A Technical Guide (DEC, 2006)</p> <p>Noise Guide for Local Government (EPA, 2013)</p>
Social	<p>Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)</p>
Soils and Water	

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 nd Edition (DIPNR, 2003)
Groundwater	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
Stormwater	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
Wastewater	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
Contamination	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
Traffic, Transport and Access	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
	<i>Roads Act 1993</i>
Traffic, Transport and Access	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW, 2024)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2018
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
Waterways	
	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)
	Guidelines for controlled activity approvals - https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines

ATTACHMENT 2
Government Authority Advice