

# Planning Secretary's Environmental Assessment Requirements

Mamre Road Data Centre Campus



<b>Application Number</b>	SSD-92743706
<b>Project Name</b>	Mamre Road Data Centre Campus
<b>Development</b>	Construction and operation of a data centre campus with a total power consumption of up to 1,000 megawatts (MW) and a maximum building height of 38 metres, supported by ancillary office space, electrical substations, back-up generators, diesel storage, lithium-ion batteries, bulk earthworks, associated supporting infrastructure (including road construction), car parking and landscaping
<b>Location</b>	706-752 Mamre Road, Kemps Creek (Lot 10 DP 1280592), in the Penrith local government area
<b>Applicant</b>	Plan Project Management Pty Ltd
<b>Date of Issue</b>	30 September 2025
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> <li>• comply with these assessment requirements</li> <li>• meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation)</li> <li>• have regard to the Department's <i>State Significant Development Guidelines</i>.</li> </ul> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• consideration of issues discussed in the public authority responses to request for key issues (see <b>Attachment 2</b>)</li> <li>• a detailed assessment of the key issues specified below, including: <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 and activities that form part 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> </ul> </li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>• high quality files of maps and figures of the subject site and proposal</li> <li>• an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report</li> <li>• 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</li> <li>• an estimate of the development's total power consumption, inclusive of both the Information Technology (IT) load and the supporting infrastructure and services load</li> <li>• details on any staging of the construction and / or operation of the development</li> <li>• certification that the information provided is accurate at the date of preparation</li> <li>• 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>.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Statutory and Strategic Context</b> – including: <ul style="list-style-type: none"> <li>– a detailed description of the history of the site, including the relationship between the proposed development and all development consents and</li> </ul> </li> </ul>

	<p>approved plans previously and/or currently applicable to the site (including SSD-30628110)</p> <ul style="list-style-type: none"> <li>- 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"> <li>o State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>o State Environmental Planning Policy (Industry and Employment) 2021</li> <li>o State Environmental Planning Policy (Planning Systems) 2021</li> <li>o State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>o State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>o State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>o State Environmental Planning Policy (Western Parkland City) 2021</li> <li>o Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>o Our Greater Sydney 2056: Western City District Plan</li> <li>o Future Transport Strategy 2056</li> <li>o Mamre Road Precinct Structure Plan</li> <li>o Mamre Road Precinct Development Control Plan (MRP DCP)</li> <li>o Cumberland Plain Conservation Plan (CPCP).</li> </ul> </li> <li>• <b>Suitability of the Site</b> – including: <ul style="list-style-type: none"> <li>- detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, effect on neighbouring sites, strategic context and existing site constraints, including: <ul style="list-style-type: none"> <li>o consistency with the relevant height control under the MRP DCP</li> <li>o potential land use conflicts with sensitive receivers to the north of the site</li> <li>o the future Southern Link Road</li> <li>o widening and upgrade of Mamre Road</li> <li>o the integrated freight network identified in the Mamre Road Precinct Structure Plan and the MRP DCP</li> <li>o an options analysis of the proposed bulk earthworks to seek to deliver balanced cut and fill and minimise the height and visual impact of the development and proposed retaining walls, with consideration of proposed works and levels on adjoining properties</li> </ul> </li> <li>- detailed justification that the proposal is permissible with consent, including a robust demonstration of its strategic merit and alignment of each component of the development with the statutory objectives of each land use zone.</li> </ul> </li> <li>• <b>Community and Stakeholder Engagement</b> – a community and stakeholder engagement strategy consistent with the Department’s <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): <ul style="list-style-type: none"> <li>- evidence of direct, ongoing consultation undertaken with nearby sensitive receivers, including the nearby schools, childcare centre and aged care facility located directly north of Bakers Lane</li> <li>- details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development</li> <li>- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul> </li> <li>• <b>Plant and Equipment Systems</b> – including: <ul style="list-style-type: none"> <li>- detailed justification for the chosen back-up power, load smoothing and grid stabilisation systems, including: <ul style="list-style-type: none"> <li>o a comprehensive assessment of alternative commercially available technologies (e.g. solar power, large-scale batteries, hydrogen cells, etc)</li> <li>o demonstration of a commitment to continual improvement with respect to the design of the back-up power system and its associated emissions</li> </ul> </li> <li>- a detailed overview of the proposed back-up generator system (if chosen), including: <ul style="list-style-type: none"> <li>o number and individual capacity of each generator (in terms of megawatts and megajoules per second)</li> <li>o maximum operating time during a power outage event</li> </ul> </li> </ul> </li> </ul>
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- testing procedure (including whether testing will be carried out individually or in clusters), frequency and duration (including confirmation and, if necessary, justification of the need to test during sensitive time periods)
  - a detailed justification for the chosen data hall cooling system, including:
    - a comprehensive assessment of alternative commercially available technologies (e.g. evaporative cooling, immersion cooling, direct-to-chip cooling, etc)
    - demonstration of a commitment to continual improvement and consideration of retrofitting with respect to new and efficient data hall cooling systems
  - a detailed overview of the proposed data hall cooling system, including:
    - the number and details of associated plant and equipment (cooling towers, evaporative chillers, etc)
    - the energy and water demands of the proposed data hall cooling system
  - demonstration the placement of mechanical plant and equipment has considered the impact of heat rejection on habitable rooms and communal open spaces, including those of neighbouring properties.
- **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:
  - details of noise monitoring surveys and background noise levels at the most-affected residential, educational and aged care receivers
  - establishment of suitable project noise trigger levels at all nearby sensitive receivers, including consideration of clustering of noise-generating industry within the Mamre Road Precinct, appropriate amenity noise levels, and any applicable external façade to internal space corrections for educational and childcare facilities (supported by robust evidence, preferably using noise measurements)
  - identification of realistic assessment scenarios for both construction and operation of the development (including potential impacts associated with traffic generation)
  - details of manufacturer specifications for plant and equipment and an associated noise source inventory for each scenario (demonstrating worst-case modelling of plant and equipment)
  - an assessment of all ‘worst case’ noise emission scenarios (including testing of any back-up power system and a critical power failure scenario), supported by:
    - noise contour maps and a detailed sleep disturbance assessment
    - a cumulative impact assessment inclusive of impacts from other proposed and approved developments in the Mamre Road Precinct and adjoining areas (including, but not limited to, other data centre developments in the vicinity of the site)
    - if operation of the development is staged, an assessment of each stage in isolation to accurately represent the predicted noise impacts of each stage
  - consideration of annoying characteristics of noise (including, but not limited to, low frequency noise) and prevailing meteorological conditions in the study area
  - details and analysis of the effectiveness of proposed ‘feasible and reasonable’ management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration impacts following application of these mitigation measures and details of any proposed compliance monitoring programs.
- **Air Quality** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding sensitive receptors, including educational and aged care facilities, in accordance with relevant Environment Protection Authority guidelines, which includes:
  - details of a proposed trigger action response plan (TARP) to be implemented during construction, using mitigation, management and monitoring measures supported by the cumulative quantitative assessment, that are part of an integrated and coordinated plan to manage cumulative dust impacts

- modelling of emissions and air pollutants from predicted operations, including consideration of generator testing, routine maintenance works that require use of generators and emergency scenario/s
- a cumulative assessment that considers all proposed and approved developments in the Mamre Road Precinct for both construction and operation (including, but not limited to, other data centre developments in the vicinity of the site)
- if operation of the development is staged, an assessment of each stage in isolation to accurately represent the predicted the air quality impacts of each stage
- a description and appraisal of best practice air quality impact mitigation, management and monitoring measures.
- **Traffic and Transport** – a quantitative transport impact assessment prepared in accordance with relevant Transport for NSW (TfNSW) and Austroads guidelines (including the *Guide to Transport Impact Assessment* (TfNSW, 2024)), which includes:
  - details of the likely construction trip generation, construction vehicle routes, access and parking arrangements during construction works and measures to mitigate any construction traffic and parking impacts, detailed in a draft Construction Traffic Management Plan
  - details of all daily and peak traffic volumes likely to be generated during all key stages of operation, including a description of key access / haul routes, vehicle types and potential queuing impacts
  - demonstration that the proposed access arrangements can adequately accommodate all vehicle movements generated during construction and operation of the development, while ensuring the development does not adversely impact upon the orderly development of land within the surrounding area
  - 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. This is to include the identification and consideration of approved and proposed developments and road upgrades in the Mamre Road Precinct and evidence of agreement with TfNSW in relation to the assessment approach
  - identification and assessment of any required road upgrades, interim works, new roads or access points necessary to service the development or the broader Mamre Road Precinct, including:
    - details of the timing, staging, and delivery of the works (construction and operation)
    - evidence of consultation with TfNSW and Penrith City Council regarding these works, as well as any necessary land owner’s consent
    - evidence of consistency with Section 3.4.1 of the MRP DCP, specifically in relation to the use of Bakers Lane to access existing land uses to the north and east of the site
    - detailed justification for any variation to the MRP DCP road network or road design within the site
    - evidence of compliance with sections 2.34 and 2.35 of State Environmental Planning Policy (Industry and Employment) 2021, specifically regarding the site’s integration with the Mamre Road Precinct’s dedicated freight corridor and delivery of the Southern Link Road
    - an update on the status of the planning agreement for the Land Owner Group – East (LOG-E) roadworks, including indicative timing for the delivery of associated road infrastructure
  - 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, the Austroads/TfNSW technical guidelines and the MRP DCP (as appropriate), including demonstration that driveways and

- internal circulation areas are designed to avoid conflict between heavy vehicles and light vehicle, pedestrian and cycle movements
  - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary).
- **Built Form and Urban Design** – a design report that:
  - demonstrates how the proposal responds to the urban design objectives and controls of the MRP DCP, including:
    - o consistency with the relevant height control of 20 metres from existing ground level
    - o provision of a setback of at least 20 metres to Mamre Road and the future Southern Link Road that does not include built form components, such as plant and equipment, driveways or fire access roads, in this area
  - identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in *Better Placed* (GANSW, 2017)
  - demonstrates how the development will achieve good design in accordance with the seven objectives for good design in *Better Placed*
  - demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government's *Connecting with Country Framework* (2023)
  - explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach
  - demonstrates how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services
  - assesses how the development complies with relevant accessibility requirements.
- **Visual Impact** – a visual impact assessment, including:
  - photomontages and perspectives of the development layout and design (buildings, plant and substation areas)
  - an assessment of the potential visual impacts of each stage of the development on the amenity of the surrounding area, including:
    - o nearby public and private receivers (including, but not limited to, those located directly north of Bakers Lane)
    - o significant vantage points in the broader public domain including, but not limited to, views from Mamre Road, Elizabeth Drive, Twin Creeks, Luddenham and Mount Vernon
  - details of design elements and mitigation measures to minimise the visual impacts of the development
- **Hazards and Risk** – including:
  - details regarding the location and number of any proposed back-up generators, back-up fuel storage tanks and lithium-ion or other battery chemistries (with details of peak discharge rate in MW) to be installed to service the development
  - detailed justification for the proposed location of any back-up generators, back-up fuel storage tanks and lithium-ion or other battery chemistries with regard to adjacent sensitive land uses, including a detailed options analysis considering alternative locations within the site
  - 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”
  - demonstration that the relevant aspects of the FM Global Property Loss Prevention Data Sheet 5-32 – Data Centres and Related Facilities have been considered and could be implemented as part of the development

- demonstration that the development would comply with the relevant aspects of the following standards:
  - AS/NZS 4681 – Storage and handling of Class 9 (miscellaneous) dangerous goods and articles
  - AS IEC 62619 – Secondary cells and batteries containing alkaline or other non-acid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications
  - AS 1940 – Storage and handling of flammable and combustible liquids.
- **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 the 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 (where required)
  - the following information relating to potable water / wastewater consumption:
    - staging of the development, showing the yearly demand, average day demand, maximum hour demand and high demand days (e.g. 95<sup>th</sup> percentile)
    - the expected daily usage over a year and/or the expected monthly average daily usage over a year
    - daily diurnal usage based on a typical ‘high demand’ day
    - a description of the measures which would be implemented to ensure water supply resilience and operational continuity during water restrictions and/or drought conditions, including any additional on-site water storage or contingency arrangements
  - 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
  - details and demonstration that adequate provision of water tanks and fire hydrants for the purposes of fire fighting has been provided on-site.
- **Soils** – an assessment of potential impacts on soil resources and riparian land on and near the site, including:
  - impacts on soil erosion, salinity and acid sulfate soils
  - details of earthworks, including cut and fill volumes, and how the earthworks strategy has been designed to appropriately integrate finished levels with surrounding properties, development and infrastructure and minimise amenity impacts from any boundary retaining walls
  - a draft Erosion and Sediment Control Plan, prepared by a Certified Professional in Erosion and Sediment Control and in accordance with the Department’s *Technical guidance for achieving Wianamatta–South Creek stormwater management targets* (Technical Guidance) and the MRP DCP.
- **Water Management** – an integrated water management strategy, including:
  - a detailed site water balance for the development, supported by an overview of its water demands and a 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 EPA guidelines and the Department of Climate Change, Energy, the Environment and Water - Water Group (DCCEEW-Water) Groundwater Toolkit
  - details of any surface or groundwater mitigation, management and monitoring activities and methodologies

- a Stormwater Management Plan prepared in accordance with the Technical Guidance, the ‘MUSIC modelling toolkit for Wianamatta–South Creek’ and the MRP DCP, which includes:
  - details of the proposed stormwater/wastewater drainage design, including the capacity of any on-site detention system(s), on-site sewage management and measures to treat, reuse or dispose of water
  - evidence of completing a feasibility process with Sydney Water to ascertain servicing needs and resolve design requirements relating to the regional stormwater scheme
  - details of how the proposed on-site system will connect to Sydney Water’s regional stormwater system, including details of any interim solution and delivery of the 20-metre-wide naturalised trunk drainage channel along the site’s north-eastern boundary
  - where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority (i.e. Sydney Water), provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority
- details of provisions for supplying potable water and disposal of wastewater including any agreements entered into with relevant authorities such as Sydney Water and Penrith City Council.
- **Flooding** – a flood impact risk assessment (FIRA) prepared by a suitably qualified engineer in accordance with the *Flood risk management guideline LU01 - Flood impact and risk assessment (2023)* and section 2.5 of the MRP DCP. 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
  - 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, supported by suitable mapping
  - include details of proposed management measures and controls to:
    - effectively address flood constraints to ensure the flood risks to the development and its users are acceptable
    - manage flood and associated emergency management impacts due to the development on existing communities and individual property owners / occupiers.
- **Contamination** – a site contamination assessment in accordance with the *Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998)*, including:
  - characterisation of the nature and extent of any contamination on the site and surrounding area
  - a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required.
- **Landscaping** – a detailed site-wide landscape plan, including:
  - an arborist report, tree protection plan and vegetation management plan
  - detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained
  - details of tree canopy cover, deep soils and pervious area to meet the requirements of the MRP DCP
  - demonstration of how the development would contribute to the long-term landscape setting in respect of the site and streetscape, contribute to the objective of increased urban tree canopy cover, mitigate the urban heat island effect and maximise opportunities for green infrastructure consistent with *Greener Places (GANSW, 2020)* and having regard to any bush fire risk
  - demonstration of consistency with the MRP DCP species list.

- **Climate Change** - including the preparation of a Greenhouse Gas Assessment in accordance with the *NSW Guide for Large Emitters* (EPA, 2025).
- **Ecologically Sustainable Development** – including:
  - identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design, construction 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, including a maximum Power Usage Effectiveness (PUE) of 1.3 and a minimum NABERS rating of five stars
  - identification of the projected Water Usage Effectiveness (WUE) for the development, compared against recognised ‘best practice’ benchmarks
  - 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, include:
    - demonstration as to how the development has been designed to address the provisions set out in in Chapter 3.2(1)
    - 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.
- **Aboriginal Cultural Heritage** – unless otherwise agreed in writing by Heritage NSW, include an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the *Code of Practice for Archaeological Investigation in NSW* (DECCW, 2010), and 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 adequate and continuous consultation with Aboriginal people in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW 2010)
  - include results of an archaeological survey and test excavations (where required), undertaken in accordance with the relevant guidelines.
- **Non-Aboriginal Cultural Heritage** – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.
- **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. This includes any works within land identified as ‘excluded’ or ‘avoided’ under the CPCP.
- **Human Health** – including an Environmental Health Risk Assessment and a Health Impact Assessment prepared in accordance with the relevant National enHealth guidance, with a focus on environmental noise, air quality and the urban heat island effect.
- **Social** – including a social impact assessment in accordance with the Department’s *Social Impact Assessment Guideline* that is targeted and proportionate to the development’s context and likely impacts.
- **Airport Safeguarding** – including a risk assessment of the proposed development on the Western Sydney Airport operations and addressing related matters in the *Western Sydney Aerotropolis Plan*, State Environmental Planning Policy (Western Parkland City) 2021 and the *National Airports Safeguarding Framework* and associated guidelines, including (but not limited to) a plume rise assessment and consideration of wildlife hazards, lighting and the prescribed airspace.
- **Bush Fire** – a bush fire assessment report that addresses the aims and objectives of *Planning for Bush Fire Protection* (RFS, 2019).
- **Waste** – a waste management report that includes details of:

	<ul style="list-style-type: none"> <li>– the quantities and classification of all waste streams to be generated on site during construction and operation of the development, including e-waste</li> <li>– waste storage, handling and disposal</li> <li>– the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste and Sustainable Materials Strategy 2041</i>.</li> <li>● <b>Planning Agreement/Development Contributions</b> – including consideration of any applicable State and local development contributions, such as the Western Sydney Aerotropolis Special Infrastructure Contribution, the Housing and Productivity Contribution and / or the Mamre Road Precinct Development Contributions Plan.</li> </ul>
<p><b>Consultation</b></p>	<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"> <li>● Penrith City Council</li> <li>● Department of Climate Change, Energy, the Environment and Water: <ul style="list-style-type: none"> <li>○ Conservation Programs, Heritage and Regulation Group</li> <li>○ Environment Protection Authority</li> <li>○ Water Group</li> </ul> </li> <li>● Transport for NSW</li> <li>● Fire &amp; Rescue NSW</li> <li>● NSW Rural Fire Service</li> <li>● NSW Health – Nepean Blue Mountains Local Health District</li> <li>● Heritage NSW</li> <li>● Sydney Water</li> <li>● Endeavour Energy</li> <li>● Transgrid</li> <li>● WaterNSW</li> <li>● Western Sydney Airport Corporation</li> <li>● surrounding local landowners, businesses and stakeholders, including: <ul style="list-style-type: none"> <li>○ Emmaus Catholic College</li> <li>○ Trinity Catholic Primary School</li> <li>○ Mamre Anglican School</li> <li>○ Catholic Healthcare Emmaus Retirement Village</li> <li>○ Catholic Healthcare Emmaus Residential Aged Care Home</li> <li>○ Little Smarties Learning Centre</li> </ul> </li> <li>● Deerubbin Local Aboriginal Land Council</li> <li>● local and regional community and environmental groups</li> <li>● any other public transport, utilities or community service providers.</li> </ul>
<p><b>SEARs Expiry</b></p>	<p>SEARs will expire two years after the date of issue (or the date they were last modified).</p>
<p><b>References</b></p>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, <b>Attachment 1</b> contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

## **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/>

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>State Significant Development Guidelines</b>	
	State Significant Assessment Guidelines (DPHI, 2024)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPHI, 2024)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2022)
	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
	Social Impact Assessment Guideline for State Significant Projects (DPHI, 2025)
<b>Air Quality</b>	
	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)
	NSW Guide for Large Emitters (EPA, 2025)
<b>Biodiversity</b>	
	<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)
<b>Bush Fire</b>	
	Planning for Bush Fire Protection (RFS, 2019)
<b>Climate Change</b>	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)
<b>Design Quality</b>	
	Greener Places (Government Architect NSW, 2020)

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
<b>Fire Safety</b>	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)
	Fire Safety Guidelines – Access for fire brigade vehicles and firefighters
	Fire Safety Guidelines – Emergency services information package and tactical fire plans
<b>Flooding</b>	Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)
	Department of Planning and Environment Flood Risk Management Toolkit – <a href="https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines">https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines</a>
	Shelter in place guideline for flash flooding (DPHI, 2024)
<b>Hazards and Risk</b>	State Environmental Planning Policy (Resilience and Hazards) 2021
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
<b>Heritage</b>	<i>Heritage Act 1977</i>
Non-Aboriginal Heritage	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
Aboriginal Heritage	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
	Connecting with Country Framework (Government Architect NSW, 2023)
<b>Human Health Risk</b>	Health Impact Assessment Guidelines (enHealth, 2017)
	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
	Australian Exposure Factor Guidance: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
	The Health Effects of Environmental Noise (enHealth, 2018)
	Guidance on the Use of Rainwater Tanks (enHealth, 2010)
<b>Noise and Vibration</b>	Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022)
	Acoustics – Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Criteria Guideline (RMS, 2015)
	Noise Mitigation Guideline (RMS, 2015)

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Guide for Local Government (EPA, 2013)
<b>Soils and Water</b>	
	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
Erosion and Sediment	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 <sup>nd</sup> Edition (DIPNR, 2003)
	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)
Groundwater	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)
	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)
Stormwater	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	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)
Wastewater	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMCC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
Contamination	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
<b>Traffic, Transport and Access</b>	
	<i>Roads Act 1993</i>
	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)

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
<b>Upper Canal and Warragamba Pipeline Corridors</b>	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
<b>Waste</b>	
	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)
<b>Waterways</b>	
	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)
	Guidelines for controlled activity approvals (DCCEW Water Group, 2025)

**ATTACHMENT 2**  
**Government Authority Advice**