Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD-17552047
Project Name	155-217 Aldington Road Estate
Development	Construction, fit-out and operation of two warehouse and distribution buildings with a total floor area of 64,260 m^2 including offices, loading docks, parking and hardstand areas, landscaping, utilities and services. Associated works including demolition and bulk earthworks, vegetation removal, construction of internal roads and an access road off Aldington Road and a 9-lot Torrens Title subdivision.
Location	155-217 Aldington Road, Kemps Creek (Lot 33 DP 258949 and Lots 25-28 DP 255560) in the Penrith City local government area
Applicant	Frasers Property Industrial Constructions Pty Limited
Date of Issue	12 May 2021
General Requirements	The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). In addition, the EIS must include: • a detailed description of the development, including: – the need for the proposed development – justification for the proposed development – likely staging of the development – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site – plans of any proposed building works. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • consideration of issues discussed in **Attachment 2** (public authority responses to key issues) • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: – a description of the existing environment, using sufficient baseline data – 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 – 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 • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by: • high quality files of maps and figures of the subject site and proposal

	• a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV • an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters: • **Suitability of the site** – including: – detailed justification for the proposal and the suitability of the site under the State Environmental Planning Policy (Western Sydney Employment Area) 2009 – a detailed description of the history of the site, including the relationship between the proposed development, other proposed developments and all development consents and approved plans previously or currently applicable to the site – an analysis of site constraints. • **Statutory and strategic context** – including: – detailed justification that the proposed land use is permissible with consent – details of any proposed consolidation or subdivision of land – 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: o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (Western Sydney Employment Area) 2009 o State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 o State Environmental Planning Policy No 33 – Hazardous and Offensive Development o State Environmental Planning Policy No 55 – Remediation of Land o State Environmental Planning Policy No 64 – Advertising and Signage o Penrith Local Environmental Plan 2010 o Greater Sydney Region Plan – A Metropolis of Three Cities o Western City District Plan o Future Transport 2056 and supporting plans o Mamre Road Precinct Structure Plan (DPIE, 2020) and the Local Road Network Structure Plan o Western Sydney Aerotropolis Plan (DPIE, 2020) o Draft Mamre Road Precinct Development Control Plan. • **Community and stakeholder engagement** – including: – a community and stakeholder participation strategy identifying key community members and other stakeholders – details and justification for the proposed consultation approach(s) – clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted – issues raised by the community and surrounding landowners and occupiers – clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development

	– details of the proposed approach to future community and stakeholder engagement based on the results of consultation. • **Infrastructure requirements** – including: – a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s – identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained – 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 – an assessment of the development's impacts on existing utilities and services and service providers' assets surrounding the site. • **Urban design and visual** – including: – a detailed design and options analysis of the development including diagrams, illustrations and drawings with reference to the built form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area, the desired future character of the area and consideration of Clause 31 of State Environmental Planning Policy (Western Sydney Employment Area) 2009 – demonstration of how the development will achieve design excellence in accordance with any relevant EPI provisions and the objectives for good design in Better Placed (Government Architect NSW, 2017) – a visual impact assessment (including photomontages, perspectives and cross sections) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting. The assessment must consider potential impacts on: o views, vistas, open space and significant vantage points in the broader public domain o nearby private receivers o edge conditions and interface treatments between the site and adjoining land o Aldington Road – consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks – detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximise opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020). • **Traffic and transport** – including: – details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access / haul routes. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation – an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. This is to include the identification and consideration of approved and proposed developments/planning proposals/road upgrades in the vicinity. The assessment needs to consider the impact on Aldington Road for the duration of the development because traffic growth in this area is expected to increase more quickly than standard growth rates – details of how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes – plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network

	– details and plans of the proposed internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and the Draft Mamre Road Precinct Development Control Plan – swept path diagrams depicting the largest anticipated vehicle entering, exiting and manoeuvring throughout the site – details of road upgrades, infrastructure works or new roads or access points required for the development – details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site – details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development – identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy – measures to integrate the development with the existing/future public transport network. • **Soil and water** – including: – a topographic assessment and justification demonstrating the proposed earthworks are responsive and contextually appropriate – an assessment of the development's potential impacts on soil and water resources, topography, hydrology, groundwater, groundwater dependent ecosystem(s), drainage lines, watercourses and riparian lands on or nearby to the site, including mapping and descriptions of existing background conditions and cumulative impacts and measures proposed to reduce and mitigate impacts – a detailed site water balance including identification of water requirements for the life of the development, measures that would be implemented to ensure an adequate and secure water supply is available for the development and a detailed description of the measures to minimise water consumption at the site; – demonstration satisfactory arrangements for drinking water, wastewater and, if required, recycled water services have been made – characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including the Draft Mamre Road Precinct Development Control Plan) and proposed mitigation measures, monitoring activities and methodologies – a site-specific integrated water management strategy with details of stormwater/wastewater management system including how it will be designed, operated and maintained, including the capacity of on-site detention system(s), on-site sewage management and measures to treat, reuse (including indicative quantities) or dispose of water – demonstration of how stormwater discharge will comply with the trunk drainage infrastructure identified in the Mamre Road Precinct Draft Development Control Plan, including concept stormwater plans for both the proposed development and the ultimate developed estate – detailed flooding assessment – description of the proposed erosion and sediment controls during construction – consideration of salinity and acid sulfate soil impacts. • **Noise and vibration** – including: – a quantitative noise and vibration impact assessment for construction and operation of the development, including traffic noise, undertaken by a

suitably qualified person 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, noise source inventory and 'worst case' noise emission scenarios
  - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
  - a cumulative impact assessment inclusive of impacts from other developments, including the existing development
  - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs.
- **Hazards and risk** – including:
  - a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011)
  - details of fire and life safety systems which would be installed to service the development.
- **Biodiversity** – including 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.
- **Cultural heritage and Aboriginal cultural heritage** – including:
  - an assessment of cultural heritage items and values of the site and surrounding area
  - the identification, description and documentation of the Aboriginal cultural heritage values that exist across the site in an Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared in consultation with Aboriginal parties (including the local Aboriginal Council). The ACHAR must describe any impacts on Aboriginal cultural heritage values and the associated mitigation measures.
- **Social impact** – including:
  - a social impact assessment in accordance with the Department's Draft Social Impact Assessment Guideline – State significant projects (October 2020)
  - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
- **Contamination** – including an assessment of the site suitability for the proposed use(s) in accordance with State Environmental Planning Policy No 55 – Remediation of Land.
- **Bushfire** - including a bushfire assessment against the requirements of Planning for Bush Fire Protection (NSW Rural Fire Service, 2019).
- **Waste management** – including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements.

	• **Air quality** – including an assessment of air quality impacts at sensitive receivers during construction and operation in accordance with NSW Environment Protection Authority guidelines and details of mitigation, management and monitoring measures. • **Greenhouse gas and energy efficiency** – including an assessment of the energy uses onsite and all reasonable and feasible measures that would be implemented onsite to minimise the development's greenhouse gas and carbon emissions (reflecting the Government's goal of net zero emissions by 2050). • **Ecologically Sustainable Development** – including a description of how the development will incorporate the principles of Ecologically Sustainable Development in the design, construction and operation of the development. • **Airport Safeguarding** – including a risk assessment of the proposed development on Western Sydney Airport operations and addressing related matters in the Western Sydney Aerotropolis Plan and the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. • **Planning agreement/development contributions** – including consideration of any applicable State and local development contributions and/or details of any Voluntary Planning Agreement and demonstration that satisfactory arrangements have been made or will be made to provide or contribute to the provision of the necessary local and regional infrastructure required by State Environmental Planning Policy (Western Sydney Employment Area) 2009 or any other policy or plan to support the development.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. The EIS must include high quality files of maps and figures of the subject site and proposal.

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.
	
	In particular you must consult with:
	• Penrith City Council
	• Department of Planning, Industry and Environment, specifically the:
	  ○ Central (Western) team, Place Design and Public Spaces Group
	  ○ Green and Resilient Places, Place Design and Public Spaces Group
	  ○ Environment, Energy and Science Group
	  ○ Water Group (including the Natural Resources Access Regulator)
	• Endeavour Energy
	• Environment Protection Authority
	• Fire and Rescue NSW
	• NSW Rural Fire Service
	• Sydney Water
	• Transport for NSW
	• Water NSW
	• Western Sydney Airport Corporation
	• Western Sydney Planning Partnership
	• surrounding local landowners and stakeholders
	
	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.

Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within two (2) years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.

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:
http://www.planning.nsw.gov.au
http://www.australia.gov.au/publications

Plans and Documents

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.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
   - the location of the land, boundary measurements, area (sqm) and north point
   - the existing levels of the land in relation to buildings and roads
   - location and height of existing structures on the site
   - location and height of adjacent buildings and private open space
   - all levels to be to Australian Height Datum (AHD).

2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
   - significant local features such as heritage items
   - the location and uses of existing buildings, shopping and employment areas
   - traffic and road patterns, pedestrian routes and public transport nodes.

3. Drawings at an appropriate scale illustrating:
   - detailed plans, sections and elevations, which clearly show all proposed buildings
   - detailed plans of proposed access driveways, internal roads, carparking and services infrastructure.

4. Schedule of materials, colours and finishes.

Documents to be Submitted

Documents to submit include:
- one (1) electronic copy of all the documents and plans for review prior to exhibition
- other copies as determined by the Department once the development application is lodged.

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Urban Design and Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	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)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
Groundwater	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)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	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)
Wastewater	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)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
Contamination	State Environmental Planning Policy No. 55 – Remediation of Land
Noise and Vibration	
	Interim Construction Noise Guideline (DECC, 2009)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (EPA 2011)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC 1990)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline – Multi-level Risk Assessment (DoP, 2011)
	Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis (DoP, 2011)
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (DPIE, 2020)
	How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application (DPIE, 2019)
	'Species credit' threatened bats and their habitats NSW survey guide for the Biodiversity Assessment Method (OEH, 2018)
Heritage	
	Heritage Act 1977
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	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)
Social	
	Draft Social Impact Assessment Guideline – State Significant Projects (DPIE, 2020)
Bushfire	
	Planning for Bushfire Protection (RFS, 2019)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	Waste Classification Guidelines (EPA 2014)
	Standards for Managing Construction Waste in NSW (EPA 2018)
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)