

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-22191322
Project Name	Oakdale West Estate Stage 5 Development
Development	Construction, fitout, and operation of warehouse and distribution centre (Building 4E) with a total gross floor area (GFA) of 35,560 square metres (m ²) and associated office, hardstand areas, loading docks, car parking spaces, landscaping, services and utilities.
Location	2 Aldington Road, Kemps Creek (Lot 11 DP 1178389) within Penrith City Local Government Area
Applicant	Goodman Property Services (Aust) Pty Ltd
Date of Issue	June 2021
G e n e r a l Requirements	<p>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 <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include:</p> <ul style="list-style-type: none"> · a detailed description of the development, including: <ul style="list-style-type: none"> - the need for the development - justification for the development - likely staging of the development - likely interactions between the development and existing approved and proposed operations in the vicinity of the site - contributions required to offset the proposal and - 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 the public authority responses to key issues (available on the Department's Planning Portal) · 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: <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 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 developments 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. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> · a detailed calculation of the capital investment value (CIV) of the development as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV · an estimate of the jobs that will be created by the development during the construction and operational phases of the development

	<ul style="list-style-type: none"> · certification the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must include an assessment of the potential impacts of the development (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> · Consistency with the Approved Oakdale West Estate (OWE) concept plan – including: <ul style="list-style-type: none"> - detailed assessment of the potential impacts of the development against the latest approved Concept Plan including but not limited to urban design and visual impacts, traffic and transport, and noise and vibration; and - justifications for any departures from the latest approved Concept Plan. · Community and Stakeholder Engagement – including: <ul style="list-style-type: none"> - a detailed community and stakeholder participation strategy identifying key community members and other stakeholders and 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; and - details of the proposed approach to future community and stakeholder engagement based on the results of consultation. · Statutory and Strategic Context – including: <ul style="list-style-type: none"> - demonstration that the development is consistent with all relevant planning strategies, environmental planning instruments, proposed environmental planning instruments, regional and district plans, and justification for any inconsistencies. This includes, but not limited to: <ul style="list-style-type: none"> o State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) o State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) o State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (WSA SEPP) o State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP) o State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33) o State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) o State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) o Penrith Local Environmental Plan 2010 o Greater Sydney Region Plan – A Metropolis of Three Cities o Western City District Plan. · Urban Design – including: <ul style="list-style-type: none"> - justifications for any departures from the latest approved OWE concept plan including but not limited to building heights, setbacks, landscaping, and site coverage; and - assessment of the development in accordance with Clause 31 Design Principles of the State Environmental Planning Policy (Western Sydney Employment Area) 2009. · Visual Impact – including: <ul style="list-style-type: none"> - a detailed assessment (including photomontages and perspectives) of the development layout and design, including site coverage, setbacks, open space and landscaping, height, bulk and scale, colour, building materials and finishes, façade design, retaining walls, signage and lighting, from nearby receivers and significant vantage points of the broader public domain;

- a landscape plan showing proposed landscaping within the setback areas and car park, in the context of the building form, height, bulk and scale;
- a comparison of the finished ground levels, building heights, setbacks, and landscaping under the latest approved OWE concept plan and the proposed development in the context of visual impacts at nearby receivers; and
- an assessment of the combination of the approved visual mitigation measures under the latest approved OWE concept plan and the proposed landscaping for minimising the overall visual impacts of the development, which shows any landscaping over various periods of times.

Traffic and Transport – including:

- details of all traffic types and volumes likely to be generated during construction and operation, including an assessment of the development against the approved Concept Plan traffic volumes and a description of haul routes. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation;
- an assessment of the predicted traffic impacts on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic modelling;
- 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;
- describe any approval(s) required for haul routes to accommodate the largest vehicle(s) associated with the development, including evidence this approval can be obtained;
- detailed plans of the site access and proposed layout of the internal road and pedestrian network and parking on-site in accordance with the relevant Australian Standards and Council's DCP as well as with reference to the latest approved Oakdale West Estate Concept Plan;
- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site;
- details of the proposed parking provision and its compliance with the Roads and Maritime Services (RMS) guidelines and Condition B13, Schedule B of SSD-7348 development consent;
- 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 development; and
- measures to integrate the development with the existing/future public transport network.

Noise and Vibration – including:

- a quantitative noise and vibration impact assessment for construction and operation of the development, including on- and off-site traffic noise, undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority (EPA) guidelines and including an assessment of impacts on nearby sensitive receivers;
- demonstration of compliance with the noise limits set out in Condition B18, Schedule B of SSD-7348 development consent;
- demonstration the development is consistent with Condition B9, Schedule B; and
- details of the proposed noise mitigation, management and monitoring measures.

Soil and Water – including:

- a detailed and consolidated site water balance;
- an assessment of potential impacts on surface water (quality and quantity), soil,

- related infrastructure and watercourse;
- details of surface and stormwater management measures designed in accordance with Penrith City Council's Water Sensitive Urban Design Policy and principles, including drainage design, on-site detention, measures to treat or reuse water, and proposed uses of potable and non-potable waters;
- a description of the proposed erosion and sediment controls during construction and operational phases of the development; and
- details of impact mitigation, management, and monitoring measures.
- **Infrastructure Requirements** – including:
 - details of infrastructure required on the site and identification of any upgrades required to facilitate the development;
 - an assessment of any risks to the integrity and security of the TransGrid easement and infrastructure that may result from the development and the proposed measures to be taken to mitigate those risks and impacts including soil and water, and infrastructure interaction with the corridors and evidence of consultation with TransGrid; and
 - an assessment of the impacts of the development (construction and operation) on existing infrastructure surrounding the site.
- **Hazard and Risk** – including:
 - a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and the Department's 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; and
 - should preliminary screening indicate that the development 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).
- **Biodiversity** – including an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Assessment Method including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the *Biodiversity Conservation Act 2016*, except where a waiver for preparation of a BDAR has been granted.
- **Bushfire** - including a bushfire assessment against the requirements of Planning for Bush Fire Protection (NSW Rural Fire Service, 2019).
- **Air Quality** – including an assessment of air quality impact at sensitive receivers during construction and operation in accordance with the EPA guidelines and details of mitigation, management, and monitoring measures.
- **Waste Management** – including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements.
- **Greenhouse Gas and Energy Efficiency** – including an assessment of the energy use on-site and all reasonable and feasible measures that would be implemented on-site to minimise the development's greenhouse gas emissions.
- **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 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 Contributions Plan and/or details of any Voluntary Planning Agreement and demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required 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. In addition, the EIS must include high quality files of maps and figures of the subject site and development.
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 Planning, Industry and Environment, specifically: <ul style="list-style-type: none"> - Biodiversity and Conservation Division, Environment, Energy and Science Group · Endeavour Energy · Fire and Rescue NSW · NSW Rural Fire Service · Sydney Water · TfNSW (including Roads and Maritime Services) · TransGrid · Water NSW · local community and other stakeholders, including adjoining Schools, aged care facility, and childcare centre. <p>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.</p>
Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning 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, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

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 development.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<https://info.australia.gov.au/about-government/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 of the existing building, which clearly show all proposed internal and external alterations and additions.

Documents to be Submitted

Documents to submit include:

- 1 hard copy and 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
Traffic and Transport	
	Roads Act 1993 (NSW)
	Guide to Traffic Generating Developments (RTA 2002 as updated)
	RMS Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings (Austroads 2019)
	Guide to Traffic Management Part 12: Traffic Impacts of Developments (Austroads 2019)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads 2014)
	State Environmental Planning Policy (Infrastructure) 2007
	Future Transport Strategy 2056 (TfNSW, 2018)
	NSW Freight and Ports Plan 2018-2023 (TfNSW, 2018)
Urban Design and Visual	
	AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 2019)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
Noise and Vibration	
Noise	Noise Policy for Industry (EPA 2017)
	NSW Road Noise Policy (EPA 2011)
	Environmental Criteria for Road Traffic Noise (EPA 1999)
	Interim Construction Noise Guideline (DECC 2009)
Vibration	Assessing Vibration: A Technical Guideline (DEC 2006)
	Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC 1990)
	BS 6472-1:2008 Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting (2008)
Soil and Water	
Soil	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Acid Sulphate Soils Manual (Stone et al. 1998)
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)

	NSW State Rivers and Estuaries Policy (1993)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom 2004)
	Managing Urban Stormwater: Treatment Techniques (DECC 1997)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	NSW Floodplain Development Manual 2005
	NSW Guidelines for Controlled Activities on Waterfront Land (NOW 2012)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC 1995)
	NSW State Groundwater Policy Framework Document (DLWC 1997)
	NSW State Groundwater Quality Protection Policy (DLWC 1998)
Groundwater	NSW State Groundwater Dependent Ecosystems Policy (DLWC 2002)
	NSW State Groundwater Quantity Management Policy (DLWC 2002)
	Guidelines for the Assessment and Management of Groundwater Contamination (DEC 2007)
	NSW Aquifer Interference Policy (NOW 2012)
	MDBC Guidelines on Groundwater Flow Modelling 2000
	Australian Groundwater Modelling Guidelines (NWC 2012)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC 2004)
Wastewater	Environmental Guidelines: Storage and Handling of Liquids (DECC 2007)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase 1) 2006 (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy – Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2): Augmentation of Drinking Water Supplies 2008 (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	Recycled Water Guidance Document: Recycled Water Management Systems (DPI 2015)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA 2008)
	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)
Air Quality and Odour	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA 2016)
Odour	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
Greenhouse Gas	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
	Guidelines for Energy Savings Action Plans (DEUS 2005)
Fire and Incident Management	
Planning for Bushfire Protection (NSW Rural Fire Service 2019)	
Hazards and Risk	
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development	
Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)	

ISO 31000:2018 Risk management – Guidelines (International Organization for Standardization, 2018)

[HB 203:2006 Environmental Risk Management – Principles and Process](#)

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis

Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DUAP)

Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report (EPA 2003)
