



APPENDIX A –  
PLANNING SECRETARY'S  
ENVIRONMENTAL ASSESSMENT REQUIREMENTS

## A.1 Planning Secretary's Environmental Assessment Requirements

Table A.1 identifies where the Secretary's Environmental Assessment Requirements (SEARs) issued on 24 April 2020 (Ref: SSD-10446) have been addressed in the EIS.

**Table A.1 SEARs requirements**

SEARs requirements	Addressed in EIS
<b>General requirements</b>	
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).	Chapter 4 Statutory context
In addition, the EIS must include:	
<ul style="list-style-type: none"> <li>• A detailed description of the site including any existing or approved operations, site history and development consents</li> </ul>	Chapter 1 Introduction
<ul style="list-style-type: none"> <li>• A detailed description of the development including: <ul style="list-style-type: none"> <li>- the need for the proposed development</li> </ul> </li> </ul>	Chapter 3 Strategic context
<ul style="list-style-type: none"> <li>- justification for the proposed development</li> </ul>	Chapter 3 Strategic context
<ul style="list-style-type: none"> <li>- suitability of the site</li> </ul>	Chapter 3 Strategic context
<ul style="list-style-type: none"> <li>- alternatives considered</li> </ul>	Chapter 1 Introduction
<ul style="list-style-type: none"> <li>- likely staging of the development</li> </ul>	Appendix S Infrastructure staging plan
<ul style="list-style-type: none"> <li>- likely interactions between the development and existing, approved and proposed operations on site and in the vicinity of the site</li> </ul>	Chapter 2 Project description
<ul style="list-style-type: none"> <li>- plans of any proposed building works</li> </ul>	Appendix B Design plans
<ul style="list-style-type: none"> <li>- contributions required to offset the development and</li> </ul>	Chapter 4 Statutory context
<ul style="list-style-type: none"> <li>- infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained</li> </ul>	Chapter 7 Assessment of impacts Appendix S Infrastructure staging plan
<ul style="list-style-type: none"> <li>• consideration of all relevant environmental planning instruments and proposed environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> </ul>	Chapter 4 Statutory context
<ul style="list-style-type: none"> <li>• consideration of issues discussed in Attachment 2 (public authority responses to key issues)</li> </ul>	Chapter 5 Engagement
<ul style="list-style-type: none"> <li>• a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> </ul>	Chapter 6 Hazards and risks Appendix G Environmental risk assessment
<ul style="list-style-type: none"> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment, which includes: <ul style="list-style-type: none"> <li>- a description of the existing environment, using sufficient baseline data</li> </ul> </li> </ul>	Chapter 1 Introduction Chapter 7 Assessment of impacts Relevant appendices (Appendix G – Appendix S)
<ul style="list-style-type: none"> <li>- an assessment of the potential impacts of all stages of the development and proposed developments on site, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</li> </ul>	Chapter 7 Assessment of impacts Relevant appendices (Appendix G – Appendix S)

**Table A.1 SEARs requirements**

SEARs requirements	Addressed in EIS
- 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 and	Chapter 6 Hazards and risks Chapter 7 Assessment of impacts Appendix C Mitigation measures table
- a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS	Appendix C Mitigation measures table
The EIS must also be accompanied by a report from a qualified quantity surveyor providing:	Refer Quantity survey report submitted with project application
<ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) 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 applicable GST component of the CIV</li> <li>• an estimate of jobs that will be created during the construction and operational phases of the proposed development</li> <li>• certification that the information provided is accurate at the end of preparation.</li> </ul>	
<b>Key issues</b>	
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.	Chapter 7 Assessment of Impacts
The EIS must address the following specific matters:	
<ul style="list-style-type: none"> <li>• Statutory and strategic context – including:</li> </ul>	Chapter 3 Strategic context
- detailed justification of the proposal and the suitability of the site including suitability in the context of the key issues raised by the Western Sydney Airport and other authorities	Chapter 4 Statutory context Chapter 5 Engagement
- detailed justification that the proposed land use is permissible with consent	Chapter 4 Statutory context
- details of any proposed consolidation or subdivision of land	N/A
- demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, proposed 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:	Chapter 3 Strategic context Chapter 4 Statutory context
<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• Liverpool Local Environmental Plan 2008</li> <li>• Draft Western Sydney Aerotropolis Plan</li> <li>• Western Sydney Aerotropolis Discussion Paper on the proposed Western Sydney Aerotropolis State Environmental Planning Policy</li> <li>• Draft Western Sydney Aerotropolis Development Control Plan Phase 1</li> <li>• Greater Sydney Region Plan: A Metropolis of Three Cities National Airports Safeguarding Framework</li> </ul>	

**Table A.1 SEARs requirements**

SEARs requirements	Addressed in EIS
<ul style="list-style-type: none"> <li>• <b>Suitability of the site</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, other proposed developments and all development consents and approved plans previously and/or currently applicable to the site and</li> <li>- a detailed justification that the site can accommodate the proposed resource recovery facility, having regard to the scope of the existing operations on site, proposed operations, its location and its environmental impacts and relevant mitigation measures</li> </ul> </li> </ul>	<p>Chapter 1 Introduction</p> <p>Chapter 2 Project description</p> <p>Chapter 3 Strategic context</p> <p>Chapter 8 Evaluation of merits</p>
<ul style="list-style-type: none"> <li>• <b>Airport safeguarding</b> – including: <ul style="list-style-type: none"> <li>- an aviation impact assessment addressing the National Airports Safeguarding Framework containing a risk assessment of the proposed development on airport operations and addressing related matters in the Draft Western Sydney Aerotropolis Plan, the Discussion Paper on the proposed Western Sydney Aerotropolis State Environmental Planning Policy and the Draft Western Sydney Aerotropolis Development Control Plan Phase 1 and</li> <li>- a wildlife attraction risk assessment addressing the waste types to be received, nearby wildlife attractors and the risk of birds transitioning through airspace,</li> </ul> </li> </ul>	<p>Chapter 7 Assessment of impacts</p> <p>Appendix H Aviation impact assessment (including EMM bird strike)</p> <p>Appendix H Aviation impact assessment (including EMM bird strike)</p>
<ul style="list-style-type: none"> <li>• <b>Community and stakeholder engagement</b> – including: <ul style="list-style-type: none"> <li>- a detailed community and stakeholder participation strategy, which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of the consultation, including a justification for this approach</li> <li>- A report on the results of the implementation of the strategy including issues raised by the community and surrounding owners and occupiers</li> <li>- Details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the development</li> <li>- Details of the proposed approach to future community and stakeholder engagement based on the results of the consultation.</li> </ul> </li> </ul>	<p>Chapter 5 Engagement</p> <p>Appendix F Community and stakeholder engagement strategy</p> <p>Chapter 5 Engagement</p> <p>Appendix F Community and stakeholder engagement strategy</p> <p>Chapter 5 Engagement</p> <p>Chapter 5 Engagement</p>
<ul style="list-style-type: none"> <li>• <b>Waste management</b> – including: <ul style="list-style-type: none"> <li>- a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size of stockpiles</li> <li>- details of the source of waste streams to justify the need for the proposed processing capacity</li> <li>- a description of waste processing operations (including flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs and the quality control measures that would be implemented</li> <li>- details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site including details of how the receipt of non-confirming waste would be dealt with</li> <li>- details of the developments waste tracking system for incoming and outgoing waste</li> <li>- details of the quality of waste produced and final dispatch locations</li> </ul> </li> </ul>	<p>Chapter 2 Project description</p> <p>Chapter 2 Project description</p> <p>Chapter 3 Strategic context</p> <p>Chapter 2 Project description</p> <p>Chapter 2 Project description</p> <p>Chapter 2 Project description</p> <p>Chapter 2 Project description</p> <p>Chapter 2 Project description</p>

### Table A.1 SEARs requirements

SEARs requirements	Addressed in EIS
- details of the waste management strategy for construction and ongoing operational waste generated	Chapter 2 Project description
- the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021 and	Chapter 3 Strategic context Chapter 2 Project description
- details of consistency with the EPA's Standards for Managing Construction Waste in NSW (November 2018).	Chapter 2 Project description
<ul style="list-style-type: none"> <li><b>Air quality</b> – including: <ul style="list-style-type: none"> <li>- a quantitative assessment of the potential air quality, dust and odour impacts of the development in accordance with relevant NSW Environment Protection Authority guidelines. This is to include the identification of existing and potential future sensitive receivers, including the Western Sydney Airport, and consideration of approved and/or proposed developments in the vicinity</li> <li>- the details of buildings and air handling systems and strong justification (including quantitative evidence) for any material handling, processing or stockpiling external to a building and</li> <li>- details of proposed mitigation, management and monitoring measures</li> </ul> </li> </ul>	Chapter 7 Assessment of impacts Appendix I Air quality impact assessment  Section 2 Project description Chapter 7 Assessment of impacts  Chapter 7 Assessment of impacts
<ul style="list-style-type: none"> <li><b>Soils and water</b> – including: <ul style="list-style-type: none"> <li>- an assessment of potential impacts to soil and water resources, topography, hydrology, groundwater, drainage lines, watercourses and riparian lands on or nearby to the site, including mapping and description of existing background conditions and cumulative impacts and measures proposed to reduce and mitigate impacts</li> <li>- a detailed site water balance including identification of water requirements for the life of the project, 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 the water use at the site</li> <li>- characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies)</li> <li>- details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water</li> <li>- description of the measures to minimise water use</li> </ul> </li> </ul>	Chapter 7 Assessment of impacts   Chapter 2 Project description Chapter 7 Assessment of impacts Appendix K Surface water assessment Appendix S Infrastructure staging plan  Chapter 7 Assessment of impacts Appendix K Surface water assessment  Chapter 7 Assessment of impacts Appendix K Surface water assessment  Chapter 2 Project description Chapter 7 Assessment of impacts Appendix K Surface water assessment Appendix S Infrastructure staging plan
- detailed flooding assessment	Chapter 7 Assessment of impacts
- description of the proposed erosion and sediment controls during construction and	Chapter 7 Assessment of impacts
- consideration of salinity and acid sulphate soil impacts.	Chapter 7 Assessment of impacts
<ul style="list-style-type: none"> <li><b>Traffic and transport</b> – including:</li> </ul>	

**Table A.1 SEARs requirements**

SEARs requirements	Addressed in EIS
- details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation	Chapter 7 Assessment of impacts Appendix L Traffic Impact Assessment
- 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/or proposed developments in the vicinity	Chapter 7 Assessment of impacts Appendix L Traffic impact assessment
- 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	Chapter 2 Project description Chapter 7 Assessment of impacts Appendix L Traffic impact assessment
- detailed plans of the proposed layout of the internal road and pedestrian network and parking on site in accordance with the relevant Australian Standards and Council's DCP	Appendix L Traffic impact assessment
- swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site	Appendix L Traffic Impact Assessment
- details of road upgrades, infrastructure works or new roads or access points required for the development if necessary and	Appendix L Traffic Impact Assessment
- 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 of the proposed development.	Chapter 7 Assessment of impacts
<b>• Noise and vibration – including:</b>	
- a qualitative assessment of potential construction, operational and transport noise and vibration impacts in accordance with relevant NSW Environment Protection Authority guidelines. This is to include the identification of existing and potential future sensitive receivers, including Western Sydney Airport and consideration of approved and/or proposed developments in the vicinity	Chapter 7 Assessment of impacts Appendix J Noise and vibration impact assessment
- details and justification of the proposed noise mitigation and monitoring measures	Chapter 7 Assessment of impacts Appendix J Noise and vibration impact assessment
- specified times of operation for all phases of the development and for all noise producing activities and	Chapter 7 Assessment of impacts Appendix J Noise and vibration impact assessment
- cumulative impacts of other developments.	Chapter 7 Assessment of impacts Appendix J Noise and vibration impact assessment
<b>• Fire and incident management – including:</b>	
- a bush fire assessment report	Chapter 6 Hazards and risk Appendix N Bushfire impact assessment
- identification of the aggregate quantities of combustible waste products to be stockpiled at any one time	Appendix N Bushfire impact assessment



**Table A.1 SEARs requirements**

SEARs requirements	Addressed in EIS
- technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures	Appendix N Bushfire impact assessment
- details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load	Chapter 2 Project description Chapter 6 Hazards and risk Appendix N Bushfire impact assessment
- details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access	Chapter 2 Project description Chapter 6 Hazards and risk Appendix N Bushfire impact assessment
- details of how the development would be designed in accordance with applicable FRNSW guidelines and	Chapter 6 Hazards and risk Appendix N Bushfire impact assessment
- detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).	Appendix N Bushfire impact assessment
<ul style="list-style-type: none"> <li>• <b>Infrastructure requirements</b> – including: <ul style="list-style-type: none"> <li>- a detailed written and/or graphical description of infrastructure required on the site, including any upgrades required</li> <li>- 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</li> <li>- 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 and</li> <li>- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> </ul> </li> </ul>	Chapter 7 Assessment of impacts Appendix S Infrastructure staging plan  Chapter 7 Assessment of impacts Appendix S Infrastructure staging plan  Chapter 7 Assessment of impacts Appendix S Infrastructure staging plan  Chapter 7 Assessment of impacts Appendix S Infrastructure staging plan
<ul style="list-style-type: none"> <li>• <b>Hazards and risk</b> – including: <ul style="list-style-type: none"> <li>- a preliminary risk screening in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and the Department's Applying SEPP 33, with clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. If the preliminary risk screening indicates that the development is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment.</li> </ul> </li> </ul>	Chapter 6 Hazard and risk
<ul style="list-style-type: none"> <li>• <b>Cultural heritage and Aboriginal cultural heritage</b> – including: <ul style="list-style-type: none"> <li>- identifying and describing the Aboriginal cultural heritage values that exist across the development and documenting these in an Aboriginal Cultural Heritage Assessment Report (ACHAR)</li> <li>- consultation with Aboriginal people must be undertaken and documented in ACHAR and</li> <li>- a description of the impacts on Aboriginal cultural heritage values.</li> </ul> </li> </ul>	Chapter 7 Assessment of impacts Appendix P Aboriginal cultural heritage assessment  Chapter 7 Assessment of impacts Appendix P Aboriginal cultural heritage assessment  Chapter 7 Assessment of impacts Appendix P Aboriginal cultural heritage assessment

**Table A.1 SEARs requirements**

SEARs requirements	Addressed in EIS
<ul style="list-style-type: none"> <li>• <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>- an assessment of biodiversity impacts in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report and</li> <li>- measures to avoid, mitigate or offset all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.</li> </ul> </li> </ul>	<p>Chapter 7 Assessment of impacts Appendix O Biodiversity development assessment report</p> <p>Chapter 7 Assessment of impacts Appendix O Biodiversity development assessment report</p>
<ul style="list-style-type: none"> <li>• <b>Contamination</b> – including an assessment of site suitability under the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.</li> </ul>	<p>Chapter 7 Assessment of impacts Appendix R Preliminary site investigation</p>
<ul style="list-style-type: none"> <li>• <b>Ecologically sustainable development</b> – including a description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development.</li> </ul>	<p>Chapter 8 Evaluation of merits</p>
<ul style="list-style-type: none"> <li>• <b>Urban design and visual</b> – including an assessment of the potential visual impacts of the development on the amenity of the surrounding area.</li> </ul>	<p>Chapter 7 Assessment of impacts</p>
<ul style="list-style-type: none"> <li>• <b>Greenhouse gas and energy efficiency</b> – including an assessment of the energy use of the development and all reasonable and feasible measures that would be implemented on site to minimise greenhouse gas emissions.</li> </ul>	<p>Appendix I Air quality impact assessment</p>
<ul style="list-style-type: none"> <li>• <b>Planning agreement/development contributions</b> – including consideration of any applicable Section 7.11 Contribution Plan and/or details of any Voluntary Planning Agreement.</li> </ul>	<p>Chapter 4 Statutory context</p>
<b>Plans and Documents</b>	
<p>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.</p>	<p>Appendix B Design plans</p>
<b>Consultation</b>	



**Table A.1 SEARs requirements**

<b>SEARs requirements</b>	<b>Addressed in EIS</b>
<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: (delete agencies that had no comments):</p> <ul style="list-style-type: none"> <li>• Liverpool City Council</li> <li>• Department of Planning, Industry and Environment, specifically the: <ul style="list-style-type: none"> <li>- Environment, Energy and Science Group (the Climate Change and Sustainability Division)</li> <li>- Water Group</li> </ul> </li> <li>• Department of Infrastructure, Transport, Regional Development and Communications</li> <li>• Endeavour Energy</li> <li>• Environment Protection Authority</li> <li>• Fire and Rescue NSW</li> <li>• Sydney Water</li> <li>• Transport for NSW (including the former Roads and Maritime Services)</li> <li>• Western City and Aerotropolis Authority</li> <li>• Western Sydney Airport</li> <li>• Western Sydney Planning Partnership</li> </ul> <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>	<p>Section 5 Engagement</p> <p>Appendix F Community and stakeholder engagement plan</p>
<b>Further consultation after 2 years</b>	
<p>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.</p>	<p>Section 5 Engagement</p> <p>Appendix F Community and stakeholder engagement plan</p>
<b>References</b>	
<p>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 proposal.</p>	<p>EIS</p> <p>References</p>
<b>Attachment 1: Technical and Policy Guidelines</b>	