

APPENDIX A

Secretary's Environmental Assessment Requirements

Planning Secretary's Environmental Assessment Requirement	Reference
Statutory Context, Strategic Context	
<ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 	Section 4.4 of EIS
<ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 	Section 4.5 of EIS
<ul style="list-style-type: none"> State Environmental Planning Policy No 64 – Advertising and Signage 	Section 4.7 of EIS
<ul style="list-style-type: none"> State Environmental Planning Policy No 55 – Remediation of Land 	Section 4.6 of EIS
<ul style="list-style-type: none"> State Environmental Planning Policy No 33 – Hazardous and Offensive Development 	Section 4.8 of EIS
<ul style="list-style-type: none"> Draft State Environmental Planning Policy (Remediation of Land) 	Section 4.9 of EIS
<ul style="list-style-type: none"> Draft State Environmental Planning Policy (Environment) 	Section 4.10 of EIS
<ul style="list-style-type: none"> Campbelltown Local Environmental Plan 2015 	Section 4.11 of EIS
Policies	
<ul style="list-style-type: none"> NSW State Policies 	Section 2.2.1 of EIS
<ul style="list-style-type: none"> State Infrastructure Strategy 2018 – 2038 Building the Momentum 	Section 2.2.2 of EIS
<ul style="list-style-type: none"> Future Transport Strategy 2056 	Section 2.2.3 of EIS
<ul style="list-style-type: none"> Crime Prevention through Environmental Design (CPTED) Principles 	Section 2.2.4 of EIS
<ul style="list-style-type: none"> Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017) 	Section 2.2.5 of EIS
<ul style="list-style-type: none"> Healthy Urban Development Checklist (NSW Health, 2009) 	Section 2.2.6 of EIS
<ul style="list-style-type: none"> Draft Greener Places Design Guide (GANSW) 	Section 2.2.7 of EIS
<ul style="list-style-type: none"> The Greater Sydney Region Plan - A Metropolis of Three Cities 	Section 2.2.8 of EIS
<ul style="list-style-type: none"> Western City District Plan 	Section 2.2.9 of EIS
<ul style="list-style-type: none"> Campbelltown Local Strategic Planning Statement 	Section 2.2.10 of EIS
<ul style="list-style-type: none"> Draft Cumberland Plain Conservation Plan 	Section 2.2.11 of EIS
Built Form and Urban Design	
<ul style="list-style-type: none"> the height, density, bulk and scale, setbacks and interface of the development in relation to the surrounding urban structure, development, topography, streetscape and any public open spaces 	Section 6.1.1 of EIS Section 3.2 of Appendix F

Planning Secretary's Environmental Assessment Requirement	Reference
<ul style="list-style-type: none"> design quality and built form, with specific consideration of the overall site layout, ground floor interfaces, access arrangements, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colour palette 	Section 6.1.2 of EIS Section 3.2 of Appendix F
<ul style="list-style-type: none"> how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into development 	Section 2.2.4 of EIS Section 6.1.3 of EIS
<ul style="list-style-type: none"> how good environmental amenity would be provided, including access to landscape and outdoor spaces and future flexibility 	Section 6.3 of EIS Section 3.9 of Appendix F
Built Form and Urban Design	
<ul style="list-style-type: none"> how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development and minimise their impact on streets and public spaces 	Section 3.8 of Appendix F
<ul style="list-style-type: none"> a detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development 	Section 1.0 of Appendix F
<ul style="list-style-type: none"> a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items 	Section 5.0 of Appendix F
Trees and Landscaping	
<ul style="list-style-type: none"> where relevant an arboriculturally impact assessment prepared by a Level 5 (Australian Qualifications Framework) Arborist, which details the number, location and collection of trees to be removed and retained, includes detailed justification for each tree to be removed and details the existing canopy coverage on-site a detailed site-wide landscape strategy: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, height of trees at maturity and proposed canopy coverage provides evidence that opportunities to retain significant trees have been explored and/or informs the plan demonstrates how the proposed development would: <ul style="list-style-type: none"> contribute to long term landscape setting in respect of the site and the streetscape investigate the opportunity to incorporate locally endemic tree species that are complimentary to the surrounding environmental context mitigate the urban heat island effect and ensure appropriate comfort levels on-site incorporate WSUD elements contribute to objectives to increase urban tree canopy cover a detailed landscape plan prepared by a suitably qualified person 	Appendix G

Planning Secretary's Environmental Assessment Requirement	Reference
Environmental Amenity	
<ul style="list-style-type: none"> assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated 	Appendix F
<ul style="list-style-type: none"> shadow diagrams 	Appendix H
<ul style="list-style-type: none"> a view analysis, where relevant of the site from key vantage points and streetscape locations and public domain including photomontages or perspectives showing the proposed and likely future development 	Section 6.4.2 of EIS Section 5.0 of Appendix F
<ul style="list-style-type: none"> an analysis of proposed lighting that identifies lighting on-site that will impact surrounding sensitive receivers and includes mitigation management measures to manage any impacts 	Section 6.4.3 of EIS Appendix F
<ul style="list-style-type: none"> details of the nature and extent of the intensification of use associated with the proposed development, particularly in relation to the proposed increase in staff numbers and detail measures to manage and mitigate the impacts 	Section 6.4.4 of EIS
Transport and Accessibility	
<p>Provide a transport and accessibility impact assessment, which includes, but is not limited to the following:</p> <ul style="list-style-type: none"> an analysis of the existing transport network, including: <ul style="list-style-type: none"> road hierarchy pedestrian, cycle and public transport infrastructure details of current daily and peak hour vehicle movements based on traffic surveys and / or existing traffic studies relevant to the locality existing performance levels of nearby intersections utilising appropriate traffic modelling methods 	Section 4 of Appendix J Section 6 of Appendix J
<ul style="list-style-type: none"> details of the proposed development, including: <ul style="list-style-type: none"> a map of the proposed access which identifies public roads, bus routes, footpaths and cycleways pedestrian site access and vehicle access arrangements, including for service and emergency vehicles and loading/unloading, including swept path analysis demonstrating the largest design vehicle entering and leaving the site and moving in each direction through intersections along the proposed transport routes car and motorcycle parking, bicycle parking and end-of-trip facilities pedestrian, public transport or road infrastructure improvements or safety measures 	Section 7 of Appendix J

Planning Secretary's Environmental Assessment Requirement	Reference
Transport and Accessibility	
<ul style="list-style-type: none"> analysis of the impacts due to the operation of the proposed development including: <ul style="list-style-type: none"> proposed modal split for all users of the development including vehicle pedestrian, bicycle riders, public transport and other sustainable travel modes estimated total daily and peak hour vehicle trip generation a clear explanation and justification of the: <ul style="list-style-type: none"> assumed growth rate applied volume and distribution of proposed trips to be generated type and frequency of design vehicles accessing the site details of performance of nearby intersections with the additional traffic generated by the development both at the commencement of operation and in a 10-year time period (using SIDRA network modelling) cumulative traffic impacts from any surrounding approved development(s) adequacy of pedestrian, bicycle and public transport infrastructure and operations to accommodate the development adequacy of car and motorcycle parking and bicycle parking provisions when assessed against the relevant car / bicycle parking codes and standards adequacy of the existing / proposed pedestrian infrastructure to enable convenient and safe access to and from the site for all users 	Section 6 of Appendix J
<ul style="list-style-type: none"> measures to ameliorate any adverse traffic and transport impacts due to the development based on the above analysis, including: <ul style="list-style-type: none"> travel demand management programs to increase sustainable transport (such as a Green Travel Plan) arrangements for the Travel Coordinator roles governance arrangements or relationships with state and local government transport providers to update roads safety infrastructure improvements or protection measures, including details of timing and method of delivery 	Appendix J
<ul style="list-style-type: none"> analysis of the impacts of the traffic generated during construction of the proposed development, including: <ul style="list-style-type: none"> construction vehicle routes, types and volumes construction program (duration and milestones) on-site car parking and access arrangements for construction, emergency and construction worker vehicles cumulative impacts associated with other construction activities in the locality (if any) road safety at identified intersections near the site due to conflicts between construction vehicles and existing traffic in the locality measures to mitigate impacts, including to ensure the safety of pedestrian and cyclists during construction 	Section 8 of Appendix J
<ul style="list-style-type: none"> a preliminary Construction Traffic and Management Plan 	Section 8 of Appendix J

Planning Secretary's Environmental Assessment Requirement	Reference
Ecologically Sustainable Development (ESD)	
<ul style="list-style-type: none"> identify: <ul style="list-style-type: none"> how ESD principles would be incorporated in the design and ongoing operation phases of the development proposed measures to minimise consumption of resources, water, and energy how the future development would be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact 	<p>Section 6.6 of EIS</p> <p>Section 7.7 of EIS</p>
<ul style="list-style-type: none"> provide: <ul style="list-style-type: none"> an assessment against an accredited ESD rating system or an equivalent program of ESD performance a statement regarding how the design of the development is responsive to the NARClIM projected impacts of climate change an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design 	<p>Appendix K</p> <p>Appendix I</p>
Heritage	
<ul style="list-style-type: none"> identify an archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance provide a statement of significance and assessment of the impact on the heritage significance of the heritage items on an adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015) 	Appendix L
Aboriginal Cultural Heritage	
<ul style="list-style-type: none"> provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) that: <ul style="list-style-type: none"> identifies and describes the Aboriginal cultural heritage values that exist across the site includes surface surveys and test excavations where necessary has been prepared in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and Code of Practice for Archaeological Investigation of Aboriginal Cultural Heritage Consultation Requirements for Proponents (Department of Environment, Climate Change and Water, 2010) documents the significance of cultural heritage values of Aboriginal people who have a cultural heritage values of Aboriginal cultural heritage values demonstrates attempts to avoid any impact upon cultural values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts demonstrates attempts to interpret the Aboriginal cultural heritage significance identified to the development. 	Appendix M

Planning Secretary's Environmental Assessment Requirement	Reference
Social Impacts	
Provide a Social Impact Assessment prepared in accordance with the draft Social Impact Assessment Guideline 2020	Appendix N
Noise and Vibration	
<ul style="list-style-type: none"> provide a noise and vibration impact assessment: <ul style="list-style-type: none"> includes a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation and construction details the proposed construction hours and provide details of, and justification for, instances where it is expected that works would be carried out outside standard construction hours includes a quantitative assessment of the main sources of operational noise, including consideration of any mechanical services outlines measures to minimise and mitigate the potential noise impacts on nearby sensitive receivers considers sources of external noise intrusion in proximity to the site and identifies building performance requirements for the proposed development to achieve appropriate internal amenity standards demonstrates that the assessment has been prepared in accordance with policies and guidelines relevant to the context of the site and the nature of the proposed development 	Appendix O
Biodiversity	
<ul style="list-style-type: none"> provide a Biodiversity Development Assessment Report (BDAR), that assesses the biodiversity impacts of the proposed development in accordance with the requirements of the Biodiversity Conservation Act 2016, <i>Biodiversity Conservation Regulation 2017</i> and Biodiversity Assessment Method, except where a BDAR waiver has been issued in relation to the development or the development is located on biodiversity certified land where a BDAR is not required, because a BDAR waiver has been issued in relation to the development, provide: <ul style="list-style-type: none"> a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in the BDAR waiver an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development 	Appendix P
Contributions	
<ul style="list-style-type: none"> identify: <ul style="list-style-type: none"> any section 7.11/7.12 Contribution Plans, Voluntary Planning Agreements or Special Infrastructure Contribution Plans that affect land to which the application relates or the proposed development type any contributions applicable to the proposed development under the identified plans and/or agreements. Justification is to be provided where it is considered that the proposed development is exempt from making a contribution 	Section 1.9

Planning Secretary's Environmental Assessment Requirement	Reference
Contributions	
<ul style="list-style-type: none"> any actions required by a Voluntary Planning Agreement or draft Voluntary Planning Agreement affecting the site or amendments required to a Voluntary Planning Agreement affected by the proposed development 	Section 1.9
Staging	
Assess impacts of staging where it is proposed and detail how construction works, and operations would be managed to ensure public safety and amenity in and surrounding the site.	Section 3.7.1
Utilities	
<ul style="list-style-type: none"> in consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site identify any infrastructure upgrades required off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained outline the process for managing trade wastewater generated during operations provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the environment 	Appendix Q
Stormwater Drainage	
<ul style="list-style-type: none"> provide: <ul style="list-style-type: none"> a preliminary stormwater management plan for the development that: <ul style="list-style-type: none"> is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point demonstrates compliance with Council or other drainage authority requirements stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards 	Section 6.0 of Appendix R
Flooding	
<ul style="list-style-type: none"> identify any flood risk on-site in consultation with Council and having regard to the most recent flood studies for the development area and the potential effects of climate change and any increase in rainfall intensity assess impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required 	Section 6.16 of EIS Section 5.0 of Appendix R

Planning Secretary's Environmental Assessment Requirement	Reference
Soil and Water	
<ul style="list-style-type: none"> provide: <ul style="list-style-type: none"> an assessment of potential impacts on the surface and groundwater (quality and quantity), soil, related infrastructure and watercourse(s) where relevant details of measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles an assessment of salinity and acid sulphate soils impacts, including a Salinity Management land and/or Acid Sulphate Soils Management Plan, where relevant 	<p>Appendix U</p> <p>Section 6.17 of EIS</p> <p>Appendix S</p> <p>Not relevant.</p>
Waste	
<ul style="list-style-type: none"> identify, qualify and classify the likely waste streams to be generated during construction and operation provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered 	Appendix T
Contamination	
<ul style="list-style-type: none"> assess and quantify any soil groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. This must include the following prepared by certified consultants recognised by the NSW Environment Protection authority: <ul style="list-style-type: none"> Preliminary site Investigation (PSI) Detailed Site Investigation (DSI) where recommended in the PSI Remediation Action Plan (RAP) where remediation is required. This must specify the proposed remediation strategy Preliminary Long-Term Environmental Management Plan (LEMP) where containment is proposed on-site 	Appendix V

Planning Secretary's Environmental Assessment Requirement	Reference
Hazards and Risk	
<ul style="list-style-type: none"> provide: <ul style="list-style-type: none"> a preliminary risk screening regarding all dangerous goods and hazardous materials associated with the development a Preliminary Hazard Analysis, if required where the development includes handling or storage of dangerous or hazardous materials, undertaken in accordance with the Planning Advisory Paper no 6: Hazard Analysis (Department of Planning (DoP), 2011). The hazard analysis must include, and not be limited to: <ul style="list-style-type: none"> an estimate the cumulative risk to the proposed development from all high-pressure dangerous goods that are within or in the vicinity of the proposed development demonstration that the proposed development would comply with the relevant qualitative and quantitative risk criteria detailed in the Hazardous Industry Planning Advisory Paper No 10: Land Use Safety Planning (DoP, 2011) preliminary emergency management and incident response planning, prepared in consultation with all relevant emergency combat agencies, to address incidents from high pressure dangerous goods 	<p>Appendix W</p> <p>Not relevant</p>
Bushfire	
<ul style="list-style-type: none"> provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection (NSW RFS, 2019) design the proposed building footprint to attain compliance with the relevant asset protection zone requirements of Planning for Bush Fire Protection 2019 	Appendix X
Aviation	
<ul style="list-style-type: none"> provide a report prepared by a suitably qualified aviation expert identify and assessing the potential impacts of the future development on the aviation operations of any affected flight paths of any existing or proposed on shore Helicopter Landing Site (HLS) in accordance with the relevant sections of the National Airports Safeguarding Framework (NASF) 	Appendix Y