



Felicity Dowler
BHL
Level 16, 5 Martin Place
Sydney NSW 2000

31/05/2021

Dear Ms Dowler

**1953-2109 Elizabeth Drive (SSD-18406916)
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs). The SEARs will guide the preparation of an environmental impact statement (EIS) for the Development Application (DA).

These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Planning Secretary may modify these requirements at any time. The Department is still awaiting advice from the Department of Primary Industries (Agriculture) and the Commonwealth Department of Infrastructure, Transport, Regional Development and Communications and will forward these once received.

If you do not submit a Development Application (DA) and EIS within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

The site is subject to the provisions of State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (Aerotropolis SEPP) under which a significant area of the site is identified as a 'transport corridor' and part of the site is located within an Environment and Recreation Zone. As discussed during the Planning Focus Meeting, these site constraints must be carefully considered, including as part of the development of the scope of your proposed development. You are also encouraged to regularly consult with both the Department and Transport for NSW (TfNSW) during the preparation of the EIS. Consultation should commence prior to the preparation of detailed technical assessments.

The Department notes the Aerotropolis SEPP requires an architectural design competition be held for the development. The Department encourages you to closely consult with the Government Architect NSW on the required process.

Additionally, the Department notes the Draft Aerotropolis Precinct Plan, including the Northern Gateway Precinct Plan, was on public exhibition until March 2021. The draft precinct plans establish a strategic vision, objectives, desired land uses, performance criteria for development and infrastructure and water cycle management requirements. The Aerotropolis SEPP requires development be consistent with the precinct plans and includes provisions for development occurring prior to a precinct plan being in force. The Department recommends you carefully consider the precinct plans and ensure the development responds to their requirements.

The Department recognises the need to provide for the effective and ongoing operation of the Airport by ensuring that its operation is not compromised by development. Western Sydney Airport has raised a number of matters, including concerns with proximity of development to the first runway. Further consultation is required with Western Sydney Airport on these matters.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment

Regulation 2000. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Katelyn Symington on (02) 8275 1216 or via email at katelyn.symington@planning.nsw.gov.au.

Yours sincerely,



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary