

# Appendix A

## SEARs Compliance Table

Requirement	EIS Section	Appendix
<b>General</b>		
<p>The Environmental Impact Statement (EIS) for the development must comply with these assessment requirements and must meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and must have regard to the Department's State Significant Development Guidelines (2021).</p>	<b>Environmental Impact Statement</b>	
<p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>A detailed description of the development, including: <ul style="list-style-type: none"> <li>An accurate history of the site, including development consents</li> <li>The need for the proposed development</li> <li>Justification for the proposed development</li> <li>Likely staging of the development</li> <li>Likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>Plans of any proposed building works</li> <li>contributions required to offset the proposal and</li> <li>Infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.</li> </ul> </li> <li>Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>Consideration of issues discussed in the public authority responses to key issues (available on the Department's Planning Portal)</li> <li>A risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>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"> <li>A description of the existing environment, using sufficient baseline data</li> <li>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 and</li> <li>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.</li> </ul> </li> <li>A consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul>	<p><b>Section 2.0</b> <b>Section 3.0</b> <b>Section 5.0</b> <b>Section 6.0</b></p>	<p><b>Appendix B</b> <b>Appendix R</b></p>
<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>High quality files of maps and figures of the subject site and proposal</li> <li>An Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report</li> <li>An estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided</li> <li>An estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development</li> <li>Certification that the information provided is accurate at the date of preparation.</li> </ul>	<b>Section 6.12</b>	<b>EDC Report Appendix H</b>

Requirement	EIS Section	Appendix
<b>Key Issues</b>		
<p><b>Suitability of the site</b> – including:</p> <ul style="list-style-type: none"> <li>Detailed justification for the proposal, including its scope and suitability, and the suitability of the site in the context of the Enterprise and Environment and Recreation zoning applicable to the site under Chapter 4 of State Environment Planning Policy (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP);</li> <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>An analysis of site constraints.</li> </ul>	Section 7.6	-
<p><b>Statutory and strategic context</b> – including:</p> <ul style="list-style-type: none"> <li>Detailed justification that the proposed land use is permissible with consent</li> <li>Details of any proposed consolidation or subdivision of land</li> <li>Demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, proposed environmental planning instruments, precinct plans, draft precinct plans, development control plans and justification for any inconsistencies. This includes, but are not limited to: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Precincts - Western Parkland City) 2021</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>Greater Sydney Region Plan – A Metropolis of Three Cities</li> <li>Western City District Plan</li> <li>Future Transport 2056 and supporting plans</li> <li>Freight and Ports Plan 2018-2023</li> <li>Western Sydney Aerotropolis Plan 2020</li> <li>Western Sydney Aerotropolis Precinct Plan 2022</li> <li>Western Sydney Aerotropolis Development Control Plan (DCP) - Phase 2</li> <li>Recognise Country: Draft Guidelines for Development in the Aerotropolis</li> </ul> </li> </ul>	Section 4.0	Appendix C Appendix F
<p><b>Community and stakeholder engagement</b> – including:</p> <ul style="list-style-type: none"> <li>a contemporary community and stakeholder engagement strategy relevant to the development for which consent is sought that is consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to): <ul style="list-style-type: none"> <li>details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development;</li> <li>details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul> </li> </ul>	Section 5.0	Appendix G
<p><b>Infrastructure requirements</b> – including:</p> <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 and orderly manner and maintained;</li> <li>An assessment of the development's impacts on existing utilities and services and service providers' assets surrounding the site;</li> <li>A description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development in the context of the planned delivery of infrastructure in the Western Sydney Aerotropolis;</li> <li>Evidence of consultation with Sydney Water with regard to any proposed regional stormwater infrastructure identified to be delivered within the site, and</li> </ul>	Section 6.1	Appendix K Appendix L Appendix CCC

Requirement	EIS Section	Appendix
<p><i>in-principle agreement for any proposed amendments to the location of this infrastructure, as identified in the Land Reservation Acquisition Map of the Western Parkland City SEPP.</i></p>		
<p><b>Urban design and visual impact</b> – including:</p> <ul style="list-style-type: none"> <li>• A visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including earthworks and retaining walls, staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> <li>- Nearby public and private receivers;</li> <li>- Significant vantage points in the broader public domain;</li> <li>- Wianamatta-South Creek and the riparian corridor on site.</li> </ul> </li> <li>• Consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks;</li> <li>• How the development will protect, maintain and enhance landscaping and biodiversity values; and</li> <li>• Detailed landscaping plans.</li> </ul>	<p><b>Section 6.2</b> <b>Section 6.3</b></p>	<p><b>Appendix I</b> <b>Appendix Y</b> <b>Appendix Z</b> <b>Appendix AA</b> <b>Appendix BB</b></p>
<p><b>Design Excellence</b> – including:</p> <ul style="list-style-type: none"> <li>• Prior to lodgement, the proposal must be subject to review by the State design review panel in accordance with section 4.31 of the Western Parkland City SEPP.</li> <li>• The EIS must demonstrate how all components of the development, including the stormwater infrastructure on Lot 741 has been informed by the outcomes of review.</li> <li>• The EIS must demonstrate how the proposal will exhibit design excellence in accordance with the requirements of Part 4.5 of the Western Parkland City SEPP, the objectives for good design in 'Better Placed' (Government Architect NSW, 2017), and the 'Recognise Country: Draft Guidelines for development in the Aerotropolis'.</li> </ul>	<p><b>Section 6.4</b></p>	<p><b>Appendix I</b> <b>Appendix CC</b></p>
<p><b>Traffic and transport</b> – including:</p> <ul style="list-style-type: none"> <li>• Details of consultation with Transport for NSW (TfNSW), including consultation on the relationship between the development and any existing or proposed transport infrastructure, design requirements for the proposed signalised intersection with Elizabeth Drive, and traffic modelling requirements;</li> <li>• 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;</li> <li>• 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 – in accordance with TfNSW requirements. 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 Elizabeth Drive for the cumulative operation of the site;</li> <li>• Details of how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes, in accordance with the outcomes of consultation with TfNSW;</li> <li>• 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;</li> <li>• 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, Western Sydney Aerotropolis Precinct Plan and Development Control Plan;</li> <li>• Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site;</li> <li>• Details of road upgrades, infrastructure works, or new roads or access points required for the development;</li> <li>• Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific</li> </ul>	<p><b>Section 6.5</b></p>	<p><b>Appendix FF</b></p>

Requirement	EIS Section	Appendix
<p><i>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;</i></p> <ul style="list-style-type: none"> <li><i>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; and</i></li> <li><i>Measures to integrate the development with the existing/future public transport network.</i></li> </ul>		
<p><b>Soil and water</b> – including:</p> <ul style="list-style-type: none"> <li><i>A topographic assessment and justification demonstrating the proposed earthworks are responsive and contextually appropriate;</i></li> <li><i>Details on how earthworks will be staged/sequenced and managed to minimise potential impacts, particularly on nearby waterways and watercourses;</i></li> <li><i>An assessment of the development’s potential impacts on soil and water resources, topography, hydrology, groundwater, groundwater dependent ecosystem(s), drainage lines, downstream assets, 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;</i></li> <li><i>Consideration of the NSW Aquifer Interference Policy (2012) and the Guidelines for Controlled Activities on Waterfront Land (2018);</i></li> <li><i>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;</i></li> <li><i>Demonstration satisfactory arrangements for drinking water, wastewater and if required recycled water services have been made;</i></li> <li><i>A Water and Stormwater Management Plan with details of stormwater/wastewater management system including how it will be designed, operated and maintained, the capacity of on-site detention system(s), on-site sewage management and measures to treat, reuse (including indicative quantities) or dispose of water;</i></li> <li><i>Characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies);</i></li> <li><i>A detailed description of how the development is consistent with the consent and stormwater strategy for the Aspect Industrial Estate (AIE) (SSD-10448), whether the proposed stormwater strategy requires any amendments or modification to the approved stormwater strategy for the AIE and other SSD consents on the AIE site, and at what stages of the development these modifications would be required;</i></li> <li><i>An assessment for both the subject Elizabeth Enterprise and AIE sites against the relevant integrated water cycle management requirements of the Mamre Road Precinct DCP 2021, Western Sydney Aerotropolis DCP 2022 and ‘Technical guidance for achieving Wianamatta–South Creek stormwater management targets’ (DPE 2022), and in accordance with the MUSIC modelling toolkit – Wianamatta;</i></li> <li><i>An analysis of options for delivering parts of the planned regional stormwater infrastructure to support development on the site and enable the AIE site to be unlinked from the subject site;</i></li> <li><i>A flood impact assessment prepared with regard to the relevant provisions of the NSW Flood risk management manual (2023);</i></li> <li><i>Description of the proposed erosion and sediment controls during construction; and</i></li> <li><i>Consideration of salinity and acid sulphate soil impacts.</i></li> </ul>	<p><b>Section 1.4.3</b> <b>Section 6.1</b> <b>Section 6.6</b></p>	<p><b>Appendix K</b> <b>Appendix GG</b> <b>Appendix HH</b> <b>Appendix M</b> <b>Appendix II</b> <b>Appendix JJ</b> <b>Appendix N</b> <b>Appendix X</b></p>
<p><b>Noise and vibration</b> – including:</p> <ul style="list-style-type: none"> <li><i>A quantitative noise and vibration impact assessment for construction and operation of the development, including traffic noise, undertaken by a suitably</i></li> </ul>	<p><b>Section 6.7</b></p>	<p><b>Appendix KK</b></p>

Requirement	EIS Section	Appendix
<p>qualified person in accordance with the relevant Environment Protection Authority guidelines and including an assessment of nearby sensitive receivers;</p> <ul style="list-style-type: none"> <li>• Cumulative impacts of other existing and proposed developments;</li> <li>• Consideration of potential impacts from the airport on the development including any sensitive land uses; and</li> <li>• Details of the proposed noise mitigation, management and monitoring measures.</li> </ul>		
<p><b>Hazards and risk</b> – including:</p> <ul style="list-style-type: none"> <li>• A preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 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</li> <li>• 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).</li> </ul>	Section 6.8	-
<p><b>Biodiversity</b> – including:</p> <ul style="list-style-type: none"> <li>• An assessment of the biodiversity impacts in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR); and</li> <li>• An assessment of the development’s impacts on the riparian corridor on site, including detailed interface management measures.</li> </ul>	Section 6.9	Appendix LL
<p><b>Heritage</b> – including:</p> <ul style="list-style-type: none"> <li>• An assessment of non-Aboriginal cultural heritage items and values of the site and surrounding area;</li> <li>• Measures to avoid, reduce or mitigate impacts on non-Aboriginal heritage items;</li> <li>• Identify and describe the Aboriginal cultural heritage values that exist across the development and document in a complete Aboriginal Cultural Heritage Assessment Report (ACHAR);</li> <li>• Consultation with Aboriginal parties including Local Aboriginal Land Council must be undertaken and documented in the ACHAR; and</li> <li>• A description of the impacts on Aboriginal cultural heritage values and associated mitigation measures must be included in the ACHAR.</li> </ul>	Section 6.10 Section 6.11	Appendix MM Appendix NN Appendix OO
<p><b>Social Impact</b> – including the preparation of a Social Impact Assessment (SIA), which:</p> <ul style="list-style-type: none"> <li>• Identifies and analyses the potential social impacts of the development from the point of view of the affected communities and other relevant stakeholders (i.e. how they experience the development);</li> <li>• Considers how potential environmental changes in the locality may affect people’s way of life including community, access to and use of infrastructure, services and utilities, culture, health and wellbeing, surroundings, personal and property rights, decision-making systems, and fears and aspirations, as relevant and considering how different groups may be disproportionately affected;</li> <li>• Assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest(s);</li> <li>• Includes mitigation measures for likely negative social impacts and any proposed enhancement measures; and</li> <li>• Details of how social impacts will be adaptively monitored and managed over time.</li> </ul>	Section 6.12	Appendix PP
<p><b>Contamination</b> – including an assessment of the site suitability for the proposed use(s) in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021.</p>	Section 6.13	Appendix QQ Appendix RR Appendix SS

Requirement	EIS Section	Appendix
<b>Bushfire</b> – including a bushfire assessment against the requirements of Planning for Bush Fire Protection (NSW Rural Fire Service, 2019).	Section 6.14	Appendix TT
<b>Air Quality</b> – including an assessment of air quality impact at sensitive receivers during construction and operation in accordance with NSW Environment Protection Authority guidelines and details of mitigation, management and monitoring measures.	Section 6.15	Appendix UU
<b>Waste management</b> – including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements.	Section 6.16	Appendix VV
<b>Ecologically Sustainable Development</b> – including <ul style="list-style-type: none"> <li>• identification of how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development;</li> <li>• a sustainability strategy that considers the impact of climate change and demonstrates how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards;</li> <li>• demonstration of how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources;</li> <li>• if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> <li>- demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1)</li> <li>- provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development, a net zero statement and a NABERS Agreement to Rate for Energy and Water.</li> </ul> </li> </ul>	Section 6.17 Section 6.18	Appendix WW Appendix XX Appendix S Appendix W
<b>Airport Safeguarding</b> – including a risk assessment of the proposed development on Western Sydney Airport operations and addressing related matters in the Western Sydney Aerotropolis Plan (2020), Western Parkland City SEPP and ‘Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas.’	Section 6.19	Appendix T Appendix U Appendix V
<b>Planning Agreement / Development Contributions</b> – including consideration of any applicable State and local development contributions, such as the Aerotropolis Special Infrastructure Contribution, and/or details of any Voluntary Planning Agreement required should a contributions plan not be in place.	Section 6.20	-
<b>Plans and Documents</b>		
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 proposal.	EIS	Appendix B Appendix K Appendix R
<b>Consultation</b>		
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: <ul style="list-style-type: none"> <li>• Penrith City Council;</li> <li>• NSW Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> <li>- Biodiversity, Conservation and Science Group</li> <li>- Water Group</li> </ul> </li> <li>• Commonwealth Department of Infrastructure, Transport, Regional Development and Communications;</li> <li>• Civil Aviation Safety Authority;</li> <li>• Endeavour Energy;</li> </ul>	Section 5.0	Appendix G

- *Fire and Rescue NSW;*
- *Government Architect NSW;*
- *NSW Rural Fire Service;*
- *Sydney Water;*
- *TfNSW (including the former Roads and Maritime Services);*
- *Bradfield Development Authority*
- *Western Sydney Airport;*
- *Local Aboriginal Land Council and local Aboriginal community;*
- *Local community and other stakeholders.*

*The EIS must detail the engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guide: Guidance for State Significant Projects. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project. Where amendments have not been made to address an issue, a short explanation should be provided.*

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