

# 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*

<b>Application Number</b>	SSD-25452459
<b>Project Name</b>	First Building, Bradfield City Centre
<b>Development</b>	Construction, fit out and use of an advanced manufacturing research and development (R&D) facility in the Bradfield City Centre
<b>Location</b>	215 Badgerys Creek Road, Bringelly (Lot 10 DP1235662)
<b>Applicant</b>	Western Parkland City Authority
<b>Date of Issue</b>	6/9/2021
<b>General Requirements</b>	<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 Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <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>– details of the type of R&amp;D processes to be undertaken on the site including a description of the technology/equipment to be installed</li> <li>– alternatives considered including a description of feasible options within the development which may include a layout options analysis</li> <li>– likely staging of the development, particularly construction staging and the relationship with the construction/delivery of the proposed Sydney Metro station</li> <li>– likely interactions between the development and existing, approved and proposed developments in the vicinity of the site, particularly the Western Sydney Airport and proposed Sydney Metro station</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 request for key issues (see <b>Attachment 2</b>)</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</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>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>• a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV</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>Key issues</b>	<p>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.</p> <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>• <b>Statutory and Strategic Context</b> – including: <ul style="list-style-type: none"> <li>– demonstration the proposed land use is permissible with consent</li> <li>– a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site, including all transport corridors</li> <li>– demonstration the proposal is consistent with all relevant planning strategies, 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: <ul style="list-style-type: none"> <li>○ State Environment Planning Policy (Western Sydney Aerotropolis) 2020 (Aerotropolis SEPP)</li> <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>○ State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)</li> <li>○ Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>○ Western City District Plan</li> <li>○ Future Transport Strategy 2056 and supporting plans</li> <li>○ Western Sydney Aerotropolis Plan</li> <li>○ Western Sydney Aerotropolis Development Control Plan – Phase 1</li> <li>○ Draft Aerotropolis Precinct Plan</li> </ul> </li> </ul> </li> <li>• <b>Suitability of the Site</b> – including: <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 Mixed Use and Enterprise zoning and transport corridors applicable to the site under the Aerotropolis SEPP and the Draft Aerotropolis Precinct Plan</li> <li>– detailed justification the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints.</li> </ul> </li> <li>• <b>Community and Stakeholder Engagement</b> – a community and stakeholder participation strategy identifying key community members and other stakeholders, including: <ul style="list-style-type: none"> <li>– details and justification for the proposed consultation approach(s)</li> </ul> </li> </ul>

- 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
- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.
- **Design Excellence** –
  - demonstration of how the proposed development has been informed by the outcomes of a review by the design review panel required under clause 33 of the Aerotropolis SEPP. The EIS should also include details of arrangements for further review and advice from the design review panel following lodgment of any development application.
  - demonstration of how the proposed development will exhibit design excellence in accordance with the requirements of Part 5 of the Aerotropolis SEPP, objectives for good design (of the built environment) in *Better Placed* (Government Architect NSW, 2017) and recommendations from the design review panel.
- **Urban Design and Visual** – including:
  - a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including:
    - o details of 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:
      - nearby public and private receivers, including the State Heritage Register items Kelvin and the Church of the Holy Innocents
      - significant vantage points in the broader public domain
    - o detailed plans showing suitable landscaping which incorporates endemic species.
  - consideration of the layout and design of the development, having regard to the surrounding vehicular, pedestrian and cycling networks.
  - detailed plans showing suitable landscaping which incorporates locally native species as well as how it maximises opportunities for green infrastructure, consistent with *Greener Places* (Government Architect NSW, 2020).
- **Infrastructure Requirements** – in consultation with relevant service providers:
  - an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site
  - identification of any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained
  - development of an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.
- **Traffic and Transport** – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:
  - details of all traffic types and volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts
  - an assessment of the predicted impacts of this traffic on road safety (including pedestrian and cycling conflict) and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections (using SIDRA or similar traffic model at 5-year intervals)
  - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site

- details and plans of the proposed internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
- review existing and future bus, rail networks and services planned to service the proposed site in line with Bradfield's strategic vision and objectives in temporary, short-term and long-term scenarios
- details of how the development will provide pedestrian connectivity (including through site linkages) to public transport including the proposed Sydney Metro station
- details of road upgrades, infrastructure works or new roads or access points required for the development if necessary.
- **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.
- **Non-Aboriginal Cultural Heritage** – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must include:
  - a Statement of Heritage Impact (SOHI) in accordance with the guidelines in the NSW Heritage Manual to address the potential impacts of the proposal on all State and local heritage items in the vicinity of the site including the State Heritage Register items Kelvin (SHR 00046) and the Church of the Holy Innocents (SHR 02005). The SOHI must also detail any proposed management and mitigation measures
  - an historical archaeological assessment in accordance with relevant guidelines if the SOHI identifies impacts on potential historical archaeology
  - details of any proposed management and mitigation measures.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards. The assessment must:
  - detail construction and operational noise and vibration impacts (including cumulative impacts, provision of operational noise contours and sleep disturbance assessment) on nearby sensitive receivers and structures
  - outline the proposed management and mitigation measures that would be implemented.
- **Soils and Water** – including:
  - an assessment of potential surface water and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on adjacent licensed water users, watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
  - a detailed site water balance including a description of the water demands and breakdown of water supplies, including any recycled water supply, and any water licensing requirements
  - 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
  - description of the measures to minimise water use
  - description of the proposed erosion and sediment controls during construction.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including details of proposed mitigation, management and monitoring measures.
- **Socio-Economic** – including:

	<ul style="list-style-type: none"> <li>- an analysis of any potential social and economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</li> <li>• <b>Waste</b> – including:             <ul style="list-style-type: none"> <li>- details of the quantities and classification of all waste streams to be generated on site during the development</li> <li>- details of waste storage, handling and disposal during the development.</li> </ul> </li> <li>• <b>Contamination</b> – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including characterisation of the nature and extent of any contamination on the site and surrounding area.</li> <li>• <b>Hazards and Risk</b> – including:             <ul style="list-style-type: none"> <li>- a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and <i>Applying SEPP 33</i> (DoP, 2011), that includes:                 <ul style="list-style-type: none"> <li>o a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development</li> <li>o consideration of hazards and risk impacts that may be generated from the proposed R&amp;D processes</li> </ul> </li> <li>- a Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”.</li> </ul> </li> <li>• <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 and Aerotropolis SEPP.</li> <li>• <b>Bush Fire</b> – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes:             <ul style="list-style-type: none"> <li>- details of proposed operational access for emergency services personnel</li> <li>- details of emergency and evacuation arrangements for occupants/visitors.</li> </ul> </li> <li>• <b>Greenhouse Gas and Energy Efficiency</b> – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal’s greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050).</li> <li>• <b>Ecologically Sustainable Development</b> – including:             <ul style="list-style-type: none"> <li>- a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development</li> <li>- consideration of the use of green walls, green roofs and/or cool roofs in the design of the development</li> <li>- a description of the measures to be implemented to minimise consumption of resources, especially energy and water.</li> </ul> </li> </ul> <p><b>Planning Agreement/Development Contributions</b> – 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.</p>
<p><b>Consultation</b></p>	<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"> <li>• Liverpool City Council</li> <li>• Department of Planning, Industry and Environment, specifically:             <ul style="list-style-type: none"> <li>o Central Western, Central River City &amp; West Parkland City, Place Design and</li> </ul> </li> </ul>

	<p>Public Spaces Group</p> <ul style="list-style-type: none"> <li>○ Water Group (including the Natural Resources Access Regulator)</li> <li>○ Environment, Energy and Science Group</li> </ul> <ul style="list-style-type: none"> <li>● Government Architect NSW</li> <li>● Transport for NSW</li> <li>● Sydney Water</li> <li>● Heritage NSW, Department of Premier and Cabinet</li> <li>● Endeavour Energy</li> <li>● Western Sydney Planning Partnership</li> <li>● Western Sydney Airport Co Ltd</li> <li>● Civil Aviation Safety Authority</li> <li>● surrounding local landowners, businesses and stakeholders</li> <li>● local and regional community and environmental groups</li> <li>● Local Aboriginal Land Council</li> <li>● any other public transport, utilities or community service providers.</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>
<b>Expiry Date</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, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</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>

## **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 proposal.

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

<http://www.planning.nsw.gov.au>  
<http://www.shop.nsw.gov.au/index.jsp>  
<http://www.australia.gov.au/publications>  
<http://www.epa.nsw.gov.au/>  
<http://www.environment.nsw.gov.au/>  
<http://www.dpi.nsw.gov.au/>

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### **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 buildings
  - detailed plans of proposed access driveways, internal roads, carparking and external alterations and services infrastructure.
4. Schedule of materials, colours and additions. finishes.

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### **Documents to be Submitted**

Documents to submit include:

- one (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.
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## Policies, Guidelines & Plans

Aspect	Policy / Methodology
<b>State Significant Development Guidelines</b>	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
<b>Traffic, Transport and Access</b>	
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
<b>Soils and Water</b>	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
Wastewater	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000) National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006) National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
Contamination	State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
<b>Hazards and Risk</b>	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011) Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
<b>Heritage</b>	
Non-Aboriginal Heritage	<i>Heritage Act 1977</i> NSW Heritage Manual (HO and DUAP, 1996) The Burra Charter (ICOMOS Australia, 2013) Statements of Heritage Impact (HO and DUAP, 2002)
Aboriginal Heritage	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
<b>Noise and Vibration</b>	
	Acoustics - Description and measurement of environmental noise (AS1055:2018) Noise Policy for Industry (EPA, 2017) NSW Road Noise Policy (DECCW, 2011) Noise Criteria Guideline (RMS, 2015) Interim Construction Noise Guideline (DECC, 2009) Assessing Vibration: A Technical Guide (DEC, 2006) Noise Guide for Local Government (EPA, 2013)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2010

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
Air Quality	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
<b>Bush Fire</b>	
	Planning for Bush Fire Protection (RFS, 2019)
<b>Waste</b>	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (EPA, 2014)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
<b>Urban Design and Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
<b>Social</b>	
	Social Impact Assessment Guideline (DPIE, 2021)

**ATTACHMENT 2**  
**Government Authority Advice**