

Appendix B

Secretary's Environmental Assessment Requirements

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
General Requirements		
The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).		
<ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> - details of the type of R&D processes to be undertaken on the site including a description of the technology/equipment to be installed - alternatives considered including a description of feasible options within the development which may include a layout options analysis - likely staging of the development, particularly construction staging and the relationship with the construction/delivery of the proposed Sydney Metro station - 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 - infrastructure upgrades or items required to facilitate the development including measures to ensure these upgrades are appropriately maintained. 	Section 3	
<ul style="list-style-type: none"> • Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments 	Section 7	
<ul style="list-style-type: none"> • Consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) 	Section	Appendix E (Consultation report)
<ul style="list-style-type: none"> • A risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment 	Section 8	
<ul style="list-style-type: none"> • 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"> - a description of the existing environment, using sufficient baseline data - 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 	Section 8	

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<ul style="list-style-type: none"> - 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 		
<ul style="list-style-type: none"> • A consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. 		
<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal • 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 • an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development • certification that the information provided is accurate at the date of preparation 	<p>Section 3.1</p> <p>Page ii</p>	<p>Appendix C</p> <p>Appendix B</p>
Key Issues		
<p>Statutory and Strategic Context – including:</p> <ul style="list-style-type: none"> • demonstration the proposed land use is permissible with consent • 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 • 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"> - State Environment Planning Policy (Western Sydney Aerotropolis) 2020 - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy No 33 - Hazardous and Offensive Development - State Environmental Planning Policy No 55 - Remediation of Land - State Environmental Planning Policy No 64 - Advertising and Signage 	<p>Section 6</p> <p>Section 7</p>	

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> - Greater Sydney Region Plan: A Metropolis of Three Cities - Western City District Plan - Future Transport Strategy 2056 and supporting plans - Western Sydney Aerotropolis Plan - Western Sydney Aerotropolis Development Control Plan – Phase 1 - Draft Aerotropolis Precinct Plan 		
<p>Suitability of the site – including:</p> <ul style="list-style-type: none"> • 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 • detailed justification the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints. 	Section 4 Section 6 Section 7	
<p>Community and Stakeholder Engagement – including:</p> <ul style="list-style-type: none"> • Community and stakeholder participation strategy identifying key community members and other stakeholders • Summarise issues raised in consultation and how addressed by the development • Proposed ongoing consultation strategy 	Section 5	Appendix E
<p>Design Excellence – including</p> <ul style="list-style-type: none"> • Outline how the design has been informed by the design review panel and arrangements for further review • Demonstration of how the proposed development will exhibit design excellence (Part 5 Aerotropolis SEPP, <i>Better Placed</i>, Design Review Panel) 	Section 3.2 Section 7.7.1 Section 8.1	Appendix C
<p>Urban Design and Visual – including:</p> <ul style="list-style-type: none"> • Visual impact assessment (including photomontages and perspectives) of the development layout and design • Surrounding vehicle, pedestrian and cycling networks • Landscape Plans 	Section 8.1	Appendix C
<p>Infrastructure Requirements – including</p> <ul style="list-style-type: none"> • Impacts of the development on existing utility infrastructure and service provider assets surrounding the site • Infrastructure upgrades required on-site and off-site • Infrastructure delivery and staging plan 	Section 3.5	Appendix D
<p>Traffic and Transport –Including</p> <ul style="list-style-type: none"> • quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines 	Section 8.3	Appendix N

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> - Traffic generation - Road network analysis - Swept path analysis - Internal road network - Existing and future public transport infrastructure - Pedestrian connectivity - Infrastructure upgrades required on-site and off-site 		
<p>Aboriginal Cultural Heritage – including</p> <ul style="list-style-type: none"> • 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 	Section 8.6.2	Appendix L
<p>Non-Aboriginal Cultural Heritage – including</p> <ul style="list-style-type: none"> • non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must include: <ul style="list-style-type: none"> - a SoHI in accordance with guidelines which identifies impacts on State and local heritage items in the vicinity - historical archaeological assessment - details of proposed mitigation measures 	Section 8.6.1	Appendix K
<p>Noise and Vibration – including:</p> <ul style="list-style-type: none"> • Quantitative noise and vibration impact assessment in accordance with the relevant Environment Protection Authority guidelines and Australian Standards <ul style="list-style-type: none"> - 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 	Section 8.4	Appendix O Appendix P
<p>Soils and Water – including:</p> <ul style="list-style-type: none"> • Surface water and groundwater impacts • Site water balance • Stormwater/wastewater management system • Description of the measures to minimise water use • Description of the proposed erosion and sediment controls during construction' 	Section 8.7	Appendix D
<p>Air Quality and Odour –including</p> <ul style="list-style-type: none"> • a quantitative assessment of the potential air quality impacts, including details of proposed mitigation, management and monitoring measures. 	Section 8.5	Appendix Q
<p>Socio-Economic – including:</p> <ul style="list-style-type: none"> • 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. 	Section 4	Appendix A

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Waste – including: <ul style="list-style-type: none"> quantities and classification of waste streams to be generated during the development details of waste storage, handling and disposal 	Section 8.8	
Contamination – including <ul style="list-style-type: none"> 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. 	Section 8.2	Appendix I
Hazards and Risk – including: <ul style="list-style-type: none"> a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011) 	Section 7.7.5	N/A
Airport Safeguarding – including <ul style="list-style-type: none"> 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. 	Section 7.7.1	N/A
Bush Fire – including <ul style="list-style-type: none"> 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"> details of proposed operational access for emergency services personnel details of emergency and evacuation arrangements for occupants/visitors. 	Section 8.9	Appendix J
Greenhouse Gas and Energy Efficiency – including <ul style="list-style-type: none"> Assess energy use and measures to minimise greenhouse gas emissions 	Section 8.1.3	Appendix M
Ecologically Sustainable Development – including: <ul style="list-style-type: none"> a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development consideration of the use of green walls, green roofs and/or cool roofs in the design of the development a description of the measures to be implemented to minimise consumption of resources, especially energy and water. 	Section 8.1.3	Appendix M
Planning Agreement/Development Contributions – including <ul style="list-style-type: none"> 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. 	Section 7.9	

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
Plans and Documents		
<p>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.</p> <p>In addition, the EIS must include the following:</p> <p>1. An existing site survey plan drawn at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • 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). <p>2. Locality/context plan drawn at an appropriate scale should be submitted indicating:</p> <ul style="list-style-type: none"> • 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. <p>3. Drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • 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. <p>4. Schedule of materials, colours and additions. finishes</p>		Appendix C Appendix D
Consultation		
<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. In particular you must consult with:</p> <ul style="list-style-type: none"> • Liverpool City Council • Department of Planning, Industry and Environment, specifically: • Central Western, Central River City & West Parkland City, Place Design and • Public Spaces Group • Water Group (including the Natural Resources Access Regulator) • Environment, Energy and Science Group • Government Architect NSW • Transport for NSW • Sydney Water 		Appendix E

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> • Heritage NSW, Department of Premier and Cabinet • Endeavour Energy • Western Sydney Planning Partnership • Western Sydney Airport Co Ltd • Civil Aviation Safety Authority • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Local Aboriginal Land Council • any other public transport, utilities or community service providers. <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>		