

## APPENDIX A

## SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
<p><b>1. STATUTORY CONTEXT</b></p> <ul style="list-style-type: none"> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li> <li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences.</li> <li>Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li> </ul>	<b>Addressed throughout EIS</b>
<p><b>2. CAPITAL INVESTMENT VALUE AND EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li>Provide a detailed calculation of the capital investment value (CIV) of the development prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21-020: Calculation of Capital Investment Value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived.</li> <li>Provide an estimate of total power consumption and 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> </ul>	<b>Appendix G</b>
<p><b>3. DESIGN QUALITY</b></p>	

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>▪ Demonstrate how the development will achieve: <ul style="list-style-type: none"> <li>a. design excellence in accordance with any applicable EPI provisions.</li> <li>b. good design in accordance with the seven objectives for good design in Better Placed.</li> </ul> </li> <li>▪ Where required by an EPI or concept approval, demonstrate that the development has been subject to a competitive design process, or reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams. Recommendations are to be addressed prior to lodgement.</li> </ul>	<b>Appendix F</b> <b>Section 3</b>
<b>4. BUILT FORM AND URBAN DESIGN</b>	
<ul style="list-style-type: none"> <li>▪ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.</li> <li>▪ Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.</li> <li>▪ Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services.</li> <li>▪ Assess how the development complies with the relevant accessibility requirements.</li> </ul>	<b>Appendix F</b> <b>Section 3</b>
<b>5. VISUAL IMPACT</b>	
<ul style="list-style-type: none"> <li>▪ Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>▪ Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</li> </ul>	<b>Appendix L</b> <b>Section 6</b>
<b>6. TRAFFIC, TRANSPORT AND ACCESSIBILITY</b>	
<ul style="list-style-type: none"> <li>▪ Provide a transport and accessibility impact assessment, which includes:</li> </ul>	<b>Appendix M</b>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li data-bbox="249 223 1567 292">a. details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access and haul routes.</li> <li data-bbox="249 319 1567 425">b. 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 on existing performance levels of nearby intersections (using industry standard modelling).</li> <li data-bbox="249 452 1567 520">c. 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 data-bbox="249 547 1623 616">d. details and plans of any proposed internal road network, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards.</li> <li data-bbox="249 643 1253 671">e. swept path analysis for the largest vehicle requiring access to the development.</li> <li data-bbox="249 698 1590 767">f. details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary.</li> </ul> <ul style="list-style-type: none"> <li data-bbox="204 794 1623 900">▪ Provide a Construction Traffic Management Plan detailing predicted construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.</li> </ul>	<b>Appendix CC</b> <b>Appendix DD</b>
<b>7. TREES AND LANDSCAPING</b>	
<ul style="list-style-type: none"> <li data-bbox="204 1013 833 1041">▪ Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> <li data-bbox="249 1068 1522 1137">a. identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been explored and/or informs the plan.</li> <li data-bbox="249 1164 1551 1232">b. details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li> <li data-bbox="249 1259 938 1287">c. demonstrates how the proposed development would: <ul style="list-style-type: none"> <li data-bbox="294 1314 1298 1343">i. contribute to long term landscape setting in respect of the site and streetscape.</li> <li data-bbox="294 1370 1343 1399">ii. mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> </ul> </li> </ul> </li> </ul>	<b>Appendix J</b> <b>Appendix K</b>

Item / Description	Document Reference
<ul style="list-style-type: none"> <li data-bbox="309 228 1118 255">iii. contribute to the objective of increased urban tree canopy cover.</li> <li data-bbox="309 282 1596 346">iv. maximise opportunities for green infrastructure, consistent with <i>Greener Places</i> and having regard to any bush fire risk.</li> </ul>	
<b>8. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)</b>	
<ul style="list-style-type: none"> <li data-bbox="204 449 1596 512">▪ Identify 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 data-bbox="204 539 1596 603">▪ Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.</li> <li data-bbox="204 646 1596 741">▪ Demonstrate 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 data-bbox="204 768 1596 957">▪ If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> <li data-bbox="249 832 1551 859">a. demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1).</li> <li data-bbox="249 886 1507 957">b. provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35B of the EP&amp;A Regulation.</li> </ul> </li> </ul>	<b>Appendix N</b> <b>Appendix EE</b> <b>Appendix HH</b>
<b>9. BIODIVERSITY</b>	
<ul style="list-style-type: none"> <li data-bbox="204 1052 1596 1164">▪ Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.</li> <li data-bbox="204 1191 1596 1286">▪ If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> </ul>	<b>Appendix FF</b> <b>Appendix GG</b>
<b>10. BACK-UP POWER SYSTEM</b>	

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>Provide a detailed overview of any proposed back-up power system, including the scale and capacity of the system, and any associated testing procedures (frequency and duration).</li> <li>Provide a detailed justification for the proposed back-up power system, including alternatives considered.</li> </ul>	Appendix X
<b>11. AIR QUALITY</b>	
<ul style="list-style-type: none"> <li>Provide an assessment of air quality impacts, prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must address construction works and include modelling of emissions and air pollutants from predicted operations (including testing of the back-up power system) and a peak emission and air pollutant scenario, and outline the proposed mitigation, management and monitoring measures that would be implemented.</li> </ul>	Appendix O
<b>12. NOISE AND VIBRATION</b>	
<ul style="list-style-type: none"> <li>Provide a noise and vibration assessment prepared in accordance with the relevant EPA guidelines and Australian/International Standards. The assessment must detail construction and operational noise and vibration impacts (including testing of any back-up power system) on nearby sensitive receivers and structures, and outline the proposed mitigation, management and monitoring measures that would be implemented.</li> </ul>	Appendix P
<b>13. GROUND AND WATER CONDITIONS</b>	
<ul style="list-style-type: none"> <li>Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils.</li> <li>Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> <li>surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>groundwater resources in accordance with the Groundwater Guidelines.</li> </ul> </li> </ul>	Appendix Y Appendix LL
<b>14. WATER MANAGEMENT</b>	
<ul style="list-style-type: none"> <li>Provide an Integrated Water Management Plan for the development that:</li> </ul>	Appendix R

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>a. is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>b. outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</li> <li>c. details the proposed drainage design (stormwater and wastewater) for the site including any on-site detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water.</li> <li>d. demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.</li> </ul> <ul style="list-style-type: none"> <li>▪ Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.</li> </ul>	Appendix S
<b>15. FLOODING RISK</b>	
<ul style="list-style-type: none"> <li>▪ Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.</li> <li>▪ Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required</li> </ul>	Appendix Q
<b>16. HAZARDS AND RISKS</b>	
<ul style="list-style-type: none"> <li>▪ Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021.</li> <li>▪ Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment.</li> </ul>	Appendix II

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis.</li> </ul>	
<b>17. CONTAMINATION AND REMEDIATION</b>	
<ul style="list-style-type: none"> <li>In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>	<b>Appendix T</b>
<b>18. WASTE MANAGEMENT</b>	
<ul style="list-style-type: none"> <li>Identify, quantify and classify the likely waste streams to be generated during construction and operation.</li> <li>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>Identify appropriate servicing arrangements for the site.</li> <li>If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</li> </ul>	<b>Appendix Z</b>
<b>19. ABORIGINAL CULTURAL HERITAGE</b>	
<ul style="list-style-type: none"> <li>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts on any Aboriginal cultural heritage values on the land.</li> </ul>	<b>Appendix U</b>
<b>20. ENVIRONMENTAL HERITAGE</b>	
<ul style="list-style-type: none"> <li>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	<b>Appendix V</b>
<b>21. SOCIAL IMPACT</b>	
<ul style="list-style-type: none"> <li>Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.</li> </ul>	<b>Appendix W</b>

Item / Description	Document Reference
<b>22. INFRASTRUCTURE REQUIREMENTS AND UTILITIES</b>	
<ul style="list-style-type: none"> <li>▪ In consultation with relevant service providers: <ul style="list-style-type: none"> <li>a. assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>b. identify any infrastructure 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.</li> <li>c. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li> </ul> </li> </ul>	<b>Appendix JJ</b>
<b>23. BUSH FIRE RISK</b>	
<ul style="list-style-type: none"> <li>▪ If the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.</li> </ul>	<b>Appendix AA</b>
<b>24. CONSTRUCTION, OPERATION AND STAGING</b>	
<ul style="list-style-type: none"> <li>▪ If staging is proposed, provide details of how construction and operation would be managed, and any impacts mitigated.</li> </ul>	<b>Section 3</b>
<b>25. CONTRIBUTIONS AND PUBLIC BENEFIT</b>	
<ul style="list-style-type: none"> <li>▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>▪ Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> </ul>	<b>Section 4</b>
<b>26. ENGAGEMENT</b>	

Item / Description	Document Reference
<ul style="list-style-type: none"> <li>▪ Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:           <ul style="list-style-type: none"> <li>a. the relevant Department assessment team.</li> <li>b. any relevant local councils.</li> <li>c. any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li> <li>d. the community.</li> <li>e. if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul> </li> </ul>	<b>Appendix D</b> <b>Appendix MM</b> <b>Section 5</b>