

Appendix A SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
General Requirements	
The Environmental Impact Statement for the development must: ▪ comply with these assessment requirements ▪ meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation (2021) (the Regulation) ▪ have regard to the Department's State Significant Development Guidelines (2021)	Throughout the EIS
In addition, the EIS must include: ▪ a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development ▪ consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) ▪ a detailed assessment of the key issues specified below, including: – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – 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.	Throughout the EIS
The EIS must also be accompanied by: ▪ high quality files of maps and figures of the subject site and proposal ▪ a report providing a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of the proposal. The CIV report must: – be prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor	Appendix T within the EIS

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- include details of all assumptions and components from which the CIV calculation is derived
 - include certification from the Quantity Surveyor that the report has been prepared having regard to the Department's Planning Circular PS 21-020 'Calculation of capital investment value' and all components costed are consistent with the project description and all proposed works for which consent is being sought as described in the EIS.
 - 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
 - certification that the information provided is accurate at the date of preparation
 - a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines.
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Key Issues

Statutory and Strategic context including:

EIS section 4

- justification for the proposal and the suitability of the site
 - detailed justification that 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
 - demonstration that 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:
 - State Environmental Planning Policy (Biodiversity and Conservation) 2021
 - State Environmental Planning Policy (Industry and Employment) 2021
 - State Environmental Planning Policy (Planning Systems) 2021
 - State Environmental Planning Policy (Resilience and Hazards) 2021
 - State Environmental Planning Policy (Sustainable Buildings) 2022
 - State Environmental Planning Policy (Transport and Infrastructure) 2021
 - State Environmental Planning Policy (Western Parkland City) 2021
 - Future Transport Strategy 2056
 - Western Sydney Aerotropolis Plan
 - Western Sydney Aerotropolis Precinct Plan
 - Western Sydney Aerotropolis Structure Plan
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- Western Sydney Aerotropolis Development Control Plan – Phase 1
 - Western Sydney Aerotropolis Development Control Plan – Phase 2.
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Community and Stakeholder Engagement - a community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to):

EIS section 5 and Appendix Q

- details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development
 - details of the proposed approach to future community and stakeholder engagement based on the results of consultation.
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Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:

EIS section 6.1.9 and Appendix EE

- details of consultation with Transport for NSW, including consultation on the relationship between the development and any existing or proposed transport infrastructure upgrades required for the proposal or in the surrounding area
 - details of all daily and peak traffic 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 and the capacity of the road network, including:
 - consideration of cumulative traffic impacts on existing performance levels at key intersections, using a calibrated SIDRA (or similar) traffic model, including (but not limited to) the Elizabeth Drive / Martin Road intersection
 - consideration of impacts on any future infrastructure adjacent to the site identified on the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 - Transport Corridors Map
 - details of road upgrades, infrastructure works or new roads or access points required for the development, in accordance with the outcomes of consultation with TfNSW, including interim and ultimate site access arrangements
 - 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 DCP
 - 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
 - details and plans of the internal road network, on-site parking, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
 - details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.
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Design Quality - a design excellence strategy, including: ▪ Demonstration of how the proposed development has been informed by the outcomes of a review prior to lodgement by the State Design Review Panel (SDRP) required under section 4.31 of State Environmental Planning Policy (Western Parkland City) 2021 (Western Parkland City SEPP) ▪ details of arrangements for further design review and advice from the SDRP following lodgement of any development application ▪ demonstration of how the proposed development will achieve design excellence in accordance with the requirements of Part 4.5 of the Western Parkland City SEPP, objectives for good design (of the built environment) in Better Placed (Government Architect NSW, 2017) and recommendations from the SDRP ▪ consideration of the Connecting with Country Framework (2023) including early engagement with Traditional Owners.	EIS section 6.1.2 and Appendix J
Built form and urban design - a design report that: ▪ Explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. – Demonstrates 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 – Demonstrates 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 – Assesses how the development complies with the relevant accessibility requirements.	EIS section 6.1.1. and Appendix J
Visual - a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including: ▪ 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 – significant vantage points in the broader public domain ▪ consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks.	EIS section 6.1.3 and Appendix X
Landscaping - detailed site-wide landscaping plan, including: ▪ An arborist report, tree protection plan and vegetation management plan detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained	EIS section 6.1.4 and Appendix Y

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- Demonstration of how the development would contribute to the long-term landscape setting in respect of the site and streetscape, contribute to the objective of increased urban tree canopy cover and maximise opportunities for green infrastructure consistent with Greener Places and having regard to any bush fire risk
 - Demonstration of consistency with the Western Sydney Aerotropolis Landscape Species List to minimise wildlife attraction risk.
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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 which includes:

EIS section 6.1.5 and Appendix Z

- The identification of impacts associated with construction, operation and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios
 - A cumulative impact assessment inclusive of impacts from other developments details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs.
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Water Management – an integrated water management strategy, including:

EIS section 6.1.6 and Appendix P and Appendix W

- An assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses (Wianamatta – South Creek), key fish habitat and recreational fishing, groundwater, and groundwater dependent communities nearby
- A detailed site water balance including a description of potable and non-potable water demands and breakdown of water supplies, and any water licensing requirements
- Details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water, consistent with the requirements of the Phase 2 Aerotropolis Development Control Plan and the Blue Green Infrastructure framework of the Western Sydney Aerotropolis Precinct Plan
- details of how the proposed stormwater drainage system will connect to Sydney Water's regional stormwater system, including details of any interim solution, consistent with the Department's 'Technical guidance for achieving Wianamatta–South Creek stormwater management targets' (2022) for both construction and operational phases
- description of the measures to minimise water use
- characterisation of water quality at the point of discharge to surface and/or groundwater against relevant water quality criteria
- 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, the local council or other drainage or water authority.

details of any surface or groundwater monitoring activities and methodologies.

Flooding – a detailed flood risk assessment carried out by a suitably qualified and experienced consultant that satisfies the objectives and provisions contained within the Aerotropolis Phase 2 DCP (Section 2.5.1 – Flood Management) and includes consideration of: - the relevant provisions of the NSW Floodplain Development Manual (2023), including the Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022) - flood risk and flood evacuation for the full range of floods up to and including a probable maximum flood - demonstration that the proposed 'Park Edge Street' is located outside the 1% Annual Exceedance Probability flood extent.	EIS section 6.1.7 and Appendix U
Soils – an assessment of potential impacts on soil resources and riparian land on and near the site that includes: - A description of and assessment of potential impacts on soil resources and riparian land on and near the site, including impacts on the Wianamatta – South Creek riparian corridor, soil erosion, salinity and acid sulfate soils. - Details of earthworks, including cut and fill volumes, demonstrating consideration of the Connecting with Country Framework (2023) and landscape-led design - Description of the proposed erosion and sediment controls during construction - a geotechnical assessment that provides a comprehensive analysis of the development capability of the site.	EIS section 6.1.11 and Appendix W
Contamination - 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.	EIS section 6.2 and Appendix R
Waste management - a waste management strategy, including details of the type(s), quantities and classification of the waste generated during construction and operation	EIS section 6.1.12 and Appendix II
Air Quality and Odour - an air quality impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines, including: - identification of significant air emission sources at the proposed development during construction and operation - an assessment of the potential for adverse off-site air quality impacts - details of proposed management and mitigation measures.	EIS section 6.1.8 and Appendix I
Infrastructure Requirements - infrastructure delivery, management and staging plan that includes: an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site	EIS section 6.1.13 and Appendix P

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- a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
 - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, and demonstration that satisfactory arrangements for electrical network requirements, drinking water, wastewater, recycled water and stormwater have been made
 - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development
 - identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts
 - evidence of endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property.
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Hazards and Risk – including:

- A preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011), that includes:
 - a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
 - Should the preliminary risk 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).
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EIS section 6.2 and Appendix AA

Bush Fire – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes:

- details of proposed operational access for emergency services personnel details of emergency and evacuation arrangements for occupants/visitors
 - a Bush Fire Emergency Management and Evacuation Plan prepared in accordance with relevant RFS guidance.
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EIS section 6.1.14 and Appendix N

Aboriginal Cultural Heritage – An Aboriginal Cultural Heritage Assessment Report (ACHAR):

- prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW, 2010) and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH, 2011) that includes evidence of adequate and continuous consultation with Aboriginal stakeholders in determining and assessing impacts, developing and selecting
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EIS section 6.2 and Appendix F

options for avoidance of Aboriginal cultural heritage and mitigation measures (including the final proposed measures), having regard to the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010) and Recognising Country Guidelines.	
Non-Aboriginal Cultural Heritage - a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.	EIS section 6.2 and Appendix CC
Biodiversity - an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including: - identification of certified and non-certified land within the site and demonstration of consistency with any Biodiversity Certification Order - the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act for any part of the development located on non-certified land, except where a waiver for preparation of a BDAR has been granted	EIS section 6.1.10 and Appendix M
Airport safeguarding - including a risk assessment of the proposed development on Western Sydney Airport operations and addressing related matters in the Western Sydney Aerotropolis Plan and Western City Parkland SEPP and the National Airports Safeguarding Framework and associated guidelines, including (but not limited to) wildlife hazards, lighting and the prescribed airspace.	EIS section 6.2 and Appendix LL
Social – including a social impact assessment in accordance with the Department's Social Impact Assessment Guideline	EIS section 6.1.15 and Appendix JJ
Ecologically Sustainable Development – including: - identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development - demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards - 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 - if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: - demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1) - 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&A Regulation.	EIS section 6.1.16 and Appendix S
Planning Agreement / Development Contributions – including consideration of any applicable State and local development contributions, such as the Western Sydney Aerotropolis Special Infrastructure Contribution, Housing and Productivity Contributions	EIS section 6.2

and/or draft contributions plan for the Western Sydney Aerotropolis, and/or details of any Voluntary Planning Agreement required should a contributions plan not be in place.

Consultation

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.

Noted. Please refer to section 5 of the EIS and Appendix Q for details of the consultation undertaken.

In particular you must consult with:

Liverpool City Council

Department of Planning and Environment, specifically the:

- Environment and Heritage Group
- Water Group
- Environment Protection Authority
- Heritage NSW
- Department of Regional NSW, specifically
- Department of Primary Industries – Fisheries
- Department of Primary Industries – Agriculture

Transport for NSW

Fire and Rescue NSW

NSW Rural Fire Service

Sydney Water

Endeavour Energy

Western Sydney Airport Co Ltd

Civil Aviation Safety Authority

WaterNSW

Surrounding local landowners, businesses and stakeholders

Local and regional community and environmental groups

Dharug Traditional Custodians

Local Aboriginal Land Council

Any other public transport, utilities or community service providers.

SEARS Expiry

SEARs will expire two years after the date of issue (or the date they were last modified).

Noted

References

The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

Noted