

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-66919458
Project	126 Kelvin Park Drive, Bradfield: Mixed use residential and commercial development
Location	Bradfield, NSW within Liverpool City
Proponent	Raymond Sleiman
Date of Issue	18 June 2025
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and must have regard to the State Significant Development Guidelines. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment The EIS must also be accompanied by a Estimated Development Cost (EDC) report, providing: - a detailed calculation of the EDC of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. - an estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines including the: ◦ Western Sydney Aerotropolis Plan

	○ State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP) ○ Western Sydney Aerotropolis Precinct Plan (precinct plan) ○ Western Sydney Aerotropolis Development Control Plan (DCP) • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • If the development is only partly State significant development (SSD) declared under Chapter 2 of State Environmental Planning Policy (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. • Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. • Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. • If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility. • Address the requirements listed in Attachment A: Liverpool City Council (council) advice on SEARs dated 2 June 2025. 2. Estimated Development Cost and Employment • Provide a detailed calculation of the estimated development cost (EDC) of the development prepared by an 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 EDC is to be accurate at the date of application and include details of all components and assumptions from which it is derived. • Provide 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. 3. Design Quality • Demonstrate how the development will achieve: ○ design excellence in accordance with any applicable EPI provisions. ○ good design in accordance with the seven objectives for good design in Better Placed. • Demonstrate that the development: ○ where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process,
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	carried out in accordance with an endorsed brief and design excellence strategy; or ○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams. • Recommendations of the jury and design integrity panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. 4. Built Form and Urban • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • 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. Where relevant explain and illustrate the application of any bonuses under an EPI. • Demonstrate how the proposed building design satisfies the objectives listed in Section 5.2.2 of the DCP relating to limits to the maximum gross footprint for a residential tower above five storeys. Any proposed non-compliances with the controls should be supported with justification that sets out how the proposed built form will result in a better outcome and an analysis of the public benefits the proposed built form will create. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. • Provide an assessment of the development against: ○ the design principles for residential apartment development set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. • Ensure the development is compliant with the ADG, in particular it is noted that the current design does not comply with the building separation provisions. • If affordable housing is proposed provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing. • Assess how the development complies with the relevant accessibility requirements. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025. 5. Environmental Amenity • Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation,
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	pedestrian movement throughout the site, access to landscape and outdoor spaces. • Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025. 6. Visual Impact • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • 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. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025. 7. Public Space • Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • Demonstrate how the development: ○ ensures that public space is welcoming, attractive and accessible for all. ○ maximises permeability and connectivity. ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. ○ maximises street activation. ○ minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 8. Trees and Landscaping • Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that:
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	○ 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). ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. ○ demonstrates how the proposed development would: ▪ contribute to long term landscape setting in respect of the site and streetscape. ▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site. ▪ contribute to the objective of increased urban tree canopy cover. ▪ maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. 9. Ecological Sustainable Development (ESD) • Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. • 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. 10. Traffic, Transport and Accessibility • Provide a transport and accessibility impact assessment, which includes: ○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. ○ details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle, end-of-trip facilities and bus/coach facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. ○ analysis of the impacts of the proposed development during construction and operation (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling) and peak movements during events (if relevant), identification of potential traffic impacts on road
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	capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. ○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. ○ measures to promote sustainable travel choices for employees, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a green travel plan. • 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. • Address the requirements listed in Attachment A: TfNSW advice on SEARs dated 2 June 2025, by TfNSW. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025. 11. Biodiversity • 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. • 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. 12. Noise and Vibration • Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. • Address the requirements listed in Attachment A: NSW EPA advice on SEARs dated 29 May 2025, by NSW EPA. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025.
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13. Ground Water Conditions

- 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.
- Provide a surface and groundwater impact assessment that assesses potential impacts on:
 - surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses.
 - groundwater resources in accordance with the groundwater guidelines: <https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/major-projects/major-projects-groundwater-guidelines>.
- Address the requirements listed in **Attachment A: DCCEEW (CPHR advice on SEARs** dated 5 June 2025, by DCCEEW.
- Address the requirements listed in **Attachment A: Sydney Water advice on SEARs** dated 3 June 2025, by Sydney Water.

14. Water Management

- Provide an integrated water management plan for the development that:
 - is prepared in consultation with council and Sydney Water.
 - 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).
 - details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures and nominated discharge points.
 - demonstrates compliance with the requirements of the DCP, council and Sydney Water and avoids adverse downstream impacts.
 - where water and drainage infrastructure works are required that would be handed over to council or Sydney Water 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 DCP, council and Sydney Water.
- Address the requirements listed in **Attachment A: Liverpool City Council advice on SEARs** dated 2 June 2025.

15. Flood Risk

- Identify the flood planning area and level as set out in the relevant EPI, DCP and other supporting documents to determine:
 - The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans
 - The site access and egress routes

	○ The potential effects of climate change, ○ Any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines • Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. • Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). • Address the requirements listed in Attachment A: DCCEEW (CPHR advice on SEARs dated 5 June 2025, by DCCEEW. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025. 16. Hazards and Risks • Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP). • Where required by the Resilience and Hazards SEPP 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. • 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. • Address the requirements listed in Attachment A: NSW Fire & Rescue advice on SEARs dated 28 May 2025, by NSW Fire & Rescue. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025 17. Contamination and Remediation • In accordance with Chapter 4 of the Resilience and Hazards SEPP, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. • Address the requirements listed in Attachment A: NSW EPA advice on SEARs dated 28 May 2025, by NSW EPA. 18. Waste Management • Identify, quantify and classify the likely waste streams to be generated during construction and operation. • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
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- Identify appropriate servicing arrangements for the site.
- If buildings are proposed to be demolished or altered, provide a hazardous materials survey.
- Address the requirements listed in **Attachment A: Liverpool City Council advice on SEARs** dated 2 June 2025.

19. Aboriginal Cultural Heritage

- Provide an aboriginal cultural heritage assessment report (ACHAR) which identifies, describes and assesses any impacts to aboriginal cultural heritage sites or values associated with the site.
- The ACHAR must be prepared in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), including results of thorough archaeological survey and test excavations (where required);
- Include evidence of adequate and continuous consultation with Aboriginal stakeholders in determining and assessing impacts, developing and selecting 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).
- Address Recognise Country Guidelines for development in the Aerotropolis.
- Address the requirements listed in **Attachment A: Heritage NSW advice on SEARs** dated 20 May 2025, by DCCEEW (Heritage NSW).

20. Environmental Heritage

- 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.

21. Social Impact

- Provide a social impact assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.
- Address the requirements listed in **Attachment A: Liverpool City Council advice on SEARs** dated 2 June 2025.

22. Infrastructure Requirements and Utilities

- In consultation with relevant service providers:
 - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.

	○ 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. ○ 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. • Address in detail compliance with section 3.3 of the precinct plan. • Consultation is required with the relevant infrastructure agencies, including but not limited to Sydney Water, Liverpool City Council, Transport for NSW and Endeavour Energy. • Address the requirements listed in Attachment A: Sydney Water advice on SEARs dated 3 June 2025, by Sydney Water. • Address the requirements listed in Attachment A: Endeavour Energy advice on SEARs dated 20 May 2025, by Endeavour Energy. 23. Bush Fire Risk • If the development is on 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 (PBP 2019). • The proposal includes construction of a childcare centre which is a special fire protection purpose development (SFPP) on bush fire prone land. As such, in addition to addressing the requirements of chapter 6 of PBP 2019, the bush fire report must also assess the proposed childcare centre against the requirements of the Addendum November 2022 to PBP 2019. • Achieve all minimum setback requirements in accordance with the provisions set out in PBP 2019. • Address the requirements listed in Attachment A: NSW RFS advice on SEARs dated 26 May 2025, by NSW RFS. 24. Aviation • If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. • If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. • If the development, or any crane operations associated with the development, has the potential to breach prescribed airspace levels address separate Commonwealth approval requirements through the Western Sydney International Airport (planning@wsiairport.com.au. or airspaceprotection@wsiairport.com.au). • Address wildlife hazard impacts on airport operations and describe appropriate mitigation measures in accordance with the DCP. • Address Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas.
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	• Address airport safeguarding provision of the WPC SEPP. • Address the National Airports Safeguarding Framework (NASF) guidelines. • Address the requirements listed in Attachment A: CASA advice on SEARs dated 26 May 2025, by CASA. • Address the requirements listed in Attachment A: WSIA advice on SEARs dated 6 June 2025, by Western Sydney Airport. 25. Construction, Operation and Staging • Provide details of existing (if relevant) and proposed operations, including patron capacity, hours of operation, lighting and illumination, and typical events to be held. • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 26. Contributions and Public Benefit • 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. • Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the Planning agreements – Practice note February 2021. • Address the requirements listed in Attachment A: Liverpool City Council advice on SEARs dated 2 June 2025. 27. Engagement • 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: ○ the relevant Department assessment team. ○ any relevant local councils. ○ Western Sydney International Airport (planning@wsaco.com.au). ○ any relevant agencies. ○ the community. ○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. • Address the requirements listed in Attachment A: BDA advice on SEARs dated 13 February, by WPCA.
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Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 8 of the EP&A Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: - high quality files of maps and figures of the subject site and proposal; and - EDC Report - competition report (where required) - design review report - architectural drawings - survey plan - Building Code of Australia compliance report - accessibility report - shadow diagrams - SEPP 65/Housing SEPP Verification Statement - SEPP 65/Housing SEPP Assessment - view analysis - pedestrian wind environment assessment - visual analysis - visual impact assessment - public space plan - CPTED report - arboricultural impact assessment - landscape plan - ESD report - transport and accessibility impact assessment - construction traffic management plan - green travel plan or equivalent - BDAR or BDAR waiver - noise and vibration impact assessment - geotechnical assessment - surface and groundwater impact assessment - salinity management plan and/or acid sulfate soils management plan - water management plan - flood impact risk assessment - preliminary hazard analysis - preliminary site investigation - detailed site investigation (<i>if required</i>) - remedial action plan (<i>if required</i>) - waste management plan - hazardous material survey - aboriginal cultural heritage assessment report - statement of heritage impact - archaeological assessment - social impact assessment - infrastructure delivery, management and staging plan - bush fire assessment - aviation report - engagement report
Expiry Date	If you do not lodge a development application and 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.
References	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.

ATTACHMENT A
Government Authority Responses to Request for Key Issues
For Information Only