

Planning Secretary's Environmental Assessment Requirements

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

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Development details

Application number	SSD-69507469
Project name	Concept and Stage 1 – mixed use development Leppington
Project description	Concept development application comprising: <ul style="list-style-type: none">• Concept Proposal for the staged development of a mixed-use precinct with building envelopes for eight residential tower buildings, four commercial podiums, basement car parking, new vehicular access, roadworks and publicly accessible open space; and• Stage 1 works involving demolition of existing buildings, site establishment works and tree removal.
Location	173-183 Rickard Road, Leppington within Campden Local Government Area
Applicant	Aland Property Pty Ltd
Date of issue	13 May 2024

Content and guidance

Any 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 the *State Significant Development Guidelines*.

Relevant policies and guidelines can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Relevant policies and guidelines can be found at <https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance>.

Notwithstanding the key issues and documents 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:

- high quality files of maps and figures of the subject site and proposal;
 - adequate baseline data;
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- 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; and
- a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues.

Key issues and documentation

Issues and Assessment Requirements – Concept Proposal	Documentation
<p>1. Statutory Context</p> <ul style="list-style-type: none"> • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • Detail the nature and extent of any prohibitions, including partial prohibitions, applicable to the proposal, and provide detailed justification for any prohibitions. • Provide an explanation of how the Concept Proposal 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. • Provide explanation of the consistency of the proposal with any future planning proposals or other strategic documentation that applies to the site (including any future plans or rezonings led by local council/State). • Provide a comparison of the proposed Concept Proposal with the draft Planning Proposal for Leppington Town Centre that is under consideration and justify any conflicts/inconsistencies that may arise, regarding the following (including but not limited to): <ul style="list-style-type: none"> ○ the future zoning of the site (in particular the RE1 zone). ○ provision of public open spaces within the site. ○ internal road layout. ○ pedestrian infrastructure. ○ height of buildings. ○ proposed housing yield vs the yield envisaged in the future. • Provide documentation that a registered community housing provider will manage the affordable housing component of the development for 15 years (after issue of Occupation Certificate). 	<ul style="list-style-type: none"> • Address in EIS

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<p>2. Estimated Development Cost (EDC) and Employment</p> <ul style="list-style-type: none"> • Provide the estimated development cost (EDC) of the Concept Proposal prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. • The EDC Report must specify the EDC of the residential component of the development. • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the Concept Proposal, including details of the methodology to determine the figures provided. 	<ul style="list-style-type: none"> • EDC Report
<p>3. Design Quality</p> <ul style="list-style-type: none"> • Demonstrate how the Concept Proposal will achieve: <ul style="list-style-type: none"> ○ design excellence in accordance with any applicable EPI provisions. ○ good design in accordance with the seven objectives for good design in Better Placed. ○ consistency with the Connection to Country framework. • Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). <p><i>Note: Recommendations of the SDRP are to be addressed prior to lodgement.</i></p>	<ul style="list-style-type: none"> • Design Excellence Strategy (where design excellence is required by an EPI). • Design Review Summary (where the project has been reviewed by the SDRP)
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Explain and illustrate the proposed concept built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). • Demonstrate how design quality will be achieved in accordance with the Design Quality Principles of the Housing SEPP (as relevant to the Concept Proposal), including: <ul style="list-style-type: none"> ○ how the proposed concept built form and uses addresses and responds to the context, site characteristics, streetscape, and existing and future character of the locality. ○ how the concept design will deliver a high-quality development including any signage, integration of services, and the principles of Crime Prevention through Environmental Design. • Assess how the Concept proposal complies with the relevant accessibility requirements. 	<ul style="list-style-type: none"> • Architectural drawings (Concept plans) • Design Report • Survey Plan • Accessibility Report (in Concept)

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<ul style="list-style-type: none"> Provide an outline (in concept) of the gross floor area and units that are dedicated as affordable housing. 	
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> Address how good internal and external environmental amenity is achieved by the concept, including access to natural daylight and ventilation, 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 (if applicable), overshadowing and wind impacts (including the preparation of a wind assessment where the Concept building envelope(s) have a height above four storeys) in concept. Demonstrate a high level of environmental amenity for any surrounding residential or other sensitive land uses. Provide a solar access analysis of the overshadowing impacts of the concept building envelopes within the site, on surrounding properties and public spaces (during summer and winter solstice) at hourly intervals between 9am and 3pm, when compared to the existing situation and development with not bonuses applied. Provide a table which demonstrates how each apartment addresses the key Apartment Design Guide design criteria to inform the assessment of each building, and the overall development, against the Design Quality Principles within the Housing SEPP and the Apartment Design Guide. 	<ul style="list-style-type: none"> Shadow diagrams View Analysis Chapter 4 Housing SEPP Assessment Apartment Design Guide 2015 Assessment View Analysis Pedestrian Wind Environment Assessment
<p>6. Visual Impact</p> <ul style="list-style-type: none"> Provide a visual analysis of the concept building envelopes 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 Concept proposal on the existing catchment. 	<ul style="list-style-type: none"> Visual Analysis Visual Impact Assessment.
<p>7. Public Space</p> <ul style="list-style-type: none"> Demonstrate how the Concept Proposal maximises the amount, access to and quality of public spaces (including any open space, public facilities and streets/plazas within and surrounding the site). Demonstrate how the proposal responds to the desired future open space, road and pedestrian infrastructure networks established by the draft Leppington Town Centre planning proposal. Demonstrate how the Concept Proposal: 	

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<ul style="list-style-type: none"> ○ 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 Concept Proposal, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>. 	
<p>8. Trees and Landscaping</p> <ul style="list-style-type: none"> ● Assess the number, location, condition and significance of trees to be removed and retained as a result of the anticipated Concept Proposal and note any existing canopy coverage to be retained on-site. ● Provide a concept site-wide landscape plan, that: <ul style="list-style-type: none"> ○ details the strategy of proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. ○ details the location of the communal open space(s) at ground or upper levels including landscaping strategies for these area(s). ○ details the location of the publicly accessible park within the site along with security measures and landscaping strategies. ○ details the inclusion of native vegetation communities that occur (or once occurred) in the locality and the use of local provenance species (trees, shrubs and groundcovers). ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. ○ considers equity and amenity of outdoor play spaces. ○ demonstrates how the proposed Concept Proposal would: <ul style="list-style-type: none"> ▪ 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. 	<ul style="list-style-type: none"> ● Arboricultural Impact Assessment ● Landscape Plan

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<ul style="list-style-type: none"> ▪ contribute to the objective of increased urban tree canopy cover including the replacement any trees that are removed at a ratio of greater than 1:1 and the planting of advanced sized trees. ▪ maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>. <ul style="list-style-type: none"> • Provide details of the publicly accessible open space and detail the future management of this space which would be shared between the residents and the community. 	
<p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • 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 Concept Proposal will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. • Outline how the Concept Proposal 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. • Outline how the Concept Proposal would comply with the SEPP (Sustainable Buildings) 2022. 	<ul style="list-style-type: none"> • ESD Report
<p>10. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> • Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> ○ 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. ○ an outline of the proposed Concept Proposal, including likely pedestrian and vehicular access arrangements, parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), vehicle access arrangements and provisions for servicing and loading/unloading. ○ an analysis of the impacts of the proposed Concept Proposal (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) considering existing road network and Rickard Road future upgrades, identification of potential traffic impacts on road capacity as a result of increased traffic volumes, intersection performance and road safety (including pedestrian 	<ul style="list-style-type: none"> • Transport and Accessibility Impact Assessment, • Green Travel Plan or equivalent travel demand management programs

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<p>and cyclist conflict), and any cumulative impact from surrounding approved developments.</p> <ul style="list-style-type: none"> ○ swept path analysis and related civil design layout in accordance with Austroads turning templates to demonstrate that satisfactory access arrangements are provided for the largest vehicle likely to utilise the site. ○ detailed plan of the proposed internal road network to demonstrate that the site would be able to accommodate the most productive vehicle types (including the turning areas and parking areas) in accordance with relevant Australian Standards and local council requirements. ○ 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 (including proposed arrangements with local councils or government agencies) of delivery of any infrastructure improvements in accordance with relevant standards. ○ measures to promote sustainable travel choices for employees, students 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. ○ a preliminary operational traffic and access management plan for the Concept Proposal 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. 	
<p>11. Biodiversity</p> <ul style="list-style-type: none"> ● Assess any biodiversity impacts associated with the Concept Proposal in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, 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 Concept Proposal 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. 	<ul style="list-style-type: none"> ● Biodiversity Development Assessment Report or BDAR Waiver
<p>12. Noise and Vibration</p>	<ul style="list-style-type: none"> ● Noise and Vibration Impact Assessment

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<ul style="list-style-type: none"> • Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must: <ul style="list-style-type: none"> ○ detail operational noise and vibration impacts on nearby sensitive receivers and structures. ○ consider noise intrusion (especially in accordance with the document titled Development near Rail Corridors and Busy Roads-Interim Guidelines 2008”). ○ outline the proposed management and mitigation measures that would be implemented. 	
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> • Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. • Provide a Geotechnical investigation including (but not limited to) rail specific impact assessment (per comments from TfNSW – Sydney Trains attached to this SEARs). • Provide a Surface and Groundwater Impact Assessment for the Concept Proposal that assesses potential impacts on: <ul style="list-style-type: none"> ○ surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. ○ groundwater resources in accordance with the relevant <i>Groundwater Guidelines</i>. 	<ul style="list-style-type: none"> • Geotechnical Assessment • Surface and Groundwater Impact Assessment • Salinity Management Plan and/or Acid Sulfate Soils Management Plan (as required).
<p>14. Water Management</p> <ul style="list-style-type: none"> • Provide an overarching Integrated Water Management Plan for the Concept Proposal that: <ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage or water authority. ○ 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). ○ includes the overall proposed concept drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality measures, and the nominated discharge points. 	<ul style="list-style-type: none"> • Integrated Water Management Plan • Integrated Water Recycle Management Plan.

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<ul style="list-style-type: none"> ○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties. ○ includes a drainage study to identify the pre and post overland flow, site drainage and also identifies any upgrades required to the existing infrastructure volume and capacity. ○ includes drainage and civil plans in accordance with Sydney Trains-TfNSW requirements as attached to this SEARs. ○ considers climate change impacts, including increased rainfall intensity. ○ demonstrates water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. ● Provide details that demonstrate satisfactory arrangements for drinking water, wastewater, and recycled water (if required). ● Demonstrate that the development does not adversely impact on any existing water, wastewater or stormwater main, or other public authority asset, including any easement or property. 	
<p>15. Flooding Risk</p> <ul style="list-style-type: none"> ● Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>. ● Assess the impacts of the Concept Proposal, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	<ul style="list-style-type: none"> ● Flood Risk Assessment
<p>16. Hazards and Risks</p> <ul style="list-style-type: none"> ● 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. ● Where required by Chapter 3 of 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. 	<ul style="list-style-type: none"> ● Preliminary Hazard Analysis
<p>17. Bush Fire Risk</p> <ul style="list-style-type: none"> ● If the development is on mapped bushfire prone land, or a bushfire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>. 	<ul style="list-style-type: none"> ● Bush Fire Assessment

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<p>18. Contamination and Remediation</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Preliminary Site Investigation <p>If required, provide:</p> <ul style="list-style-type: none"> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
<p>19. Waste Management</p> <ul style="list-style-type: none"> Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements for the site. 	<ul style="list-style-type: none"> Waste Management Plan Hazardous Material Survey
<p>20. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the site. 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report
<p>21. Environmental Heritage</p> <ul style="list-style-type: none"> Where there is potential for direct or indirect impacts as a result of the Concept Proposal on the heritage significance of items 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. 	<ul style="list-style-type: none"> Statement of Heritage Impact Archaeological Assessment
<p>22. Social Impact</p> <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. 	<ul style="list-style-type: none"> Social Impact Assessment
<p>23. Aviation</p> <ul style="list-style-type: none"> If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. 	<ul style="list-style-type: none"> Aviation Report

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<ul style="list-style-type: none"> If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. 	
<p>24. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the Concept Proposal on existing utility infrastructure and service provider assets surrounding the site. identify any infrastructure upgrades required on-site and off-site to facilitate the Concept Proposal 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. identify potential impacts to existing utility infrastructure, as a result of the Concept Proposal. include details of craneage and aerial operational plans (in accordance with comments from Sydney Trains-TfNSW attached to this SEARs). 	<ul style="list-style-type: none"> Infrastructure Delivery, Management and Staging Plan. Evidence of consultation with providers
<p>25. Staging</p> <ul style="list-style-type: none"> Provide details of how the Concept Proposal would be staged and any impacts mitigated. 	<ul style="list-style-type: none"> Address in EIS
<p>26. Contributions and Public Benefit</p> <ul style="list-style-type: none"> 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 the Concept Proposal 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. 	<ul style="list-style-type: none"> Address in EIS
<p>27. Engagement</p> <ul style="list-style-type: none"> Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. 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"> the relevant Department assessment team. 	<ul style="list-style-type: none"> Engagement Report

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<ul style="list-style-type: none"> ○ Camden Council and Liverpool Council (if required in relation to the draft Planning Proposal). ○ TfNSW and Sydney Trains – TfNSW. ○ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ○ 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. 	
Issue and Assessment Requirements – Stage 1	Documentation
<p>1. Statutory Context</p> <ul style="list-style-type: none"> • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • 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. 	<ul style="list-style-type: none"> • Address in EIS
<p>2. Estimated Development Cost (EDC) and Employment</p> <ul style="list-style-type: none"> • Provide the estimated development cost (EDC) of the Concept proposal prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. • Provide an estimate of the retained and new jobs that would be created during the construction phase of Stage 1 including details of the methodology to determine the figures provided. 	<ul style="list-style-type: none"> • Quantity Surveyor Report
<p>3. Demolition</p> <ul style="list-style-type: none"> • Provide demolition plans and details of demolition works addressing: <ul style="list-style-type: none"> ○ the proposed methodology of demolition. 	<ul style="list-style-type: none"> • Survey Plan • Demolition Plans

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<ul style="list-style-type: none"> ○ demolition hours. ○ any anticipated impacts and the proposed mitigation/management measures. 	
<p>4. Trees and Landscaping</p> <ul style="list-style-type: none"> ● 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. 	<ul style="list-style-type: none"> ● Arboricultural Impact Assessment
<p>5. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> ● Provide a Construction Traffic Management Plan for Stage 1 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. 	<ul style="list-style-type: none"> ● Construction Traffic Management Plan
<p>6. Biodiversity</p> <ul style="list-style-type: none"> ● Assess any biodiversity impacts associated with the Stage 1 development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, 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. 	<ul style="list-style-type: none"> ● Biodiversity Development Assessment Report or BDAR Waiver
<p>7. Noise and Vibration</p> <ul style="list-style-type: none"> ● Provide a construction noise and vibration assessment for Stage 1 prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction/demolition noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<ul style="list-style-type: none"> ● Construction Noise and Vibration Impact Assessment
<ul style="list-style-type: none"> ● Ground and Water Conditions ● Assess potential impacts of Stage 1 works on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. 	<ul style="list-style-type: none"> ● Geotechnical Assessment ● Surface and Groundwater Impact Assessment ● Salinity Management

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<ul style="list-style-type: none"> • Provide a Geotechnical investigation in relation to Stage 1 works including (but not limited to) rail specific impact assessment (per comments from TfNSW – Sydney Trains attached to this SEARs). • Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> ○ surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. ○ groundwater resources in accordance with the relevant <i>Groundwater Guidelines</i>. 	<p>Plan and/or Acid Sulfate Soils Management Plan</p>
<p>8. Water Management</p> <ul style="list-style-type: none"> • Provide a Soil and Water Management Plan for Stage 1 works that: <ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage or water authority. ○ details the soil and water management measures. ○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. 	<ul style="list-style-type: none"> • Soil and Water Management Plan
<p>9. Flooding Risk</p> <ul style="list-style-type: none"> • Identify any flood risk on-site in relation to Stage 1 works having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Flood Risk Management Manual</i>. • Assess the impacts of the Stage 1 works, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	<ul style="list-style-type: none"> • Flood Risk Assessment
<p>10. Contamination and Remediation</p> <ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Preliminary Site Investigation <p>If required:</p> <ul style="list-style-type: none"> • Detailed Site Investigation • Remedial Action Plan
<p>11. Waste Management</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction/demolition. 	<ul style="list-style-type: none"> • Waste Management Plan

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<ul style="list-style-type: none"> • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. • Identify appropriate servicing arrangements for the site. • If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	<ul style="list-style-type: none"> • Hazardous Material Survey
<p>12. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Aboriginal Cultural Heritage Assessment Report
<p>13. Environmental Heritage</p> <ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Statement of Heritage Impact • Archaeological Assessment
<p>14. Construction, Operation and Staging</p> <ul style="list-style-type: none"> • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	<ul style="list-style-type: none"> • Address in EIS
<p>15. Engagement</p> <ul style="list-style-type: none"> • Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. 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"> ○ the relevant Department assessment team. ○ Camden Council. ○ TfNSW and Sydney Trains – TfNSW. ○ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ○ 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 	<ul style="list-style-type: none"> • Engagement Report

Planning Secretary's Environmental Assessment Requirements

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

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s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	