

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



Development details

Application number	SSD-78268465
Project name	Concept and Stage 1 – Redevelopment of Newington College
Project description	<p>Concept development application for the redevelopment of Newington College comprising:</p> <ul style="list-style-type: none">- The Concept Proposal involving:<ul style="list-style-type: none">• demolition works;• alterations and additions to the Centenary Hall and development of an adjoining, four storey teaching and learning facility;• redevelopment of the Concordia building to accommodate a performing arts theatre, multi-purpose gallery, examination spaces, classrooms and basement car parking;• new pedestrian bridge across Stanmore Road to connect the Concordia building to main campus;<ul style="list-style-type: none">• redevelopment of Sevington Courts; and• associated landscaping and tree planting.- Stage 1 works involving:<ul style="list-style-type: none">• detailed redevelopment, design and construction of the Sevington Courts accommodate a three storey building comprising:<ul style="list-style-type: none">○ indoor sports courts, classrooms, gymnasium and basement level car parking;○ two external sports on the roof of the building;• design and construction of a four storey building comprising multi-purpose teaching spaces, classrooms and administrative functions; and• associated landscaping and tree planting.
Location	200-244 (Lot 8 DP 710369) and 221-235 (Lot A DP 109269, Lot 1 DO 49, Lot B DP 330028 and Lot 1 DP 526319) Stanmore Road, Stanmore NSW 2048
Applicant	Council of Newington College
Date of issue	28 October 2025

General Requirements

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



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.

Relevant policies and guidelines can be found at

<https://www.planningportal.nsw.gov.au/majorprojects/assessment/policies-and-guidelines>.

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;
- 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, and guidelines.• Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.• If the concept development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (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.• Address any requirements for the relevant approvals to facilitate the design, construction and delivery of a pedestrian bridge.	<ul style="list-style-type: none">• Address in EIS

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

<ul style="list-style-type: none"> • Address any legal encumbrances that apply to the site and any ongoing or finalised voluntary planning agreements (local and/or State) that would impact the proposed development. • Detail and address any additional landowner consent required to facilitate the proposed development. • Details of the creation of any stratum allotment that is required to facilitate the pedestrian bridge. 	
<p>2. Estimated Development Cost</p> <ul style="list-style-type: none"> • Provide the estimated development cost (EDC) of the development 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 and operational phases of the development, 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 development 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 <i>Better Placed</i>. • Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	<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"> • Demonstrate how concept design quality will be achieved in accordance with the Design Quality Principles of the SEPP (Transport and Infrastructure) 2021 and the Design Guide for Schools, 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 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 development complies with the relevant accessibility requirements. 	<ul style="list-style-type: none"> • Architectural drawings (Concept plans) • Design Report • Survey Plan • Building Code of Australia Report • Accessibility Report

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



<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 development has a height above four storeys). 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 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 a compliant development (if relevant). 	<ul style="list-style-type: none"> • Privacy and Overlooking Diagrams • Shadow Diagrams • Accessibility Report • Pedestrian Wind Environment Assessment (if needed) • View Analysis
<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 and/or privacy impact (including but not limited to heritage significance on the site), provide a visual impact assessment that addresses the impacts of the concept development on the existing catchment. 	<ul style="list-style-type: none"> • Visual Analysis • Visual Impact Assessment
<p>7. 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 development 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 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. 	<ul style="list-style-type: none"> • Arboricultural Impact Assessment • Landscape Plan

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



- considers equity and amenity of outdoor play spaces.
- demonstrates how the proposed concept 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 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 *Greener Places*.

8. Ecologically Sustainable Development (ESD)

- Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are to be incorporated in the concept design and ongoing operation of the development.
- Outline how the concept development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards and integrate environmental design strategies in accordance with the Environmental Design in Schools Manual.
- Outline how the concept 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.
- Where Chapter 3 of the SEPP (Sustainable Buildings) 2022 applies to the concept development:
 - demonstrate how the development has been designed to address the provisions set out 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.
 - provide a net zero statement (as defined in section 35C of the EP&A Regulation) that includes:
 - evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035.
 - details of any renewable energy generation and storage infrastructure implemented an any passive and technical design features that

- ESD Report

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

minimise energy consumption.

- estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available).

9. Traffic, Transport and Accessibility

- Provide a transport and accessibility impact assessment in accordance with the Transport for New South Wales Guide to Transport Impact Assessment (GTIA), 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.
 - an outline of the proposed concept development, including likely pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.
 - an analysis of the impacts of the proposed concept development (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), potential queuing in drop-off/pick-up zones and bus bays during peak periods, identification of potential traffic impacts on road 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 (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.
 - justification for a private pedestrian bridge across Stanmore Road rather than consolidating the existing publicly accessible pedestrian bridge and detail management and mitigation measures that address Council and TfNSW project specific advice.
 - a preliminary operational traffic and access management plan for the

- Transport and Accessibility Impact Assessment
- Green Travel Plan or equivalent

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

<p>concept development, including drop-off/pick-up zones, number of bus movements, bus bays and their operations.</p> <ul style="list-style-type: none"> • Traffic Counts Assessment: <ul style="list-style-type: none"> ○ this must include assessment of the school's impacts on the surrounding road network. ○ counts should not be undertaken close to school holidays or long weekends. Vehicle counts should be undertaken during a typical day to provide an accurate understanding of the existing traffic conditions. • Provide a preliminary traffic and access management plan for the concept development 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>10. Biodiversity</p> <ul style="list-style-type: none"> • Assess any biodiversity impacts associated with the concept 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 concept 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. • Prepare the BDAR in accordance with the Standard Environment and Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Requirements (if applicable). • Provide evidence of a BDAR Waiver, where one has been granted. 	<ul style="list-style-type: none"> • Biodiversity Development Assessment Report or BDAR Waiver
<p>11. Noise and Vibration</p> <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 detail operational noise (including any public-address system, events, and out of hours use of school facilities) and vibration impacts on nearby sensitive receivers and structures, considers noise intrusion, and outline the proposed management and mitigation measures that would be implemented. • Provide an assessment of aircraft noise in relation to the requirements of Australian Standard AS2021-2015 - Acoustics - Aircraft Noise Intrusion-Building 	<ul style="list-style-type: none"> • Noise and Vibration Impact Assessment • Building Code of Australia Report

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

<p>Siting and Construction.</p> <ul style="list-style-type: none"> Outline the proposed measures to minimise and mitigate the potential noise impacts of aircraft noise on school operations. 	
<p>12. 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 an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. Prepare the assessments in accordance with the Standard Environment and Department of Climate Change, Energy, the Environment and Water (DCCEE) Requirements (attached). 	<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>13. Stormwater and Wastewater</p> <ul style="list-style-type: none"> Provide an overarching Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> is prepared in consultation with the local council and any other relevant drainage or water authority. includes details of the overall proposed concept drainage design for the site including any on-site treatment, reuse and detention facilities, water quality measures, and the nominated discharge points. demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties. 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 Sydney Water asset, including any easement or property. Demonstrate that the chosen tree species will not cause cracking or blockage of Sydney Water pipes. 	<ul style="list-style-type: none"> Integrated Water Management Plan Integrated Water Recycle Management Plan

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

<p>14. Flooding Risk</p> <ul style="list-style-type: none"> Where the concept development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk provide a flood impact and risk assessment (FIRA) prepared in accordance with <i>the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>, the <i>Flood Risk Management Manual 2023</i>, and <i>Support for Emergency Management Planning</i>. The scope of the FIRA should be confirmed with the Department prior to undertaking the assessment and be informed by: <ul style="list-style-type: none"> Conservation Programs, Heritage and Regulation (CPHR) division of DCCEEW's project specific advice and Standard DCCEEW Flood Requirements. NSW State Emergency Services project specific advice. Council's project specific advice. Where a Flood Emergency Management Plan is required, it must be prepared in accordance with the <i>Flood Risk Management Manual 2023</i> and supporting guidelines, including the <i>Support for Emergency Management Planning</i> and the <i>Shelter in place guideline for flash flooding</i> (if applicable). The Flood Risk Assessment must be prepared in consultation with the NSW State Emergency Service, CPHR and Council where required. Detail design solutions and operational procedures to mitigate flood risk, where required. 	<ul style="list-style-type: none"> Flood Risk Assessment
<p>15. Hazards and Risks</p> <ul style="list-style-type: none"> Where there are dangerous goods and hazardous materials associated with the concept 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>16. Fire Safety</p> <ul style="list-style-type: none"> Provide a report detailing concept development compliance with Fire & Rescue NSW Fire Safety Guidelines, Position Statements (available at https://www.fire.nsw.gov.au/page.php?id=9145), and any other relevant requirements. <p><i>Note: Contact Fire & Rescue NSW at firesafety@fire.nsw.gov.au for details of the applicable requirements.</i></p>	<ul style="list-style-type: none"> Fire Safety Report

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

<p>17. Aviation</p> <ul style="list-style-type: none"> Where the site is located within any of the Australia Noise Exposure Forecast (ANEF) contours, assess the potential impacts to the concept development. Identify and assess the potential impacts of the concept development on the aviation operations of any nearby airports/airfields, affected flight paths or helicopter landing sites. 	<ul style="list-style-type: none"> Aviation Report (if required) Building Code of Australia Report
<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 concept 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 (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any concept development impacts for any Aboriginal cultural heritage values or sites. The ACHAR must be prepared in accordance with the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011) and the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (2010). The ACHAR must include results of archaeological survey/s and test excavations (where required), undertaken in accordance with the relevant standards and requirements. The ACHAR must include evidence of adequate and continuous consultation with Aboriginal Parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of impacts to Aboriginal cultural heritage and identifying appropriate mitigations measures, as outlined in the 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report

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

Aboriginal cultural heritage consultation requirements for proponents (2010)

<p>21. Environmental Heritage</p> <ul style="list-style-type: none"> • Where direct and indirect impacts are identified to items of local or State environmental heritage, provide Statement of Heritage Impact prepared in accordance with the <i>Guidelines for preparing Statements of Heritage Impact</i>. The Statement of Heritage Impact is to address the impacts of the proposal on the heritage significance of the site and surrounding uses and is to identify the following: <ul style="list-style-type: none"> ○ all heritage items (local and State) within the vicinity of the site and proposed development, including built heritage, subterranean items, landscaping, archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance. ○ the impacts of the proposed development on heritage item(s), including visual impacts. ○ the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items. ○ justification for any changes to the heritage fabric or landscape elements including an options analysis. • Provide a historical archaeological assessment in accordance with the guidelines <i>Archaeological Assessments and Assessing Significance for Historical Archaeological Sites and Relics</i>. The archaeological assessment must identify relics, if any, that are likely to be present, assess significance and consider the impacts from the proposed works. Where harm is likely to occur, the significance of the relics must be considered when determining mitigation strategies. Where harm cannot be avoided in whole or part, an appropriate research design and excavation methodology must be prepared to guide any proposed excavations or salvage programme(s). 	<ul style="list-style-type: none"> • Statement of Heritage Impact • Archaeological Assessment • Conservation Management Plan • Research Design and Excavation Methodology (if required)
<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. Crown Land</p> <ul style="list-style-type: none"> • Identify and consider any concept development impacts on Crown land, including Crown roads, reserves and waterways on or adjacent the site. • Provide landowner's consent, where required, for any concept development works proposed on Crown land, including works upon Crown roads, reserves and waterways on or adjacent the site. 	<ul style="list-style-type: none"> • ePlanning Spatial Viewer to identify Crown land • Crown land search

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

<ul style="list-style-type: none"> Where biodiversity offsets are required, ensure adequate consultation is carried out in relation to any offsets plans that includes Crown land. 	
<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 development 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 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. identify potential impacts to existing utility infrastructure, as a result of the concept development. 	<ul style="list-style-type: none"> Infrastructure Delivery, Management and Staging Plan Evidence of consultation with providers
<p>25. Staging – construction and operation</p> <ul style="list-style-type: none"> Provide details of how the concept development would be staged (including staging of student increase and staff numbers if relevant) 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 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. 	<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: the relevant Department Assessment team, relevant local councils, any relevant agencies including Transport for NSW, Registered Aboriginal parties and 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 	<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
Part 8 of the Environmental Planning and Assessment Regulation 2021

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.

Issues and Assessment Requirements – Stage 1 works	Documentation
<p>1. Statutory Context</p> <ul style="list-style-type: none"> • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances in relation to the Stage 1 works. • Address the requirements of any approvals applying to the Stage 1 works on the site, including any recommendation from any Gateway determination. • Address any legal encumbrances that apply to the site and any ongoing or finalised voluntary planning agreements (local and/or State) that would impact the stage 1 works. 	<ul style="list-style-type: none"> • Address in EIS
<p>2. Estimated Development Cost</p> <ul style="list-style-type: none"> • Provide the estimated development cost (EDC) of the development 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 and operational phases of the development, 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 Stage 1 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. • Demonstrate that the Stage 1 design has been reviewed by the State Design Review Panel (SDRP) and recommendations addressed prior to lodgement. 	<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"> • Demonstrate how the building will be achieved in accordance with the Design Quality Principles of the SEPP (Transport and Infrastructure) 2021 and the Design Guide for Schools including: 	<ul style="list-style-type: none"> • Architectural drawings (Stage 1 plans) • Design Report • Survey Plan

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

<ul style="list-style-type: none"> ○ how the proposed Stage 1 built form and uses addresses and responds to the context, site characteristics, streetscape, and existing and future character of the locality. ○ how the design will deliver a high-quality development including any signage, integration of services, and the principles of Crime Prevention through Environmental Design. <ul style="list-style-type: none"> ● Assess how the Stage 1 works comply with the relevant accessibility requirements. 	<ul style="list-style-type: none"> ● Building Code of Australia Compliance Report ● Accessibility Report
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> ● Address how good internal and external environmental amenity is achieved, 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 Stage 1 buildings have a height above four storeys). ● Provide a solar access analysis of the overshadowing impacts of the Stage 1 works 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 a compliant development (if relevant). 	<ul style="list-style-type: none"> ● Privacy and overlooking Diagrams ● Shadow diagrams ● Pedestrian Wind Assessment (if applicable) ● View Analysis
<p>6. Visual Impact</p> <ul style="list-style-type: none"> ● Provide a visual analysis of the Stage 1 works 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 (including but not limited to heritage significance on the site), provide a visual impact assessment that addresses the impacts of the Stage 1 works on the existing catchment. 	<ul style="list-style-type: none"> ● Visual Analysis ● Visual Impact Assessment from classroom windows and other windows
<p>7. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> ● Provide a transport and accessibility impact assessment in accordance with the Transport for New South Wales Guide to Transport Impact Assessment (GTIA), which includes: <ul style="list-style-type: none"> ○ an outline of the proposed Stage 1 works, including likely pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for 	<ul style="list-style-type: none"> ● Transport and Accessibility Impact Assessment, including a vehicle count assessment ● Operational Traffic Management Plan ● Construction Traffic

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

<p>servicing and loading/unloading.</p> <ul style="list-style-type: none"> ○ analysis of the impacts of the proposed Stage 1 works (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), potential queuing in drop-off/pick-up zones and bus bays during peak periods, identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict), and any cumulative impact from surrounding approved developments. ○ traffic counts assessment undertaken on a typical school day during school terms (outside of weekends or school holiday weeks). ○ details of the existing and proposed car parking on the site. ○ 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 Stage 1 works, including drop-off/pick-up zones, number of bus movements, bus bays and their operations. <ul style="list-style-type: none"> ● Traffic Counts Assessment: <ul style="list-style-type: none"> ○ this must include assessment of the school's impacts on the surrounding road network. ○ counts should not be undertaken close to school holidays or long weekends. Vehicle counts should be undertaken during a typical day to provide an accurate understanding of the existing traffic conditions. ● Provide a Construction Traffic Management Plan detailing predicted Stage 1 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>Management Plan</p> <ul style="list-style-type: none"> ● Green Travel Plan or equivalent
<p>8. Construction, Operation and Staging</p> <ul style="list-style-type: none"> ● Prepare a plan of management with regard to Council's project specific advice, including but not limited to, details of existing and proposed operations, including staff and student numbers in a year by year breakdown, any 	<ul style="list-style-type: none"> ● Address in EIS ● Plan of Management

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

<p>before/after school care services and/or community use of school facilities, numbers of staff living on site and numbers of boarding students (where relevant).</p> <ul style="list-style-type: none"> • Provide details of how construction and operation of the school would be managed and any impacts mitigated during the ongoing construction works. • Identify proposed construction hours associated with the Stage 1 works and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours. 	
<p>9. Sediment, Erosion and Dust Controls</p> <ul style="list-style-type: none"> • Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. 	<ul style="list-style-type: none"> • Erosion and Sediment Control Plan
<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, provide:</p> <ul style="list-style-type: none"> • Detailed Site Investigation • Remedial Action Plan including interim audit advice from an EPA accredited site auditor certifying the RAP is appropriate • Preliminary Long-term Environmental Management Plan
<p>11. Hazards and Risks</p> <ul style="list-style-type: none"> • Where there are dangerous goods and hazardous materials associated with the Stage 1 works 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>12. Aviation</p>	<ul style="list-style-type: none"> • Aviation Report (if

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

<ul style="list-style-type: none"> Where the site is located within any of the Australia Noise Exposure Forecast (ANEF) contours, assess the potential impacts to the Stage 1 works. Identify and assess the potential impacts of the Stage 1 works on the aviation operations of any nearby airports/airfields, affected flight paths or helicopter landing sites. 	<p>required)</p> <ul style="list-style-type: none"> Building Code of Australia Report
<p>13. 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 Stage 1 works and note any existing canopy coverage to be retained on-site. Provide a Stage 1 site-wide detailed 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 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 Stage 1 works 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. 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"> Arboricultural Impact Assessment Landscape Plan
<p>14. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are be incorporated in the Stage 1 design and ongoing operation of the development. Outline how the Stage 1 works will meet or exceed the relevant industry recognised building sustainability and environmental performance standards and integrate environmental design strategies in accordance with the <i>Environmental</i> 	<ul style="list-style-type: none"> ESD Report

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

Design in Schools Manual.

- Outline how the Stage 1 works 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, both during construction and in operation.
- Where Chapter 3 of the SEPP (Sustainable Buildings) 2022 applies to Stage 1 works:
 - demonstrate how the development has been designed to address the provisions set out 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.
 - provide a net zero statement (as defined in section 35C of the EP&A Regulation) that includes:
 - evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035.
 - details of any renewable energy generation and storage infrastructure implemented an any passive and technical design features that minimise energy consumption.
 - estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available).

15. Biodiversity

- Assess any biodiversity impacts associated with the Stage 1 works 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 Stage 1 works 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.
- Prepare the BDAR in accordance with the Standard Environment and Department of Climate Change, Energy, the Environment and Water (DCCEEW) Biodiversity Requirements (if applicable).
- Provide evidence of a BDAR Waiver, where one has been granted.

- Biodiversity Development Assessment Report or BDAR Waiver

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

<p>16. Noise and Vibration</p> <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 detail construction and operational noise (including any public-address system, events, and out of hours use of school facilities) and vibration impacts on nearby sensitive receivers and structures, considers noise intrusion, and outline the proposed management and mitigation measures that would be implemented. • Provide a quantitative assessment of the main noise and vibration generating noise sources and activities during construction in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. • Outline measures to minimise and mitigate the potential construction noise impacts on nearby sensitive receivers including proposed management and mitigation measures that would be implemented. • Provide a quantitative assessment of aircraft noise in relation to the requirements of Australian Standard AS2021-2015 - Acoustics - Aircraft Noise Intrusion-Building Siting and Construction. • Outline measures to minimise and mitigate the potential noise impacts of aircraft noise on school operations. 	<ul style="list-style-type: none"> • Noise and Vibration Impact Assessment
<p>17. 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 an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. • Prepare the assessments in accordance with the Standard Environment and Department of Climate Change, Energy, the Environment and Water (DCCEEW) Requirements (attached). 	<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>18. Stormwater and Wastewater</p> <ul style="list-style-type: none"> • Provide an overarching Integrated Water Cycle Management Plan for the 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 proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality measures, and 	<ul style="list-style-type: none"> • Integrated Water Management Plan • Integrated Water Cycle Management Plan

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



the nominated discharge points.

- demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.
- considers climate change impacts, including increased rainfall intensity.
- outlines any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed.
- 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 Sydney Water asset, including any easement or property.
- Demonstrate that the chosen tree species will not cause cracking or blockage of Sydney Water pipes.

19. Flooding Risk

- Where the concept development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk provide a flood impact and risk assessment (FIRA) prepared in accordance with *the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01*, the *Flood Risk Management Manual 2023*, and *Support for Emergency Management Planning*. The scope of the FIRA should be confirmed with the Department prior to undertaking the assessment and be informed by:
 - Conservation Programs, Heritage and Regulation (CPHR) division of DCCEEW's project specific advice and Standard DCCEEW Flood Requirements.
 - NSW State Emergency Services project specific advice.
 - Council's project specific advice.
- Where a Flood Emergency Management Plan is required, it must be prepared in accordance with the *Flood Risk Management Manual 2023* and supporting guidelines, including the *Support for Emergency Management Planning* and the *Shelter in place guideline for flash flooding* (if applicable). The Flood Risk Assessment must be prepared in consultation with the NSW State Emergency Service, CPHR and Council where required.
- Detail design solutions and operational procedures to mitigate flood risk, where

- Flood Risk Assessment

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

<p>required.</p>	
<p>20. Waste Management</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation of the Stage 1 development. Provide the measures 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>21. Fire Safety</p> <ul style="list-style-type: none"> Provide a report detailing Stage 1 compliance with Fire & Rescue NSW Fire Safety Guidelines, Position Statements (available at https://www.fire.nsw.gov.au/page.php?id=9145), and any other relevant requirements. <p><i>Note: Contact Fire & Rescue NSW at firesafety@fire.nsw.gov.au for details of the applicable requirements.</i></p>	<ul style="list-style-type: none"> Fire Safety Report
<p>22. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for Stage 1 works on any Aboriginal cultural heritage values or sites. The ACHAR must be prepared in accordance with the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011) and the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (2010). The ACHAR must include results of archaeological survey/s and test excavations (where required), undertaken in accordance with the relevant standards and requirements. The ACHAR must include evidence of adequate and continuous consultation with Aboriginal Parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of impacts to Aboriginal cultural heritage and identifying appropriate mitigations measures, as outlined in the Aboriginal cultural heritage consultation requirements for proponents (2010). 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report
<p>23. Environmental Heritage</p> <ul style="list-style-type: none"> Where direct and indirect impacts are identified to items of local or State environmental heritage, provide Statement of Heritage Impact prepared in accordance with the <i>Guidelines for preparing Statements of Heritage Impact</i>. The Statement of Heritage Impact is to address the impacts of the proposal on 	<ul style="list-style-type: none"> Statement of Heritage Impact Archaeological Assessment Conservation

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

<p>the heritage significance of the site and surrounding uses and is to identify the following:</p> <ul style="list-style-type: none"> ○ all heritage items (local and State) within the vicinity of the site and proposed development, including built heritage, subterranean items, landscaping, archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance. ○ the impacts of the proposed development on heritage item(s), including visual impacts. ○ the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items. ○ justification for any changes to the heritage fabric or landscape elements including an options analysis. <ul style="list-style-type: none"> ● Provide a historical archaeological assessment in accordance with the guidelines <i>Archaeological Assessments and Assessing Significance for Historical Archaeological Sites and Relics</i>. The archaeological assessment must identify relics, if any, that are likely to be present, assess significance and consider the impacts from the proposed works. Where harm is likely to occur, the significance of the relics must be considered when determining mitigation strategies. Where harm cannot be avoided in whole or part, an appropriate research design and excavation methodology must be prepared to guide any proposed excavations or salvage programme(s). 	<p>Management Plan</p> <ul style="list-style-type: none"> ● Research Design and Excavation Methodology (if required)
<p>24. Social Impact</p> <ul style="list-style-type: none"> ● Provide a Social Impact Assessment for the Stage 1 works 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>25. Crown Land</p> <ul style="list-style-type: none"> ● Identify and consider any Stage 1 impacts on Crown land, including Crown roads, reserves and waterways on or adjacent the site. ● Provide landowner's consent, where required, for any Stage 1 works proposed on Crown land, including works upon Crown roads, reserves and waterways on or adjacent the site. ● Where biodiversity offsets are required, ensure adequate consultation is carried out in relation to any offsets plans that includes Crown land. 	<ul style="list-style-type: none"> ● ePlanning Spatial Viewer to identify Crown land ● Crown land search
<p>26. 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 Stage 1 works on existing utility 	<ul style="list-style-type: none"> ● Infrastructure Delivery, Management and Staging Plan

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

<p>infrastructure and service provider assets surrounding the site.</p> <ul style="list-style-type: none"> ○ identify any infrastructure upgrades required on-site and off-site to facilitate the Stage 1 works 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 Stage 1 works. 	<ul style="list-style-type: none"> • Evidence of consultation with providers shall be provided
<p>27. 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 Stage 1 works 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>28. 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: the relevant Department assessment team, relevant local councils, any relevant agencies, including Transport for NSW, Registered Aboriginal parties and the community. • If the Stage 1 works 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. 	<ul style="list-style-type: none"> • Engagement Report