



Appendix A Secretary's Environmental Assessment Requirements

Item / Description	Document Reference	Author
GENERAL REQUIREMENTS		
<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> ▪ comply with these assessment requirements ▪ meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) ▪ have regard to the Department’s State Significant Development Guidelines (2021). 	<p>EIS</p> <p>Estimated Development Cost Appendix W</p>	<p>Urbis (Planning)</p> <p>MBM</p>
<p>In addition, the EIS must include:</p>		
<ul style="list-style-type: none"> ▪ a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development ▪ consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) ▪ a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes 		

- a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment.

The EIS must also be accompanied by:

- an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report
- an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided
- high quality files of maps and figures of the subject site and proposal
- certification that the information provided is accurate at the date of preparation
- a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department’s Registered Environmental Assessment Practitioner Guidelines

KEY ISSUES

Statutory and strategic context – including:

- justification for the proposal and the suitability of the site
- detailed justification that the proposed land use is permissible with consent
- details of any proposed consolidation or subdivision of land
- a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site
- detailed consideration of the Western Sydney Aerotropolis Precinct Plan’s provisions regarding out of sequence development, consultation with relevant utility providers and how the development will be serviced by infrastructure, including consideration of planned future services (such as, regional stormwater systems)
- demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to:
 - State Environmental Planning Policy (Biodiversity and Conservation) 2021

EIS

Urbis (Planning)

Statutory Compliance
Table Appendix B

- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Precincts - Western Parkland City) 2021
- Future Transport Strategy 2056
- Western Sydney Aerotropolis Plan
- Western Sydney Aerotropolis Precinct Plan (Precinct Plan)
- Western Sydney Development Control Plan (DCP)

<p>Suitability of the Site – including:</p> <ul style="list-style-type: none"> ▪ a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints. ▪ detailed consideration of the impact the development may have on isolating the adjoining properties at 115 and 135 Lawson Road and limiting their development potential 	EIS	Urbis (Planning)
<p>Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department’s Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to):</p> <ul style="list-style-type: none"> ▪ details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development ▪ details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 	Community Stakeholder Engagement Strategy Appendix Y	Urbis (Engagement)
<p>Traffic and Transport – a quantitative transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes:</p> <ul style="list-style-type: none"> ▪ consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA ▪ an estimate of trip generation, mode split, arrival/departure profiles and trip distribution 	Transport Impact Assessment Appendix UU	Ason Group

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- consideration of the road requirements of the Precinct Plan including:
 - a full assessment of the proposed internal local road network against the relevant sections of the Precinct Plan, including ensuring any variations do not impede on the development of adjoining sites and allow for a permeable street network
 - demonstration that Park Edge Streets are provided in accordance with requirement BG4 of the Precinct Plan and are accessible to the wider road network
 - locating road infrastructure outside of areas noted as Open Space / Stormwater Land
 - details of consultation with Transport for NSW and Liverpool City Council regarding the relationship between the development and any existing or proposed transport infrastructure upgrades required for the proposal or in the surrounding area, including the Eastern Ring Road and Pitt Street
 - details of road upgrades, infrastructure works or new roads or access points required for the development, in accordance with the outcomes of consultation with Transport for NSW and Liverpool City Council, including interim and ultimate site access arrangements
 - an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios), including, but not limited to the Lawson Road / Elizabeth Drive and Martin Drive / Elizabeth Drive intersection
 - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
 - detailed plans of the site access and proposed layout of the internal road and pedestrian network and parking on site in accordance with the relevant Australian Standards, Western Sydney Aerotropolis Precinct Plan and Western Sydney Aerotropolis Development Control Plan 2022
 - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary)
 - details of likely trip generation during construction, construction vehicle routes, access and parking arrangements and measures to mitigate any construction traffic and parking impacts, including a Draft Construction Traffic Management Plan.
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<p>Design Quality – a design excellence strategy, including:</p> <ul style="list-style-type: none"> ▪ demonstration of how the proposed development has been informed by the outcomes of the reviews carried out prior to lodgement of the application by the State Design Review Panel (SDRP) required under section 4.31 of State Environmental Planning Policy (Western Parkland City) 2021 (Western Parkland City SEPP) ▪ demonstration of how the proposed development will achieve design excellence in accordance with the requirements of Part 4.5 of the Western Parkland City SEPP and recommendations from the SDRP ▪ consideration of the Connecting with Country Framework (2023) including early engagement with Traditional Owners 	<p>Design Excellence Strategy Appendix H</p>	<p>Urbis (Design) SBA Ngurra Advisory</p>
<p>Built Form and Urban Design – a design report that demonstrates the following:</p> <ul style="list-style-type: none"> ▪ identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in Better Placed (Government Architect NSW, 2017) and the Western Sydney Aerotropolis Development Control Plan 2022 ▪ demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government’s Connecting with Country Framework and the Recognise Country Guidelines for development in the Aerotropolis (2022) ▪ explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach that demonstrates how the building design will deliver a high-quality development, including consideration of staging, façade design, articulation, materials, finishes, colours, site coverage any signage and integration of services ▪ assesses how the development complies with relevant accessibility requirements. 	<p>Design Report Appendix M</p>	<p>Urbis (Design) SBA Ngurra Advisory</p>
<p>Visual – a visual impact assessment, including:</p> <ul style="list-style-type: none"> ▪ photomontages and perspectives of the development layout and design (buildings, signage and storage areas) ▪ an assessment of the potential visual impacts of the development on the amenity of the surrounding area, including: <ul style="list-style-type: none"> – nearby public and private receivers – significant vantage points in the broader public domain 	<p>Visual Impact Assessment Appendix XX</p>	<p>Urbis (Landscape)</p>

- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks.

Landscaping – a detailed site-wide landscape plan, including:

- an arborist report, tree protection plan and vegetation management plan
- detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained
- demonstration of how the development would contribute to the long-term landscape setting in respect of the site and streetscape, contribute to the objective of increased urban tree canopy cover, mitigate the urban heat island effect and maximise opportunities for green infrastructure consistent with Greener Places and having regard to any bush fire risk
- demonstration of consistency with the Western Sydney Aerotropolis Landscape Species List to minimise wildlife attraction risk.

Landscaping Plans
Appendix II

Urbis (Landscape)

Water Management – a Water and Stormwater Management Plan prepared in accordance with Department’s ‘Technical guidance for achieving Wianamatta–South Creek stormwater management targets’ (2022) and ‘MUSIC modelling toolkit for Wianamatta–South Creek’, including:

- – details of the proposed stormwater/wastewater drainage design including the capacity of any onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water, consistent with the requirements of the Western Sydney Aerotropolis Development Control Plan 2022 and the Blue Green Infrastructure framework of the Western Sydney Aerotropolis Precinct Plan
- detail how the development will integrate with any planned regional stormwater infrastructure on the development site with Sydney Water Corporation’s draft Aerotropolis Integrated Stormwater Scheme Plans for Wianamatta–Badgerys and Cosgroves
- an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water – Water Group (DCCEEW–Water) Groundwater Toolkit
- details of any mapped waterways or riparian corridors on site including:
 - the catchment area of any Strahler Order 1 corridors
 - ensuring Strahler Order 2 corridors or higher are retained and rehabilitated in accordance with the Western Sydney Aerotropolis Precinct Plan

Water and
Stormwater
Management Plan
Appendix GG

AT&L

Groundwater Impacts
Assessment Appendix
LL

EP Risk

- a description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent)
- an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, which: including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water – Water Group (DCCEEW-Water) Groundwater Toolkit
- a surface water discharge assessment in accordance with relevant EPA guidelines that provides characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model
- details of how the proposed stormwater drainage system will connect to Sydney Water’s regional stormwater system, including details of any interim solution, consistent with the ‘Technical guidance for achieving Wianamatta–South Creek stormwater management targets’ (DCCEEW, 2022)
- where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority
- details of any surface or groundwater mitigation, management and monitoring activities and methodologies.

Soils – an assessment of potential impacts on soil resources and riparian land on and near the site, including:

- impacts on soil erosion, salinity and acid sulfate soils
- details of earthworks, including cut and fill volumes
- description of the proposed erosion and sediment controls during construction.

Soil Impact
Assessment Appendix
QQ

Vinculum Advisory

Flooding – a flood impact risk assessment (FIRA) in accordance with the *Flood risk management guideline LU01 – Flood impact and risk assessment (2023)*. The FIRA must:

- identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023)

Flood Impact
Assessment Appendix
BB

AT&L

- addresses the relevant provisions contained within the Aerotropolis DCP (Section 2.5.1 – Flood Management)
- assess the impacts of the development, including any changes to flood risk on-site or off-site (including airport land), and detail design solutions and operational procedures to mitigate flood risk where required
- identify flood behaviour, flood constraints and risks on the site and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event.
- include details of proposed management measures to minimise the impacts of flooding on the development and flood risk to the community

Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:

Noise and Vibration
Impact Assessment
Appendix MM

SLR Consulting

- the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
- details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios
- consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
- a cumulative impact assessment inclusive of impacts from other developments
- details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.

Airport Safeguarding – an aviation impact assessment, including:

Aviation Impact
Assessment Appendix
O

AVLAW Aviation
Consulting

- an assessment of the potential impact of the proposed development on the Western Sydney International (Nancy-Bird Walton) Airport operations
- a wildlife hazard assessment and wildlife management plan
- consideration of related matters in the *Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas*, State Environmental Planning Policy (Precincts – Western City

<p>Parkland) 2021 and the National Airports Safeguarding Framework, including (but not limit to) public safety, wildlife hazards, lighting, wind shear and the prescribed airspace</p> <ul style="list-style-type: none"> consideration of section 4.23 of the State Environmental Planning Policy (Precincts - Western City Parkland) 2021 		
<p>Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:</p> <ul style="list-style-type: none"> identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) include results of a surface survey and any test excavations and an unexpected finds protocol. 		City Plan
<p>Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures, including the potential local heritage item identified in the Precinct Plan</p>	<p>Non-Aboriginal cultural heritage assessment Appendix EE</p> <p>Historical Archaeological Assessment Appendix CCC</p>	Urbis (Heritage)
<p>Contamination – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:</p> <ul style="list-style-type: none"> characterisation of the nature and extent of any contamination on the site and surrounding area a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required. 	<p>Site Contamination Assessment Appendix TT</p>	Sydney Environmental Group

<p>Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes:</p> <ul style="list-style-type: none"> ▪ an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site, considering section 3 of the Precinct Plan. ▪ a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s ▪ details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water ▪ a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development ▪ identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. 	<p>Infrastructure Delivery, Management and Staging Plan Appendix T</p>	<p>AT&L Urbis (Infrastructure)</p>
<p>Air Quality and Odour – an assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including details of proposed mitigation, management and monitoring measures.</p>	<p>Air Quality Assessment Appendix K</p>	<p>SLR Consulting</p>
<p>Waste – including:</p> <ul style="list-style-type: none"> ▪ details of the quantities and classification of all waste streams to be generated on site during the development ▪ details of waste storage, handling and disposal during the development, including consideration of impacts on the operations of Western Sydney Airport ▪ details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste and Sustainable Materials Strategy 2041</i>. 	<p>Waste Assessment Appendix YY</p>	<p>SLR Consulting</p>
<p>Hazards and Risk – including:</p> <ul style="list-style-type: none"> ▪ a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> and Applying SEPP 33 (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development 	<p>Preliminary Risk Screening Preliminary Hazard Analysis Appendix DD</p>	<p>EGA</p>

<ul style="list-style-type: none"> a Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”. 		
<p>Bush Fire – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019 and includes:</p> <ul style="list-style-type: none"> details of proposed operational access for emergency services personnel details of emergency and evacuation arrangements for occupants/visitors a draft bush fire emergency management and evacuation plan that provides an outline of how the development will be managed / mitigated to address potential bush fire impacts 	Bush Fire Assessment Appendix S	Black Ash Bushfire Consulting
<p>Biodiversity – an assessment of the proposal’s biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including:</p> <ul style="list-style-type: none"> identification of certified and non-certified land and demonstration of consistency with the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Biodiversity Certification Order) consideration of section 4.25 of the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act for development on non-certified land, except where a waiver for preparation of a BDAR has been granted. 	Biodiversity Impact Assessment Appendix Q	Eco Logical Australia
<p>Social – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i></p>	Social Impact Assessment Appendix QQ	Urbis (Community Planning)
<p>Ecologically Sustainable Development – including:</p> <ul style="list-style-type: none"> identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards demonstration of how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources 	ESD Appendix Z	Jensen Hughes

- if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies:
 - demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1)
 - provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation.

Planning Agreement/Development Contributions – including:

EIS

Urbis

- consideration of any applicable State and local development contributions, such as the Liverpool City Council Section 7.12 Aerotropolis Contributions Plan 2024, Western Sydney Aerotropolis Special Infrastructure Contribution, Housing and Productivity Contribution, and/or details of any Planning Agreement
- a Cost Summary Report, as detailed in the Liverpool City Council Section 7.12 Aerotropolis Contributions Plan 2024

PLANS AND DOCUMENTS

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following:

Throughout the EIS

SBA

Urbis (Landscape)

AT&L

- high quality files of maps and figures of the subject site and proposal.

CONSULTATION

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

Section 5 of EIS,
Engagement
Outcomes Report
Appendix Y

Urbis (Engagement)

In particular you must consult with:

- Liverpool City Council
- Department of Climate Change, Energy, the Environment and Water, specifically the:
 - Environment and Heritage Group
 - Water Group
 - Heritage NSW

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- Transport for NSW
 - Fire & Rescue NSW
 - NSW Rural Fire Service
 - Sydney Water
 - Western Sydney Airport Corporation
 - surrounding local landowners, businesses and stakeholders
 - local and regional community and environmental groups
 - Local Aboriginal Land Council
 - any other public transport, utilities or community service providers.

The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.

SEARs Expiry

SEARs will expire two years after the date of issue (or the date they were last modified).	Noted	N/A
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REFERENCES

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