

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-8571481
Proposal Name	TAFE NSW Western Sydney Construction Hub
Location	TAFE NSW Nepean Kingswood campus, 2-44 O'Connell Street, Kingswood
Applicant	TAFE NSW
Date of Issue	28 August 2020
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development • certification that the information provided is accurate at the date of preparation.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context Address the statutory provisions contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • <i>Biodiversity Conservation Act 2016</i>; • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure 2007); • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; • State Environmental Planning Policy No. 64 – Advertising and Signage; • State Environmental Planning Policy No.55 – Remediation of Land; • Draft State Environmental Planning Policy (Environment); and • Penrith Local Environmental Plan 2010 <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p>

Development Standards

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

Provisions

Adequately demonstrate and document in the EIS how each of the provisions in the listed instruments are addressed, including reference to necessary technical documents.

2. Policies

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- The Greater Sydney Regional Plan, A Metropolis of three cities
- Future Transport Strategy 2056 and supporting plans;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles
- Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW), 2017);
- Healthy Urban Development Checklist (NSW Health, 2009);
- Draft Greener Places Design Guide;
- Western Sydney District Plan; and
- Penrith Development Control Plan 2014.

3. Operation

- Provide details of the existing and proposed operations, including staff and student numbers, and hours of operation.
- Provide a detailed justification of suitability of the site to accommodate the proposal.

4. Built Form and Urban Design

- Address the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.
- Address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colours.
- Provide details of any digital signage boards, including size, location and finishes.
- Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Provide detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development.
- Provide a detailed site-wide landscape strategy, including consideration of integration with built form, security, shade, topography and existing vegetation.
- Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items.
- Address CPTED Principles.
- Provide details of integration with the wider campus site and the adjoining Western Sydney University site (if relevant), including contextual integration and spatial arrangements, vehicle and pedestrian connections, landscaping,

and consideration of significant view corridors & preservation of significant views and features, where relevant.

5. Environmental Amenity

- Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.
- Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building and likely future development).
- Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers.

6. Staging

Provide details regarding the staging of the proposed development (if any).

7. Transport and Accessibility

Include a transport and accessibility impact assessment, which details, but not limited to the following:

- accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development;
- details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing TAFE NSW Nepean Kingswood Campus facilities and similar education facilities within the local area;
- cumulative impacts of all trips generated by the development and the existing TAFE NSW Nepean Kingswood Campus, as well as the development potential identified in the Quarter Precinct Master Plan and Western Sydney University Redevelopment Plan;
- existing car parking capacity and utilisation on streets within a 400 metre radius from the site on a typical weekday covering at least one hour before and after the proposed hours of operation (including night classes);
- the adequacy of existing public transport or any future public transport infrastructure and services within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development;
- measures to integrate the development with the existing/future public transport network;
- impact of trips generated by the development on the area-wide network, with consideration of the cumulative impacts of the development on the surrounding roads and intersections in the context of any other approved planning proposals and developments in the precinct and surrounds, should be considered. Including the impact of nearby intersections and the need/associated funding for upgrading or road improvement works, if required;
- an assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative impacts at key intersections using SIDRA or similar traffic model as prescribed by Transport for New South Wales (TfNSW). The traffic modelling should consider the scenarios of year 2026, 2031, 2036 and the year until the facility ceases operation. These should include, but not be limited to:
 - Great Western Highway/O'Connell Street/French Street
 - Great Western Highway/Bringelly Road
 - Gipps Street (Werrington Arterial)/Caddens Road;
- the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections, additional

	<p>bus routes along bus capable roads (i.e. minimum 3.5 m wide travel lanes), additional bus stops or bus bays;</p> <ul style="list-style-type: none"> • details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site; • the proposed walking and cycling access arrangements and connections to public transport services; • the design of the proposed cycle and pedestrian entry connecting to the Great Western Highway shared path should ensure that there are clear sight lines between the cyclists from the development and the faster moving cyclists on the Great Western Highway; • the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones; • proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance; • details of vehicle circulation, proposed number of on-site car parking spaces for staff, students and visitors and corresponding compliance with appropriate parking codes and justification for the level of car parking provided on-site; • any short term reduction of existing car spaces for staff, students and visitors due to the proposed construction works (if any), and the proposed location, operational and functional characteristics of the re-allocated staff, students and visitors car parking (if applicable); • details of the proposed site access and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle widths, etc.); • an assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, staff parking and any other parking demands associated with the development and provide any associated recommendations to ameliorate any such impacts; • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with CPTED; • emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); • the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following: <ul style="list-style-type: none"> ○ assessment of cumulative impacts associated with other construction activities (if any); ○ an assessment of road safety at key intersections and locations subject to heavy vehicle construction traffic movements and high pedestrian activity; ○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process; ○ details of anticipated peak hour and daily construction vehicle movements to and from the site; ○ details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicles; and ○ details of temporary cycling and pedestrian access during construction. • Alternate methods for gaining the most accurate traffic analysis data may be agreed with TfNSW, if required.
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Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002)
- EIS Guidelines - Road and Related Facilities (Department of Urban Affairs and Planning (DUAP), 1996)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004)
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- Standards Australia AS2890.1 (Off-Street car parking)
- Standards Australia AS2890.2 (Parking Facilities Off-street commercial vehicle facilities)
- Standards Australia AS2890.3 (Bicycle Parking Facilities)
- Standards Australia AS2890.5 (On-street parking)
- Standards Australia AS2890.6 (Off-street parking for people with disabilities)
- Werrington Enterprise Living + Learning Precinct Strategy
- Penrith Health & Education Precinct Strategic Vision

8. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development;
- Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy;
- Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance;
- Include an assessment against an accredited ESD rating system or an equivalent program of ESD performance. This should include a minimum rating scheme target level; and
- Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically:
 - hotter days and more frequent heatwave events
 - extended drought periods
 - more extreme rainfall events
 - gustier wind conditions
 - how these will inform landscape design, material selection and social equity aspects (respite/shelter areas).

Relevant Policies and Guidelines:

- NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections.

9. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996); and
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

10. Aboriginal Heritage

- Identify and describe the Aboriginal cultural heritage values that exist across the site and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation;
- Identify and address the Aboriginal cultural heritage values in accordance with the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (Office of Environment and Heritage (OEH), 2011) and Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH, 2010), and in consultation with Heritage NSW;
- Document consultation with Aboriginal people in accordance with Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (Department of Environment, Climate Change and Water) (DECCW). The significance of cultural heritage values of Aboriginal people who have a cultural association with the land are to be documented in the ACHAR;
- Identify, assess and document all impacts on the Aboriginal cultural heritage values in the ACHAR;
- Demonstrate attempts to avoid any impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR and EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Heritage NSW and the Environment, Energy and Science Group of the Department of Planning, Industry and Environment; and
- Outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.

11. Social Impacts

- Include an assessment of the social consequences of the building's relative location and decanting activities if proposed.

12. Noise and Vibration

- Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.
- Identify and assess operational noise, including consideration of any public-address system, workshop activities, mechanical services (e.g. air conditioning plant), use of site facilities for events, and any out of hours community use of facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

Relevant Policies and Guidelines:

- NSW Noise Policy for Industry 2017 (NSW Environment Protection Authority (EPA))
- Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009)
- Assessing Vibration: A Technical Guideline 2006 (Department of Environment and Conservation, 2006)
- Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning, 2008)
- NSW Road Noise Policy (DECCW, 2011)
- Australian Standard 2363:1999 Acoustics - Measurement of noise from helicopter operations.

13. Contamination

- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

Relevant Policies and Guidelines:

- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP, 1998)
- Sampling Design Guidelines (EPA, 1995)
- Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, as amended 2013)

14. Utilities

- Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure;
- Detail impacts of any existing infrastructure assets of utility stakeholders from demolition/construction and any proposed mitigation/protection measures; and
- Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

15. Water Quality

- Demonstrate that all practical measures to avoid or minimise water pollution and protect human health and the environment from harm are investigated and implemented; and
- Identify sensitive receiving environments and develop a strategy to avoid or minimise impacts on these environments.

Relevant Policies and Guidelines:

- ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006)
- Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG, 2018)
- Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECC, 2008)
- Managing Urban Stormwater, Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC, 2008)
- NSW Water Quality and River Flow Objectives at <http://www.environment.nsw.gov.au/ieo/index.htm>

16. Water-related Infrastructure Requirements

- Determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and if required, recycled water services have been made.
- Obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or any other Sydney Water asset, including any easement of property.

17. Integrated Water Cycle Management

- Detail 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, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed.

18. Stormwater Management

- Detail any steps/measures to be taken to protect existing stormwater assets, such as avoiding over and/or adjacent to stormwater assets and building bridges over stormwater assets, if required. Outline measures to minimise or

eliminate flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

- Detail how the design of the proposal would ensure that post-development stormwater flows match pre-development flows. Provide, where applicable, a preliminary stormwater management plan for the development that:
 - is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority;
 - details of proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point;
 - demonstrates compliance with Council or other drainage authority requirements; and
 - stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties.

Relevant Policies and Guidelines:

- Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH, 2013).
- Stormwater Drainage Specification for Building Developments (Penrith City Council, 2018)
- Water Sensitive Urban Design Policy (Penrith City Council, 2013) and Technical Guidelines (Penrith City Council, 2015).

19. Contributions

- Address Council's 'Section 7.11 Werrington Enterprise Living and Learning (WELL) Precinct Development Contributions Plan' and/or details of any Voluntary Planning Agreement which may be required to be amended because of the proposed development.

20. Drainage

- Detail measures to minimise operational water quality impacts on surface waters and groundwater.

Relevant Policies and Guidelines:

- Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH, 2013).

21. Flooding

- Identify flood risk on-site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (DIPNR, 2005) and Council flood studies, including the potential effects of climate change, sea level rise and an increase in rainfall intensity. If there is a material flood risk, include design solutions for mitigation.

22. Bushfire

- Prepare a Bush Fire Assessment Report that addresses the requirements for Special Fire Protection Purpose as detailed in Planning for Bush Fire Protection 2019 (NSW RFS) (PBP-2019). The report must address the extent to which the proposed development conforms with or deviates from the specifications set out in PBP-2019, including a classification of the vegetation on and surrounding the development (out to a distance of 140 metres from the boundaries of the site).
- Address the bush fire risk posed by existing grassland surrounds or areas subject to revegetation and demonstrate that the asset protection zones can comply with Table A1.12.1 of PBP-2019.

23. Biodiversity Assessment

- Provide a Biodiversity Development Assessment Report (BDAR) that assesses the biodiversity impacts of the proposed development in accordance with the requirements of the Biodiversity Conservation Act 2016, Biodiversity

	<p>Conservation Regulation 2017 and Biodiversity Assessment Method, except where a BDAR waiver has been issued in relation to the development or the development is located on biodiversity certified land.</p> <ul style="list-style-type: none"> • Where a BDAR is not required because a BDAR waiver has been issued in relation to the development, provide: <ul style="list-style-type: none"> – a copy of the BDAR waiver and demonstrate that the proposed development is consistent with that covered in the BDAR waiver; and – an assessment of flora and fauna impacts where significant vegetation or flora and fauna values would be affected by the proposed development. <p>24. Water and Soils</p> <ul style="list-style-type: none"> • Provide: <ul style="list-style-type: none"> ○ an assessment of potential impacts on surface and groundwater (quality and quantity), soil, related infrastructure and watercourse(s) where relevant; ○ details of measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles; and ○ an assessment of salinity and acid sulphate soil impacts, including a Salinity Management Plan and/or Acid Sulphate Soils Management Plan, where relevant. <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Managing Urban Stormwater - Soils & Construction Volume 1 2004 (Landcom) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) • Guidelines for development adjoining land managed by the Office of Environment and Heritage (OEH, 2013) <p>25. Waste</p> <p>Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p> <p>Relevant Policies and Guidelines:</p> <ul style="list-style-type: none"> • Waste Classification Guidelines (EPA, 2014) <p>26. Construction Hours</p> <ul style="list-style-type: none"> ○ Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.
Plans and Documents	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • A section 10.7(2) and (5) Planning Certificates (previously Section 149(2) and (5) Planning Certificate) • Architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○ plans, sections and elevation of the proposal at no less than 1:200; ○ illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes; ○ details of proposed signage, including size, location and finishes;

	<ul style="list-style-type: none"> ○ detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality; ○ site plans and operations statement; ● Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries; ● Site Analysis and Context Plans, including: <ul style="list-style-type: none"> ○ site and context plans that demonstrate principles for future development and expansion, built form character and open space network; ○ precinct scale plan showing relationship of the proposal to any proposed development on surrounding land; ○ active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links; and ○ site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links. ● Sediment and Erosion Control Plan; ● Shadow Diagrams; ● View analysis, photomontages and architectural renders, including from those from public vantage points; ● Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: <ul style="list-style-type: none"> ○ integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes; ○ plan identifying significant trees, trees to be removed and trees to be retained or transplanted; ● Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: <ul style="list-style-type: none"> ○ architectural design statement; ○ diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal; ○ detailed site and context analysis; ○ analysis of options considered to justify the proposed site planning and design approach; ○ visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items; ○ summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice; ○ summary report of consultation with the community and response to any feedback provided; and ○ how Aboriginal culture and heritage has been considered and incorporated into the design; ● Geotechnical and Structural Report; ● Accessibility Report; ● Arborist Report; ● Salinity Investigation Report (where required); ● Noise and Vibration Assessment; ● Contamination Assessment; ● Acid Sulphate Soils Management Plan (where required); and ● Schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> ● Penrith City Council; ● Government Architect NSW (through the NSW SDRP process) (GANSW); ● Transport for NSW (TfNSW);

	<ul style="list-style-type: none"> • Transport for NSW (Roads and Maritime Services) (TfNSW RMS). <p>Consultation with GANSW, TfNSW and TfNSW (RMS) should commence as soon as practicable to agree the scope of investigation.</p> <p>The EIS must outline and describe the consultation process undertaken 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 must be provided.</p>
Further consultation after two years	If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.

