

PLANNING SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS - HOUSING

The following table identifies the Secretary Requirements issued SSD-83721209 and shows where each requirement has been addressed in the EIS, and if relevant, the supporting documentation prepared and included in the submission.

Secretary`s requirements	EIS Reference	Supporting Documentation
1. Statutory Context		
- <i>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</i>	All relevant statutory context has been addressed in Section 4, and Section 6	Appendix 1A, 1B, 1C, 1D Appendix 1B
- <i>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</i>	Relevant development standards such as Apartment Design Guides have been addressed and generally compliant and is addressed in Section 4 and 6 of the EIS.	
- <i>Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences.</i>	Explanation of how the development is consistent with the SEARs is provided in section 3 of the EIS.	
- <i>Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan,</i>	The site does not have any previous approvals and has been addressed in Section 1 of the EIS	
- <i>Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole.</i>	Summary of all the potential impacts have been addressed in Section 6 of the EIS.	
2. Estimated Development Cost and Employment		
- <i>Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</i>	The EDC figures has been discussed in Section 3, Section 6.3 of the EIS. The EDC reports has been prepared which separates the two (residential and build-to-rent) component of the development.	Appendix 3

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<ul style="list-style-type: none"> - 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. 		
<p>3. Design Quality</p> <ul style="list-style-type: none"> - Demonstrate how the development will achieve: <ul style="list-style-type: none"> o design excellence in accordance with any applicable EPI provisions. o good design in accordance with the seven objectives for good design in Better Placed. - Demonstrate that the development: <ul style="list-style-type: none"> o where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or o in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. - Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgment. 	<p>Careful design development has been undertaken for the proposed mixed use, shop-top-housing and demonstrates design excellence. The development presents good design in accordance with the seven objectives of good design in better places. This is discussed in Section 6.5 of the EIS.</p> <p>No design competition was required under the EPI. Additionally, the request for SDRP meeting was rejected by GANSW.</p> <p>Not applicable.</p>	<p>Appendix 1D, 4,5</p>
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> - Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. 	<p>The proposed built form addressed the surrounding natural environment and responds to the existing streetscape. Especially having regards to the topography of the site. additionally, the development addresses appropriate setbacks.</p>	<p>Section 3, and Section 6.5 of the EIS.</p>

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<ul style="list-style-type: none"> - <i>Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.</i> - <i>Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.</i> - <i>Assess how the development complies with the relevant accessibility requirements.</i> 	<p>The building design will deliver a high-quality development responding to the surrounds and design brief (refer to Appendix 4 – Architectural Drawings and Appendix 5 – Design Report).</p> <p>Subject to addressing the actions identified in the Accessibility Report (appendix 16), confirms that the project documentation provides appropriate accessibility capable of meeting the minimum technical provisions of the BCA& Disability Standards 2010 and considered the objectives of the Disability Discrimination Acts (DDA).</p>	
<p>5. Environmental Amenity</p>		Section 6
<ul style="list-style-type: none"> - <i>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.</i> - <i>Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</i> - <i>Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at</i> 	<p>As assessed in detail in the statutory context section of this report, the development will provide measures to provide a high degree of environmental amenity including providing appropriate solar penetration and cross ventilation to future residents and highly embellished communal open space areas.</p> <p>A SEPP 65 Verification Statement (Appendix 5) and SEPP 65 Assessment (Appendix 5) is provided and as well as discussed in EIS.</p> <p>The development appropriately responds to its context and respects its neighbours through substantially complying with the Homebush TOD Design Guide providing appropriate separation to its neighbours.</p> <p>Refer to the Shadow Diagram in Architectural Plans, ADG assessment report and Section 6 of the EIS for further details.</p>	

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<p><i>hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).</i></p> <ul style="list-style-type: none"> - <i>For applicable developments, provide an assessment of the development against SEPP 65 and the Apartment Design Guideline</i> 	<p>Has been prepared and attached as part of this application.</p>	
<p>6. Visual Impact</p> <ul style="list-style-type: none"> - <i>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</i> - <i>Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</i> 	<p>Refer to the submitted urban design report, view analysis and Section 6 of the EIS for further details.</p> <p>Visual impact assessment report was not deemed necessary for this application.</p>	<p>Section 6.5 and 6.7</p>
<p>7. Public Space</p> <ul style="list-style-type: none"> - <i>Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</i> - <i>Demonstrate how the development:</i> <ul style="list-style-type: none"> o <i>ensures that public space is welcoming, attractive and accessible for all.</i> o <i>maximises permeability and connectivity.</i> o <i>maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</i> o <i>maximises street activation.</i> o <i>minimises potential vehicle, bicycle and pedestrian conflicts.</i> - <i>Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.</i> 	<p>The development proposed landscape embellishment works to enhance the public domain on all street frontages, including the new pedestrian cycle link. Please see attached landscape plan and urban design report for further details. Additionally this has been discussed in Section 6.8 of the EIS.</p>	<p>Section 6.8</p>
<p>8. Trees and Landscaping</p>	<p>Landscape plan has been prepared and submitted as part of this application which detail all the proposed site</p>	<p>Section 6.9</p>

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<ul style="list-style-type: none"> - Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. - Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. o provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. o demonstrates how the proposed development would: <ul style="list-style-type: none"> o contribute to long term landscape setting in respect of the site and streetscape. o mitigate the urban heat island effect and ensure appropriate comfort levels on-site. o contribute to the objective of increased urban tree canopy cover. o maximise opportunities for green infrastructure, consistent with Greener Places. 	<p>planting, location and number of the plantings. This is also discussed in Section 6.9 of the EIS.</p>	
<p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> - Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. - Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. - Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. - If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> o demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). o provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development (as defined in section 35BA of the EP&A Regulation). 	<p>The application is accompanied by a sustainability report that demonstrates how the development embraces the principles of ecologically sustainable development. The development also meets the relevant industry recognized building sustainability and environmental performance standards. This has been discussed in Section 6.10 of the EIS</p>	<p>Section 6.10</p>

Secretary's requirements**EIS Reference****Supporting Documentation**

- *in addition, if the development is State significant development specified*
 - *in SEPP (Planning Systems) 2021, Schedule 1, sections 13–15 and built within an identified site or precinct, 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 and 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).*
 - *in addition, if the development includes large commercial development types (offices with a net lettable area of at least 1000m², hotel or motel with at least 100 rooms, or serviced apartments of at least 100 apartments) provide:*
 - *a Net Zero Statement (as defined in section 35C of the EP&A Regulation and outlined above).*
 - *a NABERS Agreement to Rate that demonstrates the large commercial areas of the development are capable of achieving the standards for water use specified in Schedule 3 of SEPP (Sustainable Buildings) 2022. A separate agreement is required for each large commercial use.*
 - *a NABERS Agreement to Rate or Commitment Agreement that demonstrates the large commercial areas of the development are capable of achieving the standards for energy use specified in Schedule 3 of SEPP (Sustainable Buildings) 2022. A separate agreement is required for each large commercial use*

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<p>10. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> - Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> o 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. o details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. o analysis of the impacts of the proposed 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), 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. o measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. o proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. - Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, 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>The application is supported by a Transport and Accessibility Impact Assessment which includes a Construction Pedestrian and Traffic Management Plan and Green Travel Plan, assesses the potential impacts and provides mitigation measures (Appendix 9A).</p> <p>The development provides appropriate off-street parking and off-street commercial vehicle facilities to minimise traffic impacts in the immediate locality. Minor increase in traffic to the locality is expected and does not compromise the safety or function of the surrounding road network.</p> <p>The site is serviced by multiple modes of public transport, including light rail, bus, train and the future Sydney Metro West. Sustainable modes will therefore be encouraged through the bicycle parking, high walk score and end-of-trip facilities for commercial and residential use.</p>	<p>Appendix 9A</p>

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<p>11. Biodiversity</p> <ul style="list-style-type: none"> - Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. - If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	<p>The Environment and Heritage Group determined that the proposed development is not likely to have any significant impact on biodiversity values. Therefore a Biodiversity Development Assessment Report is not required and BDAR Waiver was granted (refer Appendix 21). Additionally discussed in section 6.12 of the EIS.</p>	<p>Appendix 12 Section 6.12</p>
<p>12. 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 and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<p>The Noise and Vibration Impact Assessment prepared (Appendix 11) confirms the proposed development is acceptable and warrants approval subject to the implementation of the mitigation measures outlined.</p>	<p>Appendix 11</p>
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. - Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> o surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. o groundwater resources in accordance with the Groundwater Guidelines 	<p>Geotechnical Assessment, Detailed Site Investigation has been prepared as part of this application and is discussed in Section 6.14 of the EIS.</p>	<p>Section 6.14</p>
<p>14. Water Management</p> <ul style="list-style-type: none"> - Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> o is prepared in consultation with the local council and any other relevant drainage or water authority. o outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase 	<p>An Integrated Water Management Plan (Appendix 23) has been prepared for the application which assesses potential impacts and provides mitigation measures.</p>	<p>Section 6.16</p>

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<p><i>in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</i></p> <ul style="list-style-type: none"> ○ <i>details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and nominated discharge points.</i> ○ <i>demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.</i> <p>- <i>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.</i></p>		
<p>15. Flood Risk</p> <ul style="list-style-type: none"> - <i>Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any:</i> <ul style="list-style-type: none"> ○ <i>flood risks on site having regard to adopted flood studies</i> ○ <i>the potential effects of climate change, and</i> ○ <i>any relevant provisions of the NSW Flood Risk Management Manual.</i> - <i>Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline - LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.</i> - <i>Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan)</i> 	<p>The site is located within the Powells Creek Catchment. Data from the Powells Creek Flood Study, carried out in December 2022 by WMAWater, shows that the site is at risk of flooding in the 1% AEP event and the southern section of the site was categorised as a 'Medium Flood Risk Precinct'.</p> <p>A flood report has been prepared and attached as part of this application which confirms as follows;</p> <p><i>"This assessment demonstrates that the proposed development will have no adverse flood impacts to downstream development, that all proposed flood levels comply with Council's DCP requirements, and that the proposed levels are compatible with potential increases in depths due to climate change."</i></p>	<p>Appendix 8</p>
<p>16. Hazards and Risks</p>	<p>Not relevant to this proposal.</p>	

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<ul style="list-style-type: none"> - Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. - Where required by 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 and Multi-Level Risk Assessment. - If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis 		
<p>17. 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 	<p>The application is supported by a Preliminary Site Investigation, which confirms that subject to some works the site is suitable for the proposed development. Additionally, the outcomes of these report is discussed in Section 6.18 of the EIS.</p>	<p>Section 6.18</p>
<p>18. Waste Management</p> <ul style="list-style-type: none"> - Identify, quantify and classify the likely waste streams to be generated during construction and operation. - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site. If buildings are proposed to be demolished or altered, provide a hazardous materials survey 	<p>A waste management report has been prepared and submitted as part of this application. additionally this matter has been addressed in Section 6.19 of the EIS.</p> <p>Waste storage areas has been identified and included in the architectural package.</p>	<p>Section 6.19</p>
<p>19. 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 to any Aboriginal cultural heritage sites or values associated with the site. 	<p>There are no known impacts if the aboriginal cultural heritage. Please see the attached report for further details.</p>	<p>Appendix 18</p>
<p>20. Environmental Heritage</p> <ul style="list-style-type: none"> - Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage 	<p>The site is not heritage listed nor it is located within a heritage conservation area, however a heritage item is located within proximity.</p>	<p>Appendix 17 Section 6.12</p>

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<p><i>Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</i></p>	<p>The development is accompanied by a Statement of Heritage Impact that confirms that the development will not unduly impact on the heritage items in the vicinity of the site. This has been further discussed in Section 6.12 of the EIS.</p>	
<p>21. Social Impact</p> <ul style="list-style-type: none"> - <i>Provide a Social Impact Assessment that: <ul style="list-style-type: none"> o <i>is prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.</i> o <i>is targeted and proportionate to the project's context and likely impacts</i> </i> 	<p>The application is accompanied by a Social Impact Assessment which addressed potential issues during both construction and ongoing operational phases and provides mitigations measures where appropriate. Additionally, this has been discussed in Section 6.22, Section 7.5 of the EIS.</p>	<p>Appendix 30 Section 6.22, Section 7.5</p>
<p>22. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> - <i>In consultation with relevant service providers: <ul style="list-style-type: none"> o <i>assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</i> o <i>identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</i> o <i>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,</i> </i> 	<p>Relevant infrastructure providers have been consulted and impacts on existing utility infrastructure and service provider assets surrounding the site have been considered and detailed in the Infrastructure Delivery, Management and Staging Plan (Appendix 31).</p>	<p>Appendix 31</p>
<p>23. Bush Fire Risk</p> <ul style="list-style-type: none"> - <i>If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.</i> 	<p>The site is not located on bush fire prone land.</p>	
<p>24. Aviation</p> <ul style="list-style-type: none"> - <i>If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS.</i> - <i>If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS</i> 	<p>The development does not propose an HLS. Not applicable.</p>	
<p>25. Construction, Operation and Staging</p> <ul style="list-style-type: none"> - <i>If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</i> 	<p>No staging is proposed as part of this development.</p>	

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<p>26. Contributions and Public Benefit</p> <ul style="list-style-type: none"> - <i>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.</i> - <i>Where the 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.</i> 	<p>Refer to Section 6.24 Contributions and Public Benefit of the Environmental Impact Statement.</p>	<p>Section 6.24</p>
<p>27. Engagement</p> <ul style="list-style-type: none"> - <i>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</i> <ul style="list-style-type: none"> o <i>the relevant Department assessment team.</i> o <i>any relevant local councils.</i> o <i>any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</i> o <i>the community.</i> o <i>if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.</i> 	<p>Refer to Engagement Report prepared by HillPDA (Appendix 24).</p> <p>The Engagement Report outlines the efforts to provide the community stakeholders (Council, Strathfield community, neighbours, Aboriginal community) with an open engagement process through three phases. Engagement methods include letterbox drops, telephone surveys, engagement portal and website, and a community drop-in session.</p>	<p>Appendix 24</p>