

# Appendix A | SEARs Requirements Table (Bulk Earthworks SSD-97711727)

Issues and Assessment Requirements	Document	Author
<p><b>General Requirements</b></p>		
<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&amp;A Regulation) and must have regard to the State Significant Development Guidelines.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> <li>▪ a stand-alone executive summary;</li> <li>▪ a full description of the development, including:               <ul style="list-style-type: none"> <li>– the site layout, including cross-sectional plans;</li> <li>– the proposed land reformation process, including the materials balance and the types of materials that would be used for emplacement;</li> <li>– the process to ensure that potential ground movements within infilled areas is minimised;</li> <li>– surface infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approval process); and</li> <li>– the likely interactions between the development and any existing, approved or proposed development in the vicinity of the site;</li> </ul> </li> <li>▪ a strategic justification of the development focusing on site selection and the suitability of the proposed site;</li> </ul>	<p>Throughout EIS</p> <p><b>Appendix B</b> Statutory Requirements Table</p> <p><b>Appendix C</b> Mitigation Measures</p>	<p>Urbis</p>

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<ul style="list-style-type: none"> <li>▪ a list of any approvals that must be obtained before the development may commence;</li> <li>▪ an assessment of the likely impacts of the development on the environment, focussing on the key issues identified below, including:               <ul style="list-style-type: none"> <li>– a description of the existing environment likely to be affected by the development, using sufficient baseline/background data;                   <ul style="list-style-type: none"> <li>• an assessment of the likely impacts of all stages of the development, including any cumulative impacts, taking into consideration any relevant laws, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li> </ul> </li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate and/or offset the likely impacts of the development, and an assessment of:                   <ul style="list-style-type: none"> <li>• whether these measures are consistent with industry best practice, and represent the full range of reasonable and feasible mitigation measures that could be implemented;</li> <li>• the likely effectiveness of these measures; and</li> <li>• whether contingency measures would be necessary to manage any residual risks; and o a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> </ul> </li> </ul> </li> <li>▪ a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;</li> <li>▪ consideration of the development against all relevant environmental planning instruments;</li> <li>▪ the reasons why the development should be approved, having regard to:               <ul style="list-style-type: none"> <li>– relevant matters for consideration under the Environmental Planning and Assessment Act 1979, including the objects of the Act;</li> </ul> </li> </ul>		

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<ul style="list-style-type: none"> <li>- the biophysical, economic and social impacts of the development, including the principles of ecologically sustainable development;</li> <li>- the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses;</li> <li>- feasible alternatives to the development (and its key components), including the consequences of not carrying out the development;</li> </ul> <ul style="list-style-type: none"> <li>▪ a signed declaration from the author of the EIS, certifying that the information contained within the document is neither false nor misleading.</li> </ul>		
<p>The EIS must also be accompanied by an Estimated Development Cost (EDC) report, providing:</p> <ul style="list-style-type: none"> <li>▪ a detailed calculation of the EDC of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report;</li> <li>▪ be accurate at the date of application and include details of all components and assumptions from which it is derived;</li> <li>▪ the EDC of the extractive industry component of the development; and</li> <li>▪ an estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided.</li> </ul>	<p><b>Appendix D</b> Estimated Development Cost</p>	<p>WT Partnership</p>
<p><b>Key Issues – 1. Statutory and Strategic Context</b></p>		
<p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> <li>▪ SEPP (Resources and Energy) 2021;</li> <li>▪ SEPP (Planning Systems) 2021;</li> </ul>	<p><b>Appendix B</b> Statutory Requirements Table</p>	<p>Urbis</p>

Issues and Assessment Requirements	Document	Author
<ul style="list-style-type: none"> <li>▪ SEPP (Transport and Infrastructure) 2021;</li> <li>▪ SEPP (Biodiversity and Conservation) 2021;</li> <li>▪ SEPP (Resilience and Hazards) 2021;</li> <li>▪ SEPP (Precincts – Western Parkland City) 2021; and</li> <li>▪ Liverpool Local Environmental Plan 2008.</li> </ul> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>▪ Western Sydney Aerotropolis Precinct Plan;</li> <li>▪ Western Sydney Aerotropolis Structure Plan;</li> <li>▪ Western Sydney Aerotropolis Development Control Plan – Phase 1; and</li> <li>▪ Western Sydney Aerotropolis Development Control Plan – Phase 2.</li> </ul>	<p><b>Sections 2 &amp; 4</b> of the EIS</p>	
<p><b>Key Issues – 2. Key Issues</b></p>		
<p>Noise – including a:</p> <ul style="list-style-type: none"> <li>▪ detailed assessment of the likely construction and off- site transport noise impacts of the development in accordance with the Interim Construction Noise Guideline, NSW Noise Policy for Industry and the NSW Road Noise Policy respectively;</li> <li>▪ detailed description of reasonable and feasible mitigation measures to minimise noise emissions; and</li> <li>▪ consideration of monitoring and management measures, in particular, real-time and attended noise monitoring.</li> </ul>	<p><b>Appendix U</b> Noise and Vibration Impact Assessment</p> <p><b>Section 6.1</b> of the EIS Report</p>	<p>SLR</p>
<p>Air Quality – including:</p>	<p><b>Appendix H</b> Air Quality Impact Assessment</p>	<p>SLR</p>

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<ul style="list-style-type: none"> <li>▪ a detailed assessment of potential construction air quality impacts, in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW, and with a particular focus on dust emissions including PM2.5 and PM10;</li> <li>▪ details of reasonable and feasible mitigation measures to minimise dust and emissions;</li> <li>▪ a greenhouse gas assessment of the development; and</li> <li>▪ details of proposed mitigation, management and monitoring measures, in particular, real-time air quality monitoring.</li> </ul>	<p><b>Section 6.2</b> of the EIS Report</p>	
<p>Water – including:</p> <ul style="list-style-type: none"> <li>▪ a detailed site water balance, including a description of site water demands, water disposal methods (inclusive of volume and frequency of any water discharges), water supply infrastructure and water storage structures;</li> <li>▪ identification of any licencing requirements or other approvals under the Water Act 1912 and/or Water Management Act 2000;</li> <li>▪ an assessment of the likely impacts on the quality and quantity of existing surface and ground water resources, including a detailed assessment of proposed water discharge quantities and quality against receiving water quality and flow objectives;</li> <li>▪ an assessment of the likely impacts of the development on aquifers, watercourses, riparian land, water-related infrastructure, and other water users;</li> <li>▪ consideration of any impacts to land adjoining the site, including in relation to stormwater runoff / flooding and water quality;</li> <li>▪ a detailed description of the proposed water management system, water monitoring program, erosion and sediment control measures, and other measures to mitigate surface and groundwater impacts;</li> </ul>	<p><b>Appendix I</b> Surface Water Impact Assessment</p> <p><b>Appendix W</b> Groundwater Assessment Report</p> <p><b>Appendix X</b> Dam Dewatering Plan</p> <p><b>Appendix F</b> Civil Drawings</p> <p><b>Section 6.3</b> of the EIS Report</p>	<p>Engeny</p> <p>Arcadis</p> <p>SLR</p>

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<p>Biodiversity – including:</p> <ul style="list-style-type: none"> <li>▪ accurate predictions of any vegetation clearing on site;</li> <li>▪ a detailed assessment of the potential biodiversity impacts of the development, paying particular attention to threatened species, populations and ecological communities and groundwater dependent ecosystems undertaken in accordance with Sections 7.2 and 7.9 of the Biodiversity Conservation Act 2016;</li> <li>▪ a detailed description of the proposed measures to maintain or improve the biodiversity values of the site in the medium to long term, as relevant; and</li> <li>▪ a strategy to offset any residual impacts of the development in accordance with the Biodiversity Offsets Scheme.</li> </ul>	<p><b>Appendix J</b> Biodiversity Development Assessment Report</p> <p><b>Appendix BB</b> Riparian Land Assessment</p> <p><b>Appendix X</b> Dam Dewatering Plan</p> <p><b>Section 6.4</b> of the EIS Report</p>	<p>SLR</p>
<p>Heritage – including an Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared in accordance with relevant policy and guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the project. The ACHAR must:</p> <ul style="list-style-type: none"> <li>▪ be prepared in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), including results of thorough archaeological survey and test excavations (where required);</li> <li>▪ include evidence of adequate and continuous consultation with Aboriginal stakeholders in determining and assessing impacts, developing and selecting options for avoidance of Aboriginal cultural heritage; and mitigation measures (including the final proposed measures), having regard to the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010); and</li> <li>▪ address the Recognise Country: Guidelines for development in the Aerotropolis (2022)</li> </ul>	<p><b>Appendix K</b> Aboriginal Cultural Heritage Assessment Report</p> <p><b>Appendix T</b> Historical Archaeological Assessment and Impact Statement</p> <p><b>Appendix AA</b> Recognise Country Response Template</p>	<p>Artefact</p>

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	<p><b>Section 6.5</b> of the EIS Report</p> <p><b>Section 6.11</b> of the EIS Report</p>	
<p>Traffic &amp; Transport – including:</p> <ul style="list-style-type: none"> <li>▪ accurate predictions of the road traffic generated by the development, including a description of the types of vehicles likely to be used for transportation of material;</li> <li>▪ a detailed assessment of any new proposed intersection upgrades including, design, sight distance, predicted performance and site access arrangements and road safety, including consideration of any bus routes;</li> <li>▪ a detailed assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network (as identified above), including undertaking a road safety audit;</li> <li>▪ a description of the measures including relevant strategic concept design(s) that would be implemented to mitigate and/or manage any impacts, including connecting to the road network; and</li> <li>▪ evidence of any consultation with relevant roads authorities, regarding the establishment of agreed contributions towards road upgrades or maintenance if local roads are used for the development.</li> </ul>	<p><b>Appendix L</b> Preliminary Construction Traffic Management Plan</p> <p><b>Section 6.6</b> of the EIS Report</p>	<p>Ason</p>
<p>Contamination – a site contamination assessment in accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 and the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP 1998), including:</p> <ul style="list-style-type: none"> <li>▪ characterisation of the nature and extent of any contamination on the site and surrounding area; and</li> <li>▪ a Detailed Site Investigation (DSI) and Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required.</li> </ul>	<p><b>Appendix M</b> Preliminary &amp; Detailed Site Investigation</p> <p><b>Appendix Y</b> Remediation Action Plan</p>	<p>JBS&amp;G</p>

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<p>Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes:</p> <ul style="list-style-type: none"> <li>an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site, considering Chapter 3 of the WSA Precinct Plan, where relevant; and</li> <li>details of arrangements for the relocation of the Jemena high pressure gas pipeline affecting the site, including evidence of consultation with Jemena and the details of the outcomes of that consultation.</li> </ul>	<p><b>Appendix N</b> Civil Engineering Report <b>Section 3.6</b> of the EIS Report. <b>Section 6.11</b> of the EIS Report.</p>	<p>Urbis</p>
<p>Waste – including:</p> <ul style="list-style-type: none"> <li>estimates of the quantity and nature of the waste streams, that would be generated and any measures that would be implemented to minimise, manage, reuse or dispose of these waste streams; and</li> <li>measures to verify that material received at the site is appropriate for emplacement and unauthorised waste is not inappropriately emplaced at the site;</li> </ul>	<p><b>Appendix V</b> Waste Management Plan <b>Section 6.11</b> of the EIS Report.</p>	<p>SLR</p>
<p>Flooding – including a flood impact and risk assessment (FIRA), that considers the relevant provisions of the NSW Flood Risk Management Manual and associated guides.</p>	<p><b>Appendix P</b> Flood Impact &amp; Risk Assessment <b>Section 6.11</b> of the EIS Report.</p>	<p>Colliers</p>
<p>Hazards – including an assessment of the likely risks to public safety, paying particular attention to potential bushfire risks and the transport, handling and use of any hazardous or dangerous goods, if used.</p>	<p><b>Appendix O</b> Bushfire Assessment <b>Section 6.11</b> of the EIS Report.</p>	<p>Blackash Urbis</p>

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<p>Airport Safeguarding – an aviation impact assessment, including:</p> <ul style="list-style-type: none"> <li>an assessment of the potential impact of the proposed development on the Western Sydney International (Nancy-Bird Walton) Airport operations;</li> <li>a wildlife hazard assessment and wildlife management plan;</li> <li>consideration of related matters in the Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas, State Environmental Planning Policy (Precincts – Western City Parkland) 2021 and the National Airports Safeguarding Framework, including (but not limited to) public safety, wildlife hazards, lighting, wind shear, turbulence and the prescribed airspace; and</li> <li>consideration of section 4.23 of the State Environmental Planning Policy (Precincts – Western City Parkland) 2021.</li> </ul>	<p><b>Appendix Q</b> Aviation Impact Assessment</p> <p><b>Section 6.11</b> of the EIS Report.</p>	<p>L&amp;R Airport Consulting</p>
<p>Visual – including a detailed assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain, paying particular attention to any new landforms.</p>	<p><b>Appendix R</b> Visual Impact Assessment</p> <p><b>Section 6.8</b> of the EIS Report.</p>	<p>Urbis</p>
<p>Social – Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects, paying particular consideration to:</p> <ul style="list-style-type: none"> <li>how the development might affect people’s way of life, community, access to and use of infrastructure, services and facilities, culture, health and wellbeing, surroundings, personal and property rights, decision-making systems, and fears and aspirations;</li> <li>the principles in Section 1.2 of the guideline; and</li> <li>the review questions in Appendix C of the guideline.</li> </ul>	<p><b>Appendix S</b> Social Impact Assessment</p> <p><b>Section 6.9</b> of the EIS Report.</p>	<p>Urbis</p>

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<p>Economic – including a detailed assessment of the likely economic impacts of the development, paying particular attention to:</p> <ul style="list-style-type: none"> <li>the costs and benefits of the project; identifying whether the development as a whole would result in a net benefit to NSW; and</li> <li>the demand on local infrastructure and services.</li> </ul>	<p><b>Section 6.9</b> of the EIS Report.</p>	<p>Urbis</p>
<p>Cumulative Impacts – including an assessment of likely cumulative impacts of the development operating in combination with other designated development the locality, paying particular attention to likely impacts on road safety, water resources, land capability and shared infrastructure.</p>	<p>Throughout the EIS</p>	
<p>Rehabilitation and Final Landform – including:</p> <ul style="list-style-type: none"> <li>geotechnical studies to establish appropriate rehabilitation objectives, methodology, monitoring programs, performance standards and proposed completion criteria;</li> <li>nominated final land use with supporting diagrams and design plans, having regard to any relevant strategic land use planning or resource management plans or policies; and</li> <li>the potential for integrating this strategy with any other strategies in the region.</li> </ul>	<p><b>Appendix N</b> Civil Engineering Report. <b>Appendix G</b> Rehabilitation and Closure Assessment Report <b>Section 6.10</b> of the EIS Report.</p>	<p>Arcadis IEMA</p>
<p>Planning Agreement/Development Contributions – including:</p> <ul style="list-style-type: none"> <li>consideration of any applicable State and local development contributions, such as the Liverpool City Council Aerotropolis Section 7.12 Contributions Plan 2024, Western Sydney Aerotropolis Special Infrastructure Contribution, Housing and Productivity Contribution, and/or details of any Planning Agreement; and</li> <li>a Cost Summary Report, as detailed in the Liverpool City Council Aerotropolis Section 7.12 Contributions Plan 2024.</li> </ul>	<p><b>Appendix D</b> Estimated Development Cost</p>	<p>WTP</p>

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<p>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.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>▪ affected landowners;</li> <li>▪ community groups;</li> <li>▪ affected utility owners;</li> <li>▪ Western Sydney International Airport;</li> <li>▪ Civil Aviation Safety Authority;</li> <li>▪ Liverpool City Council;</li> <li>▪ Bradfield Development Authority;</li> <li>▪ Conservation Programs, Heritage and Regulation Group (CPHR) within the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW);</li> <li>▪ Department of Planning, Housing and Infrastructure (DPHI);</li> <li>▪ Heritage NSW;</li> <li>▪ Heritage Council of NSW;</li> <li>▪ Environment Protection Authority (EPA);</li> <li>▪ Regional NSW – Mining Exploration and Geoscience (including Regional NSW – Resources Regulator);</li> <li>▪ DPHI – Crown Lands Group;</li> <li>▪ Local Land Service;</li> <li>▪ NSW Health;</li> </ul>	<p><b>Appendix E</b> Engagement Report</p> <p><b>Section 5</b> of the EIS Report.</p>	<p>Urbis</p>

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<ul style="list-style-type: none"> <li>▪ DCCEEW – Water Group;</li> <li>▪ Department of Primary Industries (including Agriculture and Fisheries);</li> <li>▪ Water NSW;</li> <li>▪ NSW Rural Fire Service (RFS);</li> <li>▪ Fire and Rescue NSW (FRNSW);</li> <li>▪ Transport for NSW (TfNSW); and</li> <li>▪ Other relevant commonwealth agencies.</li> </ul>		
<p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p>		