

Your ref: SSD 8588
File no: MC-12-1769

20 July 2017

Industry, Key Sites & Priority Projects
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Nuray Duran

Dear Nuray,

Project: SSD 8588 Eastern Creek Business Hub - Rooty Hill Road South
Construction of a retail centre with ancillary uses on Lot 2

Re: Input into Secretary's Environmental Assessment Requirements

I refer to your correspondence dated 6 July 2017, requesting that Council provide input with regard to the draft Secretary's Environmental Assessment Requirements (SEARs) for the above proposal. Blacktown City Council appreciates the opportunity to provide comments on the key issues and assessment requirements for the proposal.

We have undertaken a preliminary review of the proposal and several items are requested to be included in the draft SEARs as listed in **Attachment A** to this letter.

We also trust that all owners and occupiers within a suitable catchment from the proposed development will be informed of this proposal. In particular the owners and occupiers of the two adjoining residential properties at the north-western corner of the subject site.

If you would like to discuss this matter further, please contact Judith Portelli, Manager Development Assessment on 9839 6000.

Yours faithfully,



Judith Portelli

Manager Development Assessment

ATTACHMENT A

Further to the draft SEARs provided by the Department of Planning and Environment for consultation, we request that the following items are included:

Planning Matters

Consideration is to be provided with regard to the potential amenity impacts on the two adjoining residential properties to the north-west of the subject site. This includes management of the loading areas and Beggs Road.

It is recommended that this proposal includes the detailed design of the Child Care Centre and intended fast food restaurant/s at the southern portion of Lot 2 so a full and complete assessment of the entirety of Lot 2 and the overall Precinct can be considered in this Development Application.

The application is to comprise verification that the proposal is in keeping with the Economic Impact Assessment and associated reports submitted with and approved in SSD 5175, as modified. Any departure from the Concept Proposal will not be supported given the issues we raised regarding economic impact of the Concept Proposal.

Drainage and Engineering

The following requirement is to be included:

Future development applications for the construction of buildings shall include a stormwater management plan in accordance with the Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques prepared by J. Wyndham Prince dated March 2013 and Council's Engineering Guide for Development 2005 and part J of DCP 2015. The Stormwater Management Plan is to include a requirement that 80% of non-potable demand be met through an alternate water source. Where this 80% cannot be achieved through roof rainwater alone the treated underdrain flow from the bioretention system is to be used for landscape watering and/or other uses subject to appropriate treatment.

Traffic Management

The following comments are provided by Council's Access and Transport Management section:

1. We will accept loading docks access to the proposed development off Beggs Road provided:
 - a. Beggs Road is widened to a local industrial road standard.
 - b. A turning head to industrial standard is constructed at the end of the Beggs Road.
 - c. Beggs Road is realigned at a right angle (90 degrees) where it meets with Rooty Hill Road South.
2. Realignment of Beggs Road may require a deceleration lane on Rooty Hill Road South for heavy vehicles to turn into Beggs Road from kerb side lane.

3. As shown in the Concept Master Plan Drawing No. SK-20.3 dated 3 July 2017 pedestrians will be able to cross Rooty Hill Road South virtually anywhere between Cable Place and Penfold Street. A pedestrian fence along Rooty Hill Road South could prevent pedestrians crossing anywhere along this road. This safety measure is recommended to be considered.
4. Car parking rates are required to be determined based on Council's Development Control Plan 2015 rather than RMS Guide to Traffic Generating Development.

These requirements should be fully reflected in the Concept Proposal and Stage 1 Development Application currently under assessment by the Department of Planning and Environment in SSD 5175 Mod 2.

Ecology

The following comment is provided by Council's Ecologist:

The Applicant's request for SEARs states that they have committed to undertaking onsite revegetation work at the rear of the property (shown on Figure 20 of the Ecological Assessment prepared by Eco Logical Australia) at a 'later date'. The proposal is required to identify and commit to a specific date for when this work will be undertaken. A Vegetation Management Plan is required to be submitted to guide the restoration activities. Any coarse woody debris generated on the site is to be transferred to the future restoration area (as shown on Figure 20 of the Ecological Assessment) as logs (debris with a diameter larger than 200mm) or mulch (for debris with a diameter smaller than 200mm).

It is noted that the existing ecological assessment included in the previous application is likely to be sufficient if the areas of native vegetation being impacted haven't changed.



27 July 2017

Roads and Maritime Reference: SYD17/00918/01 (A18379230)
DP&E Reference: SSD 8588

Director – Industry, Key Sites and Priority Projects
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: **Alexander Scott**

Dear Sir,

**EASTERN CREEK BUSINESS HUB STAGED DEVELOPMENT – ROOTY HILL ROAD SOUTH,
ROOTY HILL (WESTERN SYDNEY PARKLANDS)**

Reference is made to your correspondence dated 6 July 2017 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment (EA) requirements.

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). The key intersection to be examined / modelled includes:
 - Rooty Hill Road South/Great Western Highway/Wallgrove Road;
 - Great Western Highway/Westlink M7;
 - Rooty Hill Road South/Church Street;
 - Francis Road/Eastern Road/Rooty Hill Road South;
 - Wallgrove Road/Old Wallgrove Road/Westlink M7.
2. 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 (ie: turn paths, sight distance requirements, aisle widths, etc).
3. Detailing vehicle circulation, proposed number of car parking spaces and compliance with the appropriate parking codes.
4. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times). Details of service vehicle movements (including vehicle type and likely arrival and departure times).

5. To ensure that the above requirements are fully addressed, the transport and traffic study must properly ascertain the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area). This process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.
6. Roads and Maritime requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
7. Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely



Rachel Cumming
Senior Land Use Assessment Coordinator
Network Sydney – West Precinct



Your reference: SSD 8588
Our reference: DOC17/364239-01

Department of Planning and Environment
Industry, Key Sites & Priority Projects

BY EMAIL
Attention: Alexander Scott

Dear Mr Scott

Request for SEARs - Eastern Creek Business Hub - Construction of a retail centre with ancillary uses on Lot 2 within the Eastern Creek Business Hub - SSD 8588

I refer to a Department of Planning and Environment (DPE) request for Secretary's Environmental Assessment Requirements (SEARs) received by the Environment Protection Authority (EPA) on 7 July 2017.

The EPA has reviewed the information provided by the applicant, Frasers Property Australia, including a draft SEARs and a preliminary Environment Impact Statement (EIS) prepared by JBA Urban Planning Consultants on 28 June 2017.

The EPA is aware that the proposed development site is subject to an existing State Significant Development approval (SSD 5175) which the EPA has had ongoing input into since late 2012.

The proposed development is said to comprise of a shopping centre with no indications of scheduled development work, scheduled activities or non-scheduled activities as defined in the *Protection of the Environment Operations Act 1997*. Consequently the EPA does not have any comments on the proposal in that regard.

Furthermore, the EPA understands that the determination of future development applications within the site will be generally consistent with the conditions of SSD 5175. The applicant advises in the preliminary EIS that specialist studies to be prepared in line with future development application conditions will allow the DPE to assess and determine the proposed development. These are advised to satisfy the matters in SSD 5175 that represent the key environmental considerations for the proposal and as such are proposed to be included as SEARs.

The EPA looks forward to reviewing the EIS when it is available.

If you have any questions, please contact Alex Bowlay on (02) 9995 5257.

Yours sincerely

 13/7/17
Christine Mitchell
A/Unit Head Sydney Industry
Environment Protection Authority

Alexander Scott

From: Dana Alderson
Sent: Monday, 17 July 2017 11:54 AM
To: Alexander Scott
Subject: RE: DUE DATE UPDATED - FW: Request for SEARs for the Eastern Creek Business Hub - Rooty Hill Road South (SSD 8588) - Blacktown LGA

Hi Alexander,

Thanks for forwarding the above proposal to OEH for consideration.

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has concluded that the matter does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues that require a formal OEH response. We have no further need to be involved in the assessment of this project.

Kind regards,
Dana

Dana Alderson
Planning Team
Regional Operations Division
Office of Environment and Heritage
T: 02 8837 6304
F: 02 9995 6900
W: www.environment.nsw.gov.au

Please note my work days are Mon-Thurs



Please consider the environment before printing this e-mail

From: Nuray Duran
Sent: Friday, 7 July 2017 10:01 AM
To: Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; Development Sydney <Development.Sydney@rms.nsw.gov.au>; development@transport.nsw.gov.au; urbangrowth@sydneywater.com.au; records@rfs.nsw.gov.au; Alan.Middlemiss@blacktown.nsw.gov.au
Subject: DUE DATE UPDATED - FW: Request for SEARs for the Eastern Creek Business Hub - Rooty Hill Road South (SSD 8588) - Blacktown LGA

Good morning

Please note that the due date for SEARs comments is **Tuesday, 18 July 2017**.

Regards

Nuray Duran

DA Coordinator | Industry, Key Sites & Priority Projects
Department of Planning & Environment
320 Pitt Street | GPO Box 39 | Sydney NSW 2001
T 02 9274 6162 E nuray.duran@planning.nsw.gov.au



Planning &
Environment

From: Nuray Duran

Sent: Thursday, 6 July 2017 3:08 PM

To: Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>

Subject: Request for SEARs for the Eastern Creek Business Hub - Rooty Hill Road South (SSD 8588) - Blacktown LGA



Good afternoon

Please find attached a request for SEARs for the Eastern Creek Business Hub - Rooty Hill Road South (SSD 8588).

The Department's draft SEARs is attached for your reference and the applicant's SEARs request can be viewed at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8588

For further enquiries ,please contact Alexander Scott on 8217 2096 or via email at Alexander.Scott@planning.nsw.gov.au

Regards

Nuray Duran

DA Coordinator | Industry, Key Sites & Priority Projects

Department of Planning & Environment

320 Pitt Street | GPO Box 39 | Sydney NSW 2001

T 02 9274 6162 E nuray.duran@planning.nsw.gov.au





NSW RURAL FIRE SERVICE



The Director General
The Department of Planning and Environment
GPO Box 39
Sydney NSW 2000

Your reference: SSD 8588
Our reference: D17/2228

17 July 2017

Attention: Alexander Scott

Dear Sir/Madam,



Request for SEARs for the Eastern Creek Business Hub: Construction of a retail centre with ancillary- Lot 2, Rooty Hill Road South, Eastern Creek

Reference is made to correspondence dated 6 July 2017 seeking input regarding the preparation of Secretary's environmental assessment requirements for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that a bush fire assessment report shall be prepared which identifies the extent to which the proposed development conforms with or deviates from the relevant provision of *Planning for Bush Fire Protection (PBP) 2006*.

As the future retail centre will include a child care centre, the provisions for Special Fire Protection Purpose (SFPP) in Section 4.2.7 of *PBP 2006* are to be considered in any future bush fire assessment report. This shall include, but not be limited, the following:

- The provision of Asset Protection Zones (APZs) within the subject site in accordance with Table A2.4 and Table A2.6 for Special Fire Protection Purpose (SFPP) developments;
- Access to be provided in accordance with the design specifications set out in Section 4.1.3 and Section 4.2.7; and,
- Services to be provided in accordance with Section 4.1.3 and Section 4.2.7.

If you have any queries regarding this advice, please contact Emma Jensen, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Jason Maslen
Team Leader, Development Assessment and Planning
Planning and Environment Services (East)

Postal address

NSW Rural Fire Service
Records Management
Locked Bag 17
GRANVILLE NSW 2141

Street address

NSW Rural Fire Service
Planning and Environment Services (East)
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 8741 5433
E pes@rfs.nsw.gov.au
www.rfs.nsw.gov.au



**Transport
for NSW**

Ms Amy Watson
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Alexander Scott

Dear Ms Watson

**Request for SEARs for the Eastern Creek Business Hub
Construction of a retail centre with ancillary uses on Lot 2,
Rooty Hill Road South, Eastern Creek (SSD 8588)**

Thank you for your letter dated 6 July 2017 requesting Transport for NSW to provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development.

The suggested additions and changes to the draft SEARs are provided in the attached revised draft SEARs and shown in RED.

If you require further clarification regarding this matter, please don't hesitate to contact Ken Ho, Transport Planner on (02) 8202 2426 or via email at ken.ho@transport.nsw.gov.au.

Yours sincerely

18/7/17

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

CD17/07891

Draft Secretary's Environmental Assessment Requirements
Schedule 2 of the Environmental Planning and Assessment Regulation 2000
Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 8588
Proposal Name	Construction of a retail centre with ancillary uses on Lot 2 within the Eastern Creek Business Hub
Location	Rooty Hill Road South, Eastern Creek
Applicant	Frasers Property Australia
Date of Issue	DRAFT FOR CONSULTATION
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.</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 assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data; • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • The EIS must also be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> ▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and assessment Regulation 2000), 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 development during construction and operation; and ▪ verification that the CIV was accurate on the date that it was prepared.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011; ○ State Environmental Planning Policy (Western Sydney Parklands) 2009; ○ State Environmental Planning Policy 55 – Remediation of Land; and ○ State Environmental Planning Policy 64 – Signage and Advertising Structures. • Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ○ A Plan for Growing Sydney; and ○ Draft West Central District Plan; ○ <i>Towards our Greater Sydney 2056;</i> ○ <i>Draft Central District Plan;</i> ○ <i>NSW Long Term Transport Master Plan 2012;</i> ○ <i>Sydney's Walking Future;</i>

- *Sydney's Cycling Future;*
- *Sydney's Bus Future;* and
- *NSW State Priorities.*

2. Consistency with Stage 1 Approval

The EIS shall demonstrate that the proposal is consistent with the Concept Approval (SSD 5175) for the Eastern Creek Business Hub, dated 7 January 2015 and any subsequent modifications.

3. Built Form, Urban Design and Landscaping

The EIS shall:

- address the height, bulk and scale of the proposed development within the context of the locality;
- address visual impact when viewed from the public domain and key vantage points surrounding the site;
- address design quality, with specific consideration of the overall site layout, siting and design, orientation, vistas and connectivity, street activation, open spaces and edges, façades, massing, setbacks and building articulation;
- consider the relationship between different uses within and surrounding the site, and provide built form responses to potential privacy and noise impacts; and
- address screening of at grade car parking when visible from the public domain.

4. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

5. Traffic, Access and Car Parking

- ~~Include a detailed assessment of the traffic and transport impacts on the surrounding road network and intersection capacity;~~
- ~~detail measures to support pedestrian and cyclist access to and within the proposal;~~
- ~~demonstrate sufficient loading, access and car parking facilities will be provided; and~~
- ~~consider the scope and timing of road infrastructure works in the surrounding road network.~~

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

- the existing and proposed pedestrian and bicycle routes and facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles;
- an estimate of the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
- the adequacy of public transport to meet the likely future demand of the

proposed development;

- impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site;
- measures to promote travel choices that support sustainable travel, such as a location-specific sustainable travel plan, provision of end-of-trip facilities, green travel plans and wayfinding strategies;
- the daily and peak (AM, PM and events) vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);
- the proposed walking and cycling access arrangements and connections to public transport services;
- the proposed access arrangements, including car pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
- proposed car and bicycle parking provision, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards;
- provision of end of trip facilities (i.e. showers, lockers, change rooms etc.) for the use of employees who choose to walk or cycle to/from work as well as undertake activities during work hours; and
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times); and
- in relation to construction traffic:
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersection 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 access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
 - details of temporary cycling and pedestrian access during construction;
 - details of proposed construction vehicle access arrangements at all stages of construction; and
 - traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of the impact (which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities).

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *Cycling Aspects of Austroads Guides*
- *NSW Planning Guidelines for Walking and Cycling*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development*

6. Construction Impacts

Assess the likely construction impacts of the proposal including (but not limited to) traffic and transport, noise and vibration, construction waste, air quality, water quality, acid sulphate soils and salinity.

7. Noise and Vibration

- Include a detailed site specific noise assessment of the construction and operational impacts of the proposal on sensitive land uses within the proposal and nearby residential properties. Operational impacts must consider heavy vehicle movements; and
- outline mitigation measures where necessary.

8. Child Care

The EIS shall address the relevant child care requirements for construction of a child care centre including the *Children (Education and Care Services) Supplementary Provisions Regulation 2012* and *Blacktown Development Control Plan 2015*.

9. Contamination

Outline measures to remediate the site so it is suitable for the intended land uses, in accordance with *State Environmental Planning Policy No 55 – Remediation of Land*. This must include a detailed Remedial Action Plan.

10. Stormwater Management

Include a stormwater management plan in accordance with the requirements of the approved Concept Plan (and any subsequent modifications).

11. Flooding

Include a detailed flood impact assessment in accordance with the *NSW Floodplain Development Manual (2005)* identifying minimum floor levels for buildings and flood evacuation strategies, where necessary.

12. Crime Prevention

Include a Crime Prevention Through Environmental Design (CPTED) assessment, including mitigation measures where necessary.

13. Bushfire Safety

Assess the proposal against relevant provisions of *Planning for Bushfire Protection (PBP) (2006)* and the Asset Protection Zones recommended in the *Bushfire Protection Assessment – Subdivision and Early Works, Eastern Creek Business Hub* prepared by Ecological and dated August 2012.

14. Sediment, Erosion and Dust

The EIS shall:

- identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles during civil and construction works;
- provide an assessment of presence of acid sulfate soils on the site and any mitigation measures required.

15. Utilities

- In consultation with relevant agencies, ascertain existing capacity and licensing requirements for ongoing water supply and any additional electricity works and or boosted water supply (including need for hydraulic plans) are adequately addressed for the provision of utilities, including staging of infrastructure.
- Provide an assessment of potential noise / electromagnetic frequency (EMF) impacts and appropriate mitigation measures related to any existing or proposed electrical infrastructure in the vicinity of the site.

16. Public Benefit and Contributions

	<p>Provide confirmation of the public benefit offer to be derived from the proposal and address any applicable Council contributions plan and/or details of any Voluntary Planning Agreement.</p> <p>17. Servicing and Waste 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>18. Consultation The EIS must describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p> <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. In particular, you must consult with Blacktown City Council, Transport for New South Wales, Roads and Maritime Services, Office of Environment and Heritage, the Environment Protection Authority and the Rural Fire Service.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. 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"> • architectural drawings (to a usable scale at A3); • architectural design statement; • landscape drawings (to a usable scale at A3); • landscape design statement; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • ESD statement; • Crime Prevention through Environmental Design (CPTED) assessment; • pre-submission consultation statement; • acoustic assessment; • bushfire assessment • access impact statement; • traffic and parking assessment; • visual and view impact analysis and photomontages; • stormwater concept plan; • flood risk assessment • sediment and erosion control plan; • operational management plan; • preliminary construction management plan, including a construction traffic management plan, construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites; • geotechnical and structural report; • services and infrastructure report; • contamination assessment; and • schedule of materials and finishes.

Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
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