

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-53982126
Project Name	Test SSD 1711
Location	sfd within Liverpool City
Applicant	
Date of Issue	17/11/2021
General Requirements	The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment • a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • 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. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; • an estimate of jobs that will be created during the construction and operational phases of the proposed

	- development; and - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context – including: The statutory provisions applying to the development contained in all relevant environmental planning instruments, including: [List applicable SEPP(s) and LEP(s)] The relevant planning provisions, goals and strategic planning objectives in the following: [List any (draft) Regional or Subregional strategy, (draft) Section 7.11 plan or (draft) section 7.4 planning agreement.] [List key issues (bold heading) to be addressed in the EIS and specific requirements relating to each key issue.] 2. [Key Issue] – including: [point] [point] [If the proposal is a non-resource project, you must list “social” as a key issue, as follows] 3. Social – including the preparation of a social impact assessment, which: - identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project - considers how potential environmental changes in the locality may 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, as relevant and considering how different groups may be disproportionately affected - assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest - includes mitigation measures for likely negative social impacts, and any proposed enhancement

	measures • details how social impacts will be adaptively monitored and managed over time • [optional] pays particular attention to [specify social impacts likely to be significant].
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • [list Council(s) and relevant public authorities] The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided. [If CCC is to be established, use the following instead:] During the preparation of the EIS and subsequent assessment process, you must establish and operate a Community Consultative Committee (CCC) for the development in accordance with the Community Consultative Committee Guidelines: State Significant Projects dated November 2016. You must also consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • [list Council(s) and relevant public authorities] The EIS must describe the consultation process and the issues raised (including by the CCC), and identify where the design of the infrastructure has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided
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.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

[if you wish to refer to technical policies and guidelines]

ATTACHMENT #

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement.
This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

Policies, Guidelines & Plans

Social Impact	Social impact assessment guideline for State significant mining, petroleum production and extractive industry development (September 2017)

[if you wish to include agency comments]

ATTACHMENT #

Government Authority Responses to Request for Key Issues
For Information Only