

# Authority & Government Agency Pre-lodgement

## How to use

The following sets out a framework for when a council (or another planning proposal authority) should engage with authorities and government agencies at the pre-lodgement stage to confirm what study and information may be needed to underpin a planning proposal. This type of early consultation is helpful to confirm relevant agency and authority expectations.

If the proposal satisfies one or more of the following criteria for a specific authority or government agency, then pre-lodgement consultation and referral of the scoping proposal to the relevant authority or government agency is encouraged to occur. Referral of the scoping proposal and any other supporting additional information is undertaken by council for proponent-initiated planning proposals and by the Department for council-initiated planning proposals if no consultation has yet been undertaken by council.

This document does not preclude engagement with authorities and government agencies at other times in the process. Referral of a planning proposal to relevant authorities and government agencies may still need to occur prior to or at the public exhibition stage (i.e. after a Gateway determination) as set out in a local planning direction under section 9.1 of the EP&A Act, a Gateway condition and/or where a planning proposal authority or authority/agency has an interest in the proposal.

This document is not intended to be a static document, rather it will evolve and be updated with authorities and government agencies as needs change.

Note – Referral to authorities and government agencies is encouraged but not mandatory. The Department is currently collaborating with authorities and government agencies and council in finalising this referral process – in the interim, referral and feedback is not a requirement but is a desirable outcome.

## Information required by authorities and government agencies at pre-lodgement

To assist in this process authorities and government agencies may require initial base information about the planning proposal, additional to the minimum information required in the scoping proposal template (see Attachment A). This approach will assist authorities and government agencies in providing more targeted advice about the proposal, technical requirements or matters that need to be considered or addressed when the planning proposal is being prepared. This does not preclude any additional information and/or existing studies being provided by the proponent and/or council if they feel that this is considered helpful. Agencies and/or authorities may clarify if they need further information upon receipt of the request for comments and advice.

## Authorities and government agencies to be consulted

A checklist is provided below regarding the authorities and government agencies that may need to be consulted in the referral of the scoping proposal pre-lodgement. The list is not exhaustive. The Department is continuing to work with authorities and government agencies to update this document to include the referral requirements for pre-lodgement and other consultation for those authorities and government agencies not currently included in the table below.

In the interim, Councils and the Department should exercise their discretion on when a planning proposal should be referred to a particular authority or government agency that is not identified in the table below either at the scoping stage or during other stages of the LEP making process.

Agency	Criteria Requiring Pre-lodgement engagement	Additional information to be addressed in the scoping proposal
Department of Planning and Environment Place and Infrastructure (Central River City and Western Parklands and Eastern Harbour City) and Planning and Assessment (Local and Regional Planning)	<ol style="list-style-type: none"> <li>1. The proposal is of regional or State importance because it is in an identified strategic location, or is critical in advancing the nominated strategic direction or achieving a nominated strategic outcome, contained in a relevant State policy, plan or strategy, or regional or sub-regional strategy</li> <li>2. The proposal delivers major public benefits such as large-scale essential transport, utility infrastructure, or social services to the community</li> <li>3. The proposal is likely to have significant environmental, social or economic impacts or benefits, be of a significant hazardous or environmentally-polluting nature, or is located in or in close proximity to areas or locations that have State or regional environmental, archaeological or cultural heritage significance</li> <li>4. The proposal is of significant economic benefit to a region, the State or the national economy, such as those with high levels of financial investment and continuing or long-term employment generation</li> <li>5. The proposal is geographically broad in scale, including whether it crosses over multiple council and other jurisdiction boundaries, or impacts a wide area beyond one local government area</li> <li>6. The proposal is complex, unique or multi-faceted and requires specialist expertise or State coordinated assessment, including where councils require or request State assistance, where a proposal is inconsistent with an endorsed regional or State planning policy or where it relies on regional or State infrastructure</li> </ol>	No additional information required
<ol style="list-style-type: none"> <li>1. Transport for NSW (Greater Sydney)</li> </ol>	<ol style="list-style-type: none"> <li>1. The planning proposal has a potential significant impact on the transport network and is likely to require the preparation of a comprehensive transport impact assessment. The proposal delivers major public benefits such as large-scale essential transport, utility infrastructure, or social services to the community            For example, but not be limited to: town centre developments/redevelopments, substantial retail, commercial, industrial or mixed used uplift, increases of residential dwellings of &gt;1,500 dwellings in existing centres serviced by mass transit or greenfield precincts outside centres and not well serviced by mass transit, such as on land zoned for non-urban purposes</li> <li>2. The planning proposal relates to land / development in or adjacent to a SP2 Classified Road and/or rail corridors and interim rail corridors, such as SP2 Rail Infrastructure and/or above substratum road infrastructure / tunnels and/or State managed transport bridges and/or transitway (dedicated bus lanes or light rail)</li> <li>3. The planning proposal relates to land that has been identified or is under investigation for a future transport corridor that is located within or in proximity to the site</li> <li>4. The planning proposal proposes an alteration to a road reservation</li> <li>5. The planning proposal facilitates a new public and / or non-government school</li> <li>6. The planning proposal requires State and Regional transport infrastructure upgrades, including any State Voluntary Planning Agreement (VPA) offers</li> <li>7. The proposal is likely to require a future evacuation strategy for hazards such as flooding or bushfire, and a multi-agency approach is required in relation to modelling / managing traffic congestion</li> <li>8. The planning proposal responds to a 'change in circumstance' in relation to its strategic merit, and relies on new Regional or State transport infrastructure (bus, passenger rail, freight, road, light rail)</li> </ol>	<ul style="list-style-type: none"> <li>• Preliminary concept plan showing proposed access arrangements</li> <li>• Short statement on where the proposal sits in terms of strategic framework (i.e. in a growth area, fringe area, not identified etc)</li> <li>• Estimated yield and land use breakdown (GFA or other)</li> <li>• Estimated travel demand (number of trips by mode)</li> <li>• Preliminary analysis of traffic and transport impacts to understand:             <ul style="list-style-type: none"> <li>o high-level pre-development and post-development scenarios</li> <li>o potential impacts on existing and future transport networks</li> <li>o potential services and infrastructure required to support the proposal</li> <li>o potential need for / type of traffic modelling (if required)</li> <li>o approach to on-site car parking</li> <li>o active transport requirements</li> </ul> </li> <li>• Proposed scope and methodology for detailed analysis and proposed assumptions (i.e. traffic generation rates, public transport mode shifts, trip containment, directional split etc)</li> </ul> <p>Note: The above preliminary analysis is proposed to be a desktop / spread sheet analysis only - to inform future modelling requirements (if required).</p>

<p>2. Transport for NSW (Regions)</p>	<ol style="list-style-type: none"> <li>1. The proposal results in a net increase in travel demand of more than 250-person peak hour trips</li> <li>2. The proposal facilitates development for a purpose, size and capacity as set out in Column 2 of the Table in Schedule 3 of <a href="#">State Environmental Planning Policy (Infrastructure) 2007</a></li> <li>3. The proposal facilitates development that has direct vehicular or pedestrian access to a State classified road for a purpose, size and capacity as set out in Column 3 of the Table in Schedule 3 of <a href="#">State Environmental Planning Policy (Infrastructure) 2007</a></li> <li>4. The planning proposal relates to land that has been identified or is under investigation for a future transport corridor that is located within or in proximity to the site</li> <li>5. The proposal is likely to require a future evacuation strategy for hazards such as flooding or bushfire, and a multi-agency approach is required in relation to modelling / managing traffic congestion</li> <li>6. The proposal responds to a change in circumstance which relies on new transport infrastructure (bus, passenger rail, freight, road, light rail)</li> <li>7. The proposal is silent on or assumes State Government will fund all or part of any required Regional or State transport infrastructure upgrade</li> <li>8. The proposal states that it will be accompanied by an offer to enter into a VPA with the State Government to deliver transport infrastructure</li> </ol>	<ul style="list-style-type: none"> <li>• Preliminary concept plan showing proposed access arrangements</li> <li>• Short statement on where the proposal sits in terms of strategic framework (i.e. in a growth area, fringe area, not identified etc)</li> <li>• Estimated yield and land use breakdown (Greenfield Area [GFA] or other)</li> <li>• Estimated travel demand (number of trips by mode)</li> <li>• Preliminary analysis of traffic and transport impacts to understand: <ul style="list-style-type: none"> <li>o high-level pre-development and post-development scenarios</li> <li>o potential impacts on existing and future transport networks</li> <li>o potential services and infrastructure required to support the proposal</li> <li>o potential need for / type of traffic modelling (if required)</li> <li>o approach to on-site car parking (if appropriate)</li> <li>o active transport requirements</li> </ul> </li> <li>• Proposed scope and methodology for detailed analysis and proposed assumptions (i.e. traffic generation rates, public transport mode shifts, trip containment, directional split etc)</li> </ul> <p>Note: The above preliminary analysis is proposed to be a desktop / spread sheet analysis only - to inform future modelling requirements (if required).</p>
<p>3. Transport for NSW (Sydney Metro)</p>	<ol style="list-style-type: none"> <li>1. The planning proposal relates to land that: <ul style="list-style-type: none"> <li>o is within 25m of rail or tunnel infrastructure, or 200m radius of a planned station, or</li> <li>o is wholly or partly zoned SP2 Infrastructure (Classified Road or Rail affection)</li> </ul> </li> </ol>	<p>No additional information required</p>
<p>4. Rural Fire Service (RFS)</p>	<ol style="list-style-type: none"> <li>1. The proposal relates to land that is mapped as bushfire prone land, and: <ul style="list-style-type: none"> <li>o involves a change of use to another use which may increase the risk to health and the environment from a bushfire and evacuation perspective</li> <li>o involves a significant intensification of an existing uses / development on the land</li> <li>o the land currently has inadequate emergency or water supply access</li> </ul> </li> <li>2. The planning proposal relates to land that is not mapped as bushfire prone but the proposal may result in a potential bushfire hazard. This involves planning proposals that result in large tracts of vegetated land / or the rehabilitation of existing vegetated land</li> <li>3. The proposal is likely to require a future evacuation strategy and a multi-agency approach is required in relation to modelling / managing traffic congestion</li> </ol> <p>Note: A land use that may increase the risk to health and the environment from a bushfire and evacuation perspectives includes residential accommodation, seniors housing, and / or tourist and visitor accommodation.</p> <p>Note: The above criteria does not preclude consultation with the RFS in accordance with Local Planning Direction 4.4 – Planning for Bushfire Protection.</p>	<ul style="list-style-type: none"> <li>• Preliminary concept plan showing indicative road layout and access arrangements (overlay on bushfire mapping)</li> <li>• Description of vegetation on the site and slope details</li> <li>• Constraints mapping</li> <li>• Indicative development yield (range) and population</li> <li>• Proposed scope of work for preliminary bushfire assessment (level of investigation must be appropriate to the potential risk from bushfire)</li> </ul>

5. School Infrastructure NSW	<ol style="list-style-type: none"> <li>1. The proposal relates to land within Greater Sydney that will facilitate more than 250 additional dwellings / lots</li> <li>2. The proposal relates to land outside of Greater Sydney that will facilitate more than 100 additional dwellings / lots</li> <li>3. The proposal makes provision for a new public primary and / or secondary school</li> <li>4. The proposal is located on land adjacent to an existing public school and future development may impact on existing or future access arrangements (pedestrian, cycle and / or vehicular), solar and daylight access and privacy to the school site.</li> </ol>	<ul style="list-style-type: none"> <li>• Preliminary concept plan showing proposed school site and proposed access arrangements</li> <li>• Indicative heights of buildings, shadow diagrams (only required if site is adjacent to an existing or known future school)</li> <li>• Land use breakdown (GFA or other)</li> <li>• Proposed yield (range) by dwelling type and development staging (yield per stage)</li> <li>• Mapping files (if available)</li> </ul>
6. Heritage NSW	<ol style="list-style-type: none"> <li>1. The planning proposal relates to work that may harm Aboriginal objects or an Aboriginal Place</li> <li>2. The land to which the planning proposal relates includes, adjoins, is adjacent or in the vicinity of: <ul style="list-style-type: none"> <li>o State Heritage Register (SHR) listed item or items</li> <li>o a place which has been nominated for listing on the SHR</li> <li>o a place subject to an Interim Heritage Order (IHO), which may be of State heritage significance</li> <li>o State significant historical archaeological relics (known or likely)</li> <li>o State significant maritime archaeology (known or likely)</li> </ul> </li> </ol>	<ul style="list-style-type: none"> <li>• The name, description and statutory heritage listing details and commentary on potential impacts</li> <li>• Identification of known or potential Aboriginal objects and Aboriginal Places on or within the vicinity of the proposal site (if known)</li> <li>• Details of any consultation with the relevant Aboriginal people, including the Local Aboriginal Land Council and views on the significance of objects or places and likely impacts of the proposal on their cultural heritage (if undertaken)</li> <li>• Any issues / matters that the proponent wants to discuss</li> </ul>
7. WaterNSW	<ol style="list-style-type: none"> <li>1. The planning proposal relates to land within the Sydney Drinking Water Catchment</li> <li>2. The planning proposal relates to land that is outside the Sydney Drinking Water Catchment and directly affects or adjoins a WaterNSW-owned land, asset and / or water supply asset</li> </ol> <p>Note: The above criteria does not preclude consultation with WaterNSW as required under Ministerial Direction 5.2 – Sydney Drinking Water Catchment.</p> <p>The Sydney Drinking Water Catchment map can be accessed here: <a href="https://www.waternsw.com.au/water-quality/catchment/catchment-map">https://www.waternsw.com.au/water-quality/catchment/catchment-map</a></p>	<ul style="list-style-type: none"> <li>• Identify and map watercourses and open areas of water and identify any water quality risks associated with the proposal (if relevant)</li> <li>• Current and proposed zoning of designated ‘Special Area’ lands (if applicable) (relevant to Sydney drinking Water Catchment only)</li> <li>• The likelihood of the proposal being able to meet the Neutral or Beneficial Effect (NorBE) on water quality at development assessment stage (relevant to Sydney Drinking Water Catchment only)</li> <li>• Strategic Land and Water Capability Assessment (SLWCA) maps (if relevant)</li> <li>• Identify any relevant WaterNSW land and assets affected by or neighbouring the proposal and expected impacts (if relevant)</li> </ul>

<p>8. Sydney Water Corporation</p>	<p>1. The planning proposal relates to:</p> <ul style="list-style-type: none"> <li>o Land that is within the Sydney Water Growth Servicing Plan but requires planning or infrastructure to be brought forward to service the proposal</li> <li>o Land outside of an identified urban area or NSW Government land release program - remote from existing water and/or sewer network and/or where the most suitable point of connection needs to be investigated further</li> <li>o A large development proposal with high water demand and / or sewer loadings that may require new and / or augmented transportation systems, pumping stations and storages</li> <li>o Land elevated above the existing supply limits where new water booster stations and / or local high-level storages are necessary</li> <li>o Land within sub-catchments that may require a new wastewater pump station to transport flows into an adjoining sewerage system</li> <li>o Priority Sewerage Program (PSP) areas or un-serviced fringe areas where alternative sewerage systems may be available (pressure lines, gravity mains etc)</li> </ul> <p>2. The proponent assumes Sydney Water will either fund the required trunk infrastructure (in whole or in part) or will reimburse the proponent as part of a future commercial agreement</p> <p>3. The planning proposal includes residential or other sensitive land uses within a water or wastewater treatment buffer zone</p> <p>Note: Under section 78 of the Sydney Water Act 1997, Sydney Water Corporation requires notification of development and building applications that primarily:</p> <ul style="list-style-type: none"> <li>(a) increase the demand for water supplied by the Corporation, or</li> <li>(b) increase the amount of wastewater that is to be removed by the Corporation, or</li> <li>(c) damage or interfere with the Corporation's works, or</li> <li>(d) adversely affect the Corporation's operations</li> </ul>	<ul style="list-style-type: none"> <li>• Planning proposal enquiries should be directed via the SWC feasibility application process</li> <li>• Land use breakdown (GFA or other)</li> <li>• Proposed yield (range) and indicative development staging (yield per stage)</li> <li>• Types of services required (water, wastewater and recycled water, industrial water use)</li> <li>• Demand forecast based on jobs and dwelling numbers indicated and Sydney Water recognised standard codes with calculations shown</li> <li>• Possible connection points for your development, based on the 'Dial before you Dig' plan</li> </ul>
<p>9. Hunter Water Corporation</p>	<p>1. The planning proposal includes residential or other sensitive land uses within a water treatment zone or buffer zone</p> <p>2. The planning proposal relates to:</p> <ul style="list-style-type: none"> <li>o Land outside of an identified urban area / remote from existing water and/or sewer network and/or where the most suitable point of connection needs to be investigated further</li> <li>o A large development proposal with high water demand and/or sewer loadings that require new and/or augmented transportation systems, pumping stations and storages</li> <li>o Land elevated above the existing supply limits where new water booster stations and/or local high-level storages are necessary</li> <li>o Land within sub-catchments that require a new wastewater pump station to transport flows into an adjoining sewerage system</li> <li>o Un-serviced fringe areas where alternative sewerage systems may be available (pressure lines, gravity mains etc)</li> </ul>	<ul style="list-style-type: none"> <li>• Land use breakdown (GFA or other)</li> <li>• Proposed yield (range) and indicative development staging (yield per stage)</li> <li>• Types of services required and likely capacity</li> <li>• Demand forecast based on Hunter Water recognised standard codes</li> <li>• Preliminary servicing advice <a href="https://selfservice.hunterwater.com.au/accounts/register">https://selfservice.hunterwater.com.au/accounts/register</a></li> </ul>
<p>10. NSW Health</p>	<p>1. The proposal relates to land that is within proximity or adjacent to an existing or planned future hospital and:</p> <ul style="list-style-type: none"> <li>o is likely to result in a significant increase in traffic along hospital approach roads (i.e. effecting emergency access)</li> <li>o facilitate buildings that are of a particular height, shape or position and temporary cranes which could affect emergency helicopter flight paths</li> </ul> <p>2. The proposal facilitates the development or redevelopment of a new or existing precinct, specialised centre and the like for a mix of land uses including, but not limited to residential, health, education and / or employment</p>	<p>No additional information required</p>

<p>11. NSW Environmental Protection Authority (EPA)</p>	<ol style="list-style-type: none"> <li>1. The planning proposal facilitates development for a purpose that has the potential to pose a significant risk to the environment, human health and amenity due to pollution or waste</li> <li>2. The planning proposal seeks approval for residential uses and / or other sensitive land uses on land within proximity to: <ul style="list-style-type: none"> <li>o notified or regulated contaminated sites,</li> <li>o existing heavy industrial uses and/or</li> <li>o other existing activities which have a current environment protection licence to operate</li> </ul> </li> <li>3. The planning proposal seeks approval for industrial uses within proximity to: <ul style="list-style-type: none"> <li>o notified or regulated contaminated sites,</li> <li>o residential uses and/or other sensitive land uses</li> </ul> </li> </ol>	<ul style="list-style-type: none"> <li>• Description of proposed works, commentary on impacts on surrounding development</li> </ul>
<p>Note: The NSW EPA provides information on notified and regulated contaminated sites and land. Refer <a href="https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contaminated-land">https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contaminated-land</a></p>		
<p>12. NSW Department of Primary Industries (Agriculture)</p>	<ol style="list-style-type: none"> <li>1. The proposal seeks to rezone rural land mapped as State Significant Agricultural Land, or in the absence of a final State Significant Agricultural Land Map, land and soil capability classes 1-3, irrigated land or land mapped as State or regionally significant farmland on the North Coast, to an urban zone</li> <li>2. The proposal seeks to permit land uses in a rural zone which may be incompatible with agricultural resources or enterprises</li> </ol>	<p>No additional information required</p>
<p>A preliminary draft State Significant Agricultural Land map can be found here: <a href="https://socialpinpoint.com">Social Pinpoint   SSAL (mysocialpinpoint.com)</a></p>		
<p>Land and Soil capability class mapping can be found here: <a href="https://geocortex.nsw.gov.au">Geocortex Viewer for HTML5 (nsw.gov.au)</a></p>		
<p>The North Coast mapping can be found here: <a href="https://nsw.gov.au/north-coast-region-resources-and-maps">North Coast Region resources and maps - (nsw.gov.au)</a></p>		
<p>Note: The above criteria does not preclude consultation with the NSW Department of Primary Industries as required in accordance with Ministerial Direction 1.3 – Mining, Petroleum Production and Extractive Industries and Ministerial Direction 1.4 – Oyster Aquaculture or any State Environmental Planning Policy</p>		
<p>13. Subsidence Advisory NSW</p>	<ol style="list-style-type: none"> <li>1. The planning proposal relates to land that: <ul style="list-style-type: none"> <li>o is within a Mine Subsidence District (identified on the NSW Planning Portal) or,</li> <li>o has been identified as within an area where there is potential mine subsidence risk (in a study, strategy or other assessment, or within the Underground Coal Mine Area layer on the NSW Planning Portal)</li> </ul> </li> <li>2. The planning proposal relates to land which is the subject of a current mining lease and / or on land which may be subject to future mining proposals</li> </ol>	<ul style="list-style-type: none"> <li>• Details on the scale, density and type of development</li> </ul>
<p>Note: Mine Subsidence Districts are available on the NSW Planning Portal as a planning layer.</p>		
<p>Note: The above criteria does not preclude consultation with the Subsidence Advisory NSW as required under Ministerial Direction 4.2 – Mine Subsidence and Unstable Land.</p>		

<p>14. Jemena, Viva Energy, Caltex, Qenos, Exxon Mobil, APA Group, Energy Australia, BP Australia, AGL Energy, Ausgrid</p>	<p>1. The proposal relates to land which is within the licence area or within 20 m (measured radially) of the centreline or easement of any of the listed high-pressure pipeline and includes one of the following uses:</p> <ul style="list-style-type: none"> <li>o high density residential</li> <li>o commercial</li> <li>o hospitals</li> <li>o schools</li> <li>o childcare</li> <li>o aged care facilities</li> <li>o other sensitive uses</li> </ul>	<ul style="list-style-type: none"> <li>• Development footprint and proposed land uses</li> <li>• Indicative excavation details (cut and fill)</li> </ul>
<p>Note: Listed high-pressure pipelines are identified within Planning Circular PS 18-010.  <a href="https://www.planning.nsw.gov.au/-/media/Files/DPE/Circulars/planning-circular-18-010-act-and-regulation-changes-2018-10-26.pdf?la=en">https://www.planning.nsw.gov.au/-/media/Files/DPE/Circulars/planning-circular-18-010-act-and-regulation-changes-2018-10-26.pdf?la=en</a></p>		
<p>15. NSW Environment, Energy and Science (Biodiversity)</p>	<p>1. The proposal relates to land that contains native vegetation</p> <p>2. The proposal relates to land that is mapped on the Biodiversity Values map (<a href="https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/when-does-bos-apply/biodiversity-values-map">https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/when-does-bos-apply/biodiversity-values-map</a>)</p> <p>3. The proposal relates to land that is mapped in an LEP as riparian land and watercourses, terrestrial biodiversity, flood planning, coastal risk planning, foreshore area and may result in impacts as part of future development works</p> <p>4. The proposal seeks to rezone land currently zoned for environmental purposes (i.e. E2 Environmental Conservation or E3 Environmental Management) to another land use zone</p> <p>5. A proposal that mentions biodiversity offsets, preparation of vegetation management plans and the like</p> <p>6. The proposal relates to land that adjoins a national parks and other protected area</p>	<ul style="list-style-type: none"> <li>• Preliminary concept plan including indicative lot sizes (range)</li> <li>• Proposed land use zonings and high-level justification for these, including appropriateness of the zoning of the remainder of the land parcel</li> <li>• Preliminary ecological analysis to determine if the site has native vegetation and its associated values</li> <li>• Proposed scope and methodology for detailed analysis</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>• Native vegetation includes ground cover and/or trees</li> <li>• The preliminary ecological analysis is to be undertaken by a qualified and experienced ecologist</li> </ul>
<p>16. NSW Environment, Energy and Science (Flooding and Water)</p>	<p>1. The proposal relates to land that is mapped in an LEP as flood planning, coastal risk planning, foreshore area and may result in impacts as part of future development works</p> <p>2. The proposal relates to land below the flood planning level and proposes land uses that will result in future development works on flood-prone land</p> <p>3. The planning proposal creates, removes or alters a zone or a provision that affects flood prone land and the proposal is inconsistent with one or more of the terms of Direction 4.3 – Flooding under section 9.1 of the EP&amp;A Act</p>	<ul style="list-style-type: none"> <li>• Details of proposed consistency</li> </ul>
<p>17. National Resources Access Regulator (NRAR)</p>	<p>1. The proposal seeks to rezone existing riparian area (i.e. generally E2 Environmental Conservation to another zone)</p> <p>2. The proposal will facilitate an activity that will affect the quantity or flow of water in a water source</p> <p>3. The proposal relates to ‘waterfront land’ as defined in the Water Management Act 2000 and the resulting proposal would not comply with the NRAR Guidelines for riparian corridors on waterfront land and requires a merit-based assessment</p> <p>4. The proponent is an NRAR customer and the resulting proposal would require water supply from a groundwater or surface water source requiring licencing or approvals under the Water Management Act 2000 (e.g. production bores, dams, surface water pump extraction)</p> <p>Note: As a first step, proponents should seek advice through NRAR Assist, a web-based tool which can be accessed here: <a href="https://www.dpie.nsw.gov.au/nrar/nrar-assist">https://www.dpie.nsw.gov.au/nrar/nrar-assist</a></p>	<ul style="list-style-type: none"> <li>• Indicative concept plan and assessment of waterfront land</li> <li>• Consideration of water requirements for the proposal</li> <li>• Indicative zoning information</li> <li>• Consideration of <i>Water Management Act 2000 including Water Sharing Plans, CAA Guidelines and any exemptions that would apply under the Water Management (General) Regulation 2018</i></li> </ul>

<p>18. Sydney Airport</p>	<ol style="list-style-type: none"> <li>1. The proposal would, if approved, result in a reduction in area of existing employment lands in the vicinity of Sydney Airport. This would include any proposal to change the land use zoning from IN1 General Industrial, IN2 Light Industrial, B5 Business Development or B6 Enterprise Corridor to any other zone that would permit residential, educational, retail, childcare or other sensitive land uses</li> <li>2. The proposal would, if approved, allow an activity that would potentially interfere with the safety or efficiency of existing or forecast future air transport operations into or out of Sydney Airport. These would include any proposal that would allow an activity defined as a “controlled activity” under section 182 of the <i>Airports Act 1996</i> (Cth) to be carried out</li> <li>3. Any proposal that would, if approved, raise a matter relevant to the National Airports Safeguarding Framework (NASF) and its Guidelines A to I</li> <li>4. Any proposal that affects land that adjoins Sydney Airport, including any land subject to the <i>Airports Act 1996</i> that is not part of the main airport site</li> <li>5. Any proposal within 1 km of Sydney Airport that would permit development that would result in a significant increase in traffic along airport approach roads</li> </ol> <p>Note: The above criteria does not preclude consultation in accordance with Local Planning Direction 3.5 – Development Near Regulated Airports and Defence Airfields.</p>	<ul style="list-style-type: none"> <li>• Description of proposed works, concept plan showing location and indicative heights of any buildings</li> </ul>
<p>19. State Emergency Service (SES)</p>	<ol style="list-style-type: none"> <li>1. The proposal relates to land that is identified as flood liable, and: <ul style="list-style-type: none"> <li>o involves a change of use that may increase the risk to life from a flood emergency</li> <li>o involves an increase in the density or intensification of an existing uses / development on the land</li> <li>o the land currently has low evacuation capability in terms of flood mitigation infrastructure, access, evacuation options and emergency response etc</li> </ul> </li> </ol>	<p>No additional information required</p>



20. Western Sydney Airport (WSI)

1. The planning proposal relates to land that is within proximity of Western Sydney Airport and has the potential to impact on aviation safeguarding of Western Sydney International (Nancy-Bird Walton) Airport (WSI), as prescribed by Part 3 of State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (Aerotropolis SEPP). [Note some of the below matters extend beyond the geographic area of the Aerotropolis.]

Note: Aviation safeguarding measures relate to key risks such as:

- Aircraft noise
- Building wind shear and turbulence
- Wildlife hazards
- Wind turbines
- Lighting
- Airspace operations
- Public safety

2. The planning proposal may result in an adverse impact upon the efficient and safe operation of the full long-term development of WSI (i.e. two runway operations)
3. Any other matter which has the potential to impact on WSI planning or operations

Note: Proposals that have the potential to impact upon the efficient and safe operation of WSI include:

- Proposals which affect established aviation safeguarding measures to protect the long-term operations of WSI, including any of the aviation safeguarding measures identified at Point 1 above
- Proposals which seek to introduce or increase noise sensitive land uses (including land rezoning for residential uses) within or proximate to WSI ANEC/ANEF noise contours. Noise sensitive land uses are defined under Clause 19(6) of the Aerotropolis SEPP
- Proposals which seek to establish waste management facilities in proximity to WSI
- Proposals which seek to reduce land used for employment or urban services or amend the Metropolitan Rural Area boundary
- Proposals which have the potential to impact on prescribed airspace, as defined under the Airports Act 1996.

It should be noted that the Airports Act 1996 covers any intrusions into prescribed airspace, which could include:

- (a) constructing permanent structures, such as buildings, into the protected airspace;
- (b) temporary structures such as cranes protruding into the protected airspace; or
- (c) activities causing non-structural intrusions into the protected airspace such as air turbulence from stacks or vents, smoke, dust, steam or other gases or particulate matter

Note: Proposals which have the potential to result in environmental impacts on WSI including, but not limited to:

- potential traffic / transport impacts on the regional road network;
- potential flooding / stormwater impacts on key environment corridors;
- potential for air quality impacts in the vicinity of WSI

Note: The above criteria does not preclude consultation in accordance with Local Planning Direction 3.5 – Development Near Regulated Airports and Defence Airfields

- Description of proposed works, concept plan showing location and indicative heights of any buildings
- Information on how the proposed development would relate to WSI and aviation safeguarding