

# 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*

<b>Application Number</b>	SSD-10425
<b>Project Name</b>	Stage 2 – Detailed Development Application - Tallawong Station Precinct South
<b>Location</b>	1-15 and 2-12 Conferta Avenue, Rouse Hill within Blacktown City Council
<b>Applicant</b>	DEICORP CONSTRUCTION PTY LTD
<b>Date of Issue</b>	13/02/2020
<b>General Requirements</b>	<p>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 Environmental Planning and Assessment Regulation 2000 (the Regulation).</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 key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>- adequate baseline data</li> <li>- consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed)</li> <li>- measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and</li> </ul> <p>The EIS must also be accompanied by a report from a qualified Quantity Surveyor providing:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs), Policies and Guidelines</b></p> <p>The EIS shall address the statutory provisions applying to the development contained in the relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>· State Environmental Planning Policy (State and Regional Development) 2011 and exhibited draft Sydney Metro Northwest SRD SEPP amendment</li> <li>· State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> </ul>

and any exhibited Draft Amendments relevant to the North-West Growth Centres

- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide
- State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)
- Draft State Environmental Planning Policy (Environment)
- Draft State Environmental Planning Policy (Remediation of Land)
- Any exhibited Planning Proposal or draft State Environmental Planning Policy related to the land.

Address the relevant provisions, goals and objectives in the following:

- NSW State and Premier Priorities
- A Metropolis of Three Cities
- Central City District Plan
- Towards our Greater Sydney 2056
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018
- Sydney's Walking Future
- Sydney's Cycling Future
- Sydney's Bus Future
- Development near Rail Corridors and Busy Roads – Interim Guideline
- Guide to Traffic Generating Developments, Roads and Maritime Services
- Heritage Council Guideline on Heritage Curtilages 1996
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005
- Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW 2011)
- Better Placed – an integrated design policy for the built environment in NSW 2017 and relevant policy documents published by the Government Architect NSW
- Draft Contaminated Land Planning Guidelines
- Relevant Council policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan)
- Healthy Urban Development Checklist, NSW Health
- NSW Aquifer Interference Policy (2012), Guidelines for Controlled Activities on Waterfront Land (2018) and any relevant Water Sharing Plans
- Planning for Bush Fire Protection (2016)
- Sydney Metro Underground Corridor Protection Guidelines or Sydney Metro at Grade and Elevated Sections Corridor Protection Guidelines as applicable (available from [www.sydneymetro.info](http://www.sydneymetro.info)).

## **2. Consistency with Stage 1 Concept Approval**

The EIS must:

- demonstrate the proposal is consistent with the Concept Approval (SSD 9063)
- provide details of consistency with any modification(s) to the concept approval if sought concurrently.

### 3. Land Use and Gross Floor Area

The EIS must:

- include a table identifying the proposed land uses including a floor-by-floor breakdown of gross floor area (GFA) and total GFA
- include details of the proposed uses and/or operational details for the development, including but not limited to fit-out and operational details and preliminary operational management plan.

### 4. Integration with Sydney Metro station infrastructure

The EIS must:

- identify the extent of the proposal that is State Significant Development (SSD) and how this relates to the approved Critical State Significant Infrastructure (CSSI) applications and any modifications to the CSSI
- identify any specific requirements of the CSSI approval that has influenced the design
- show how the proposal will integrate with the Sydney Metro station infrastructure such as design, access, way finding and activation.

### 5. Design Excellence and Built Form

The EIS must:

- demonstrate compliance with the approved Tallawong Station Precinct South Design Quality Guidelines and Design Excellence Strategy and submit the required documentation including details of how feedback from the Tallawong Station South Design Review Panel (TSS DRP) is addressed in the design
- demonstrate how the design, built form and landscaping of blocks fronting Schofields Road (including setbacks to the top-most floor) would appropriately address the urban qualities of Schofields Road and the adjacent low-density residential suburb of The Ponds
- demonstrate the proposal would maximise solar access to apartments, communal open space and the public realm
- demonstrate the proposal achieves a high level of residential amenity for future residents in accordance with the requirements of *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* and the accompanying *Apartment Design Guide*.
- demonstrate compliance with the approved public domain and landscape strategy and address the following matters:
  - o a diversity of native trees, shrubs and groundcover species from the relevant local native vegetation community (or communities) that once occurred on the site shall be used to landscape the site including street planting. Species selection criteria to consider climate adaptability
  - o details and specifications for public domain works, street planting and infrastructure as required by Blacktown City Council
  - o allow for appropriate landscape setbacks to ensure tree planting can be achieved in the private domain consistent with NSW government urban canopy targets.
- provide details of the following elements:
  - o architectural roof features such as projecting fins or poles
  - o design and use of rooftop terrace areas
  - o design and location of lift overrun and fire stair
  - o subdivision
  - o interim activation works
  - o staging of development.

### 6. Traffic, Parking and Access (operation)

The EIS must include a traffic, parking and access assessment providing:

- details of a car parking strategy which includes provision of car and bicycle parking for residential and non-residential uses, and consideration of sharing use of the car spaces between land uses
- details on the likely estimated future mode share for the various users (residents, visitors, etc) accessing the proposed development measures to encourage users of the development to make sustainable travel choices, including a green travel plan, walking, cycling, public transport and car sharing, adequate provision of bicycle parking and end of trip facilities and the minimisation of private car trips
- measures to include street tree planting
- impacts of the proposed development on the operation of existing and future transport networks, in particular bus corridors, including the public transport capacity and its ability to accommodate the forecast number of trips to and from the development
- modelling and analysis of pedestrian and cyclist access to the proposed development in consultation with TfNSW, together with an assessment of pedestrian and cyclist safety and consideration of the relationship with design and operation of the station
- detailed assessment of the existing and future performance of key intersections providing access to the site, supported by appropriate modelling and analysis to the satisfaction of TfNSW
- measures to mitigate impacts of the proposed development on the capacity and operation of existing and future traffic, public transport, pedestrian and bicycle networks, including any required upgrades
- details of existing and proposed vehicle access arrangements, including parking, pedestrian safety management, loading dock and servicing management with consideration of precinct wide shared loading docks and/or remote or off-site loading zone hub facilities, ensuring all servicing and loading occurs on-site and does not rely on kerbside controls
- an assessment of pedestrian and cyclist safety with consideration of the relationship with design, access and operation of the station.

### **7. Visual and Amenity Impacts**

The EIS must:

- provide a solar access and overshadowing analysis outlining impacts on adjoining developments and the public domain. The analysis must include, at a minimum, shadow diagrams at hourly intervals in mid-winter and additional diagrams to detail impacts on any affected public open space and private open space
- provide a reflectivity analysis identifying potential adverse glare conditions affecting motorists, pedestrians and occupants of neighbouring buildings
- include a wind assessment, identifying the impact of the proposal on surrounding wind conditions and any required measures to ameliorate wind impacts. Communal open spaces must remain fit for purpose with any adverse wind impacts ameliorated
- identify any other potential impacts of the proposal on the amenity of surrounding land uses and the public domain
- provide an operational acoustic report addressing any required noise mitigation measures.

### **8. Heritage**

The EIS must:

- provide an Aboriginal heritage impact statement (AHIS) that identifies and addresses the extent of Aboriginal heritage impacts of the proposal on the

site and the surrounding area, including objects, places or features (including biological diversity) of cultural value within the landscape. If Aboriginal Cultural Heritage is found at the site, a full Aboriginal Cultural Heritage Assessment Report together with document of required consultation must be provided.

### **9. Ecologically Sustainable Development (ESD)**

The EIS must:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the design, construction and ongoing operation of the development
- include a framework for how the proposed development will reflect national best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, use of renewable energy and best practice in waste management strategy including any opportunity for food scraps/composting strategies
- detail how sustainable stormwater management including water sensitive urban design measures will be implemented and incorporated into the design of the development
- identify impacts on surface and ground water sources, watercourses, riparian land, and groundwater dependent ecosystems, measures proposed to reduce and mitigate these impacts, and proposed surface and groundwater monitoring activities and methodologies
- demonstrate sufficient waste and recycling management facilities and storage holding areas for servicing. A Sustainability Strategy for the development should be prepared.

### **10. Construction Pedestrian and Management Plan (including construction traffic)**

The EIS shall include a Construction Pedestrian and Management Plan, developed in consultation with TfNSW, providing:

- identification of construction traffic-related impacts and development of mitigation measures
- haulage movement numbers and transport routes between the site and the major road network
- an assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts
- detailed travel management strategy for construction staff to minimise their commuter trips
- construction car parking strategy
- pedestrian and cyclist links / routes being maintained
- independent road safety audits on construction-related traffic measures
- measures to account for any cumulative activities / work zones operating simultaneously
- independent road safety audits undertaken for all stages of further design development. Any issues identified by the audits will need to be closed out to the satisfaction of the relevant road authorities.

### **11. Contamination and Remediation**

The EIS must:

- address the provisions of SEPP 55
- demonstrate the suitability of the site for the proposed use having regard to contamination and remediation

### **12. Bush Fire Protection**

The EIS must address the relevant provisions of *Planning for Bushfire Protection*

	<p>(PBP) (2006).</p> <p><b>13. Biodiversity</b> The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act.</p> <p><b>14. Public Benefits, Contributions and/or Voluntary Planning Agreement</b> The EIS shall address the provision of public benefit, services and contributions in consultation with key stakeholders, such as the Department, Council and TfNSW, and provide details of any voluntary planning agreement (VPA) or other legally binding instrument agreed between a relevant public authority and the Applicant.</p> <p><b>15. Utilities</b> The EIS must:</p> <ul style="list-style-type: none"> <li>· identify and address the existing capacity to service the development proposed and any augmentation requirements for utilities in consultation with relevant agencies</li> <li>· identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets, and demonstrate how these will be protected, or impacts mitigated.</li> </ul> <p><b>16. Staging</b> The EIS shall set out the construction staging of the proposed development, timing of public domain works and the staging of other relevant works.</p> <p><b>17. Pre-submission consultation statement</b> The EIS shall include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedules 1 and 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. 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"> <li>- clause 4.6 variation written request (if required)</li> <li>- site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ buildings and boundaries</li> <li>- site analysis plan</li> <li>- subdivision plan</li> <li>- schedule of proposed gross floor area per land use and per lot</li> <li>- building envelopes showing the relationship with the precinct, (including envelope efficiency)</li> <li>- indicative architectural drawings (to a useable scale at A3) including north point, RLs, scale bar and key dimensions</li> <li>- architectural and urban design statement</li> <li>- physical model (if required by Council) and virtual model (illustrative images to be included in EIS)</li> <li>- design guidelines and design excellence strategy</li> <li>- visual and view impact analysis and photomontages from key vantage points</li> <li>- staging plan and preliminary construction management statement</li> <li>- heritage impact assessment</li> <li>- transport traffic and parking assessment</li> <li>- solar access analysis report and diagrams</li> </ul>

	<ul style="list-style-type: none"> <li>- wind impact assessment (if required)</li> <li>- air quality report (if required)</li> <li>- waste strategy</li> <li>- flood impact assessment (including consideration of climate change impacts) and a storm water management strategy including any geotechnical assessment</li> <li>- soil and contamination report</li> <li>- ESD statement (incorporating a sustainability framework)</li> <li>- access / DDA impact statement</li> <li>- services and utilities impact assessment</li> <li>- signage details (if proposed)</li> <li>- noise and vibration report</li> <li>- CPTED assessment</li> <li>- pre-submission consultation report</li> <li>- bush fire assessment report</li> <li>- Sydney Metro Underground Corridor Protection Guidelines or Sydney Metro at Grade and Elevated Sections Corridor Protection Guidelines report</li> <li>- social infrastructure assessment (or similar) reviewing the impact on existing public open space and the proposed public open space value to the community.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>· Blacktown City Council</li> <li>· Government Architect NSW</li> <li>· Transport for NSW</li> <li>· NSW Environment Protection Authority</li> <li>· NSW Police</li> <li>· NSW Rural Fires Service</li> <li>· Fire &amp; Rescue NSW</li> <li>· Department of Planning, Industry and Environment – Lands and Water</li> <li>· NSW Office of Environment and Heritage</li> <li>· Sydney Water</li> <li>· Surrounding residents and businesses</li> <li>· Relevant community groups including local aboriginal community and cultural groups</li> <li>· Relevant special interest or recreational groups.</li> </ul> <p>The EIS must describe the consultation process and the issues raised and identify where the design or proposed outcomes 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.</p>
<b>Further consultation after 2 years</b>	<p>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.</p>
<b>References</b>	<p>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.</p>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>· 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition</li> <li>· 3 hard copies (including 2 bound copies for public exhibition at local council offices) and 5 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on a USB with documents in PDF format with file sizes not exceeding</li> </ul>

20Mb, and ideally less than 10Mb. The hard copies should include plans printed in A3. One additional A1 set of plans may also be provided.

**ATTACHMENT A**

Government Authority Responses to Request for Key Issues

For Information Only