

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-10472
Project Name	Expansion of the Museums Discovery Centre
Location	2 Green Road, Castle Hill (Lot 102 DP1130271)
Applicant	Department of Premier and Cabinet
Date of Issue	04/07/2020
General Requirements	<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"> - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> - 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	<p>The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> 1. Statutory and Strategic Context <ul style="list-style-type: none"> o Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Appendix A o Detail the nature and extent of any prohibitions that apply to the development o Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances o Address the Planning Proposal PP_202_THILL_001_00 and conditions of the gateway determination dated 30 April 2020. 2. Design Excellence <p>The EIS shall:</p> <ul style="list-style-type: none"> o detail the design review process that has informed the development, including review by State Design Review Panel (SDRP) prior to lodgement and during assessment of the proposal

- o respond to the advice from the SDRP prior to lodgement
- o detail of an ongoing process to ensure design integrity.

3. Built form and urban design

The EIS shall:

- o address and respond to the height, bulk and scale of the proposed development within the context, streetscape and visual and physical character of the locality
- o consider the visual and view impact from surrounding areas including from Showground Road, Sunderland Avenue and residential properties and Green Road/ TAFE site and design considerations to mitigate any impacts
- o Provide details of building materials, finishes and colours
- o address Crime Prevention Through Environmental Design Principles (CPTED)
- o detail the location, size and content of any proposed signage zones and provide an assessment of the proposed signage zones against the requirements of SEPP 64 - Advertising and Signage.

4. Landscaping

The EIS shall:

- o provide an integrated landscape design for the proposed development, including trees and vegetation to be removed
- o include a Tree Replacement Strategy and detail any arrangements with Council for tree replanting proposed off site, including identifying possible suitable planting locations
- o detail use of native vegetation communities and plant species
- o detail how landscaping will reduce visual, privacy and amenity impacts on surrounding residential development
- o consider proximity to electrical infrastructure and water pipes in landscaping selection.

5. Integration with existing MDC and TAFE site

The EIS shall:

- o address any impact on the existing TAFE site operations (during construction and operation) and potential future TAFE expansion
- o detail how the proposal will integrate with the existing Museum Discovery Centre (MDC) site
- o outline how the proposal relates to the Powerhouse Program.

6. Operation of Building J

The EIS shall provide detail of the proposed operation and management of Building J including:

- o hours of operation and staff numbers
- o proposed uses, including detail of education and public programs
- o public access to the Powerhouse collection
- o forecast visitor numbers
- o consideration of operational impacts and mitigation measures required to protect the amenity of surrounding development.

7. Amenity

The EIS shall:

- o assess potential overshadowing, noise, reflectivity, visual privacy, including any amenity impacts of the proposal on surrounding development and the public domain
- o include a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby sensitive receivers and outline the proposed management

and mitigation measures that would be implemented.

8. Transport, traffic, parking and access (construction and operation)

The EIS must be accompanied by a Traffic and Accessibility Impact Assessment (TAIA) which details, but is not limited to, the following:

- o estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycles, based on surveys of existing and similar sites
- o accurate details of the current daily and peak hour vehicle, existing and future public transport, pedestrian and cycle movements on the adjacent road network
- o adequacy of existing or future public transport infrastructure and pedestrian and bicycle networks in the vicinity of the site, and infrastructure to meet likely future demand of the proposal
- o proposed hours of operation, staff numbers and forecast visitor numbers by mode over a week day and weekend (including bus and coach forecasts)
- o the impact of trips generated by the development on nearby intersections, including cumulative impacts from approved developments in the vicinity. Provide SIDRA traffic modelling and analysis (current and future years) for the following intersections:
 - Showground Road at Windsor Road
 - Showground Road at Victoria Avenue/ Green Street.
- o identify and detail any upgrades to infrastructure required to improve impacts on traffic efficiency and road safety impacts associated with the proposal
- o details of travel demand management measures to minimise the impact on general traffic and bus operations, in consultation with Council and TfNSW, including details of a Green Travel Plan (GTP) and specific Workplace travel plan.
- o proposed access arrangements (car and bus pick-up/drop-off facilities) and measures to mitigate associated traffic impacts and impacts on public transport, pedestrian and bicycle networks
- o site accessibility, including requirements for staff/ visitors, measures to address them and any priority arrangements
- o wayfinding measures to identify direction and distance from nearby public transport
- o an assessment of the cumulative demand and provision of on-site parking for staff, visitors, buses and any other parking, in accordance with relevant parking codes and Australian Standards
- o address any loss of informal car parking on the site and requirements of DA 1674/2007/HA
- o arrangements to accommodate overflow parking from weekend events in the TAFE site
- o proposed bicycle parking provision, including end of trip facilities
- o an assessment of road and pedestrian safety adjacent to the site, required road safety measures and personal safety
- o emergency and service vehicle access, delivery and loading arrangements and estimated movements
- o a preliminary Construction Pedestrian and Traffic Management Plan (CPTMP).

9. Social Impact Assessment

The EIS shall include a social impact assessment, which:

- o identifies, analyses, and proposes responses to any likely social impacts, whether positive or negative, that people may experience as a result of the project on their surroundings, health and wellbeing, community, culture, or their access to and use of infrastructure, services, and facilities;
- o investigates whether any group in the community may disproportionately

benefit or experience negative impacts, and proposes commensurate responses consistent with socially equitable outcomes;

- o considers social impacts for all stages of the project lifecycle, i.e. site preparation and clearing, construction, and operation.

10. Aboriginal cultural heritage

The EIS shall:

- o include an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:
 - identifies and describes the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development
 - assesses impacts on Aboriginal cultural heritage values and demonstrate attempts to avoid impacts, identify any conservation outcomes and measures to mitigate impacts.
- o ensure consultation has taken place with Aboriginal people and is documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW).

11. Construction

The EIS shall address potential impacts of the construction on surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste, and details of measures to mitigate any impact.

12. Servicing and Waste

The EIS shall:

- o identify, quantify and classify the likely waste streams to be generated during construction and operation of the development and describe the measures to be implemented to minimise, manage, reuse, recycle and safely dispose of this waste with reference to relevant guidelines
- o identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site.

13. Flooding, drainage and stormwater

The EIS shall:

- o include an assessment and proposed management of the flooding, stormwater, drainage and groundwater issues associated with the site, environs and the proposed development, including an integrated water management strategy that incorporates waste water, rainwater and stormwater runoff
- o prepare a stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements, including future stormwater runoff to be attenuated to existing flow in line with Council's on-site detention requirements
- o assess water quality and hydrology impacts of the development, including any downstream impacts for both surface and groundwater and any impacts on natural processes and functions.

14. Ecologically Sustainable Development (ESD)

The EIS shall:

- o identify how the development will incorporate ESD principles (as defined in Clause 7(4) of Schedule 2 of the Regulation) in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance
- o include a framework for how the future development will be designed to consider and reflect best practice sustainable building principles to improve

	<p>environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy</p> <ul style="list-style-type: none"> o use the climate change projections developed for the Sydney Metropolitan area to inform the building design and asset life of the project and address impacts including: <ul style="list-style-type: none"> - increased frequency of extreme heat days - extended heatwave events - more extreme (intense) rainfall events. <p>15. Utilities The EIS shall:</p> <ul style="list-style-type: none"> o address the existing capacity and future requirements of the development for the provision of utilities, including electrical network requirements and water related infrastructure (drinking water, waste water and recycled water services), in consultation with relevant agencies o identify the existing infrastructure on-site and any possible impacts of the proposal on this infrastructure o address Sydney Water requirements for stormwater assets and trade wastewater o outline any sustainability initiatives to minimise/ reduce the demand for drinking water, water sensitive urban design and water conservation measures proposed. <p>16. Biodiversity The EIS shall:</p> <ul style="list-style-type: none"> o include a Biodiversity Development Assessment Report (BDAR), except where a waiver for preparation of a BDAR has been granted. o The BDAR must: <ul style="list-style-type: none"> - provide an assessment of biodiversity impacts related to the proposed development in accordance with Section 7.9 of the Biodiversity Conservation Act 2017, the Biodiversity Assessment Method - include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations). <p>17. Subdivision The EIS shall detail any proposed subdivision of the site, creation of easements and likely timing.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. 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"> o high quality files of maps and figures of the subject site and proposal o architectural drawings (to a useable scale at A3) showing key dimensions, RLs, scale bar and north point, plans, sections and elevations of the proposal, illustrated materials schedule, photomontages and shadow diagrams. o site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building o locality/context plan, including significant local features and site analysis plan o schedule of proposed land uses, including a floor by floor breakdown of gross

	<ul style="list-style-type: none"> floor area (GFA), total GFA and FSR o architectural design statement o landscape design statement and landscape plans o tree replacement strategy o arborist report o visual and view impact assessment, including photomontages from residential areas and TAFE site o signage details o acoustic noise and vibration assessment o Aboriginal cultural heritage assessment o traffic and transport impact assessment o ESD statement (incorporating a sustainability framework) o construction and environmental management plan o construction pedestrian and traffic management plan o waste management plan o stormwater and flooding report o biodiversity assessment report (or waiver) o geotechnical statement o structural engineering statement o access / DDA impact statement o BCA Report o consultation report.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> o The Hills Shire Council o Government Architect NSW o Transport for NSW o Environment, Energy and Science o TAFE NSW/ Department of Education. <p>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.</p>
Further consultation after 2 years	<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 Planning Secretary in relation to the preparation of the EIS.</p>

Appendix A

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>

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

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

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

Polices Plans and Guidelines

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| Statutory documents | <ul style="list-style-type: none"> · Environmental Planning and Assessment Act 1979 · State Environmental Planning Policy (State & Regional Development) 2011 · State Environmental Planning Policy (Infrastructure) 2007 · State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) and Draft Remediation of Land SEPP · State Environmental Planning Policy No 64 - Advertising and Signage · Draft State Environmental Planning Policy (Environment) · State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 · The Hills Local Environmental Plan 2019. |
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| Strategic plans,
policies and guidelines | <ul style="list-style-type: none"> · NSW State Priorities · Greater Sydney Region Plan and Central City District Plan · Better Placed – an integrated design policy for the built environment of NSW · Future Transport Strategy 2056 and supporting plans · Guide to Traffic Generating Development (RMS) · Development near rail corridors and busy roads (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 · Standards Australia AS2890.3 (Bicycle Parking Facilities). · Interim Construction Noise Guidelines (DECCW, 2009) · Hills Future 2036 Local Strategic Planning Statement (2019) · Create in NSW: The NSW Arts & Cultural Policy Framework · Social impact assessment guideline for State significant mining, petroleum production, and extractive industry developments. · Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010) · Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) |
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Appendix B

Government Authority Responses to Request for Key Issues

For Information Only