

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-11429726
Project Name	Eden Street Site Redevelopment
Project Description	Demolition of all existing buildings on site and the construction of a mixed-use residential, retail and community precinct with open space
Location	26-42 Eden Street and 161-179 Princes Highway, Arncliffe within Bayside Council (include Lot 1/DP447649, Lot 10-12/DP23701, Lot 1-3/DP23701, Lot 7-9/DP23701, Lot 25-26/DP1228031, Lot 3/DP1094906)
Applicant	Billbergia
Date of Issue	18 December 2020
General Requirements	<p>A development application (DA) for State significant development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental impact statement (EIS) (section 4.12(8) of the Act and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW Major Projects planning portal (clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (clause 9(1) of Schedule 2 of the Regulation).</p> <p>The EIS must include a report from a qualified quantity surveyor, certified to be accurate at the time of publication, providing:</p> <ul style="list-style-type: none"> · a detailed calculation of the capital investment value (CIV) of the proposal (as defined in cl 3 of the Regulation), including details of all assumptions and components from which the CIV calculation, including consultant costs · an estimate of jobs that will be created during the construction and operational phases of the proposal.
Key issues to be addressed	<p>1. Statutory and strategic context</p> <p>The EIS must:</p> <ul style="list-style-type: none"> · address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines · detail the nature and extent of any prohibitions, including partial prohibitions, that apply to the development · identify compliance with applicable development standards and provide a detailed justification for any non-compliances · address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination · comply with these SEARs (cl 3(8) of Schedule 2 of the Regulation). <p>2. Design excellence</p>

The EIS must include a Design Excellence Strategy demonstrating how:

- the development will achieve design excellence in accordance with the relevant EPI provision and objectives for good design (of the built environment) in Better Placed
- the detailed design has been reviewed by the SDRP, and advice addressed, prior to lodgement
- design integrity will be maintained in subsequent stages of the planning process (such as post approval and in any modifications).

3. Built form and design

The EIS must:

- explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.
- demonstrate how the proposed building (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality
- demonstrate how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours and integration of services
- address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development
- assess how the development complies with the relevant accessibility requirements
- include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR
- identify opportunities for Aboriginal culture and heritage to be incorporated holistically in the design proposal.

4. Visual impacts

The EIS must include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.

5. Public domain

The EIS must demonstrate how the development:

- maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site)
- reflects relevant design guidelines and advice from Council and the Department
- ensures the public space is welcoming, attractive and accessible for all
- maximise permeability and connectivity
- ensures public spaces have excellent amenity, suitable for their intended use, such as through adequate facilities, solar access, shade and wind protection
- maximises street activation
- minimises potential vehicle, bicycle and pedestrian conflicts

6. Trees and landscaping

The EIS must include a Landscape Plan and Arborist Report, that:

- details the proposed landscaping and planting, including proposals for native vegetation communities and plant species
- demonstrates how the development proposes to protect and increase the urban tree canopy
- includes justification for any tree and vegetation removal.
- demonstrates how the development maximises opportunities for green infrastructure, consistent with Greener Places.

7. Environmental amenity

The EIS must:

- demonstrate how the proposal achieves a high level of environmental amenity within the proposal and on surrounding buildings, assessing impacts associated with view loss, ventilation, pedestrian movement, access to landscape and outdoor spaces, visual privacy, lighting and wind
- provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding buildings and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development
- provide an assessment of the development against State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the associated guidelines.

8. Social housing

The EIS shall:

- detail the integration and mix of private and social housing
- outline the intended operation of the social housing by community housing provider/s.

9. Development contributions and public benefit

The EIS must:

- include a Social Infrastructure Study to support any proposed community infrastructure on the site.
- address the requirements for monetary contributions, dedication of land and/or works-in-kind and include details of any proposals for further material public benefit. Where the development proposes alternative public benefit or a departure from an existing contributions framework, this is to be agreed with Council and the relevant State agency, prior to lodgement.

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

The EIS must include:

- a Traffic and Transport Impact Assessment which provides:
 - o the predicted transport mode share split for the proposal development
 - o an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle movements and existing performance

levels of nearby intersections

- o a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar at 5 year intervals) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict)
 - o proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance
 - o details of car parking provision, having regard to relevant parking rates, specifications and standards
 - o details of proposed vehicular access, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.
 - o proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards)
 - o measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities.
- a Construction Traffic Management and Pedestrian Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated.

11. Noise and vibration

The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines, including Development Near Rail Corridors and Busy Roads – Interim Guideline. 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.

12. Ecologically Sustainable Development (ESD) and climate change

The EIS must:

- identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the development
- demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
- demonstrate how the proposal incorporates measures to minimise carbon emissions, reflecting the Government's goal of net zero emissions by 2050, and the consumption of resources, water (including through water sensitive urban design) and energy.

13. Contamination

The EIS must include a preliminary investigation assessing and quantifying any soil

or groundwater contamination and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.

Where recommended in the preliminary investigation, or requested by the Planning Secretary, the EIS must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.

14. Heritage

The EIS must include:

- a statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines.\
- address any archaeological potential and significance on the site and the impacts the development may have on this significance
- an Aboriginal Cultural Heritage Assessment Report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology.

15. Flooding

The EIS must:

- identify any flood risk on-site having regard to adopted studies for the development site, consideration of any relevant provisions of the NSW Floodplain Development Manual and the potential effects of climate change, sea level rise and an increase in rainfall intensity
- assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required.

16. Ground conditions

The EIS must demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts.

17. Stormwater and drainage

The EIS must include an Integrated Water Management Plan that:

- is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority
- details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
- demonstrates compliance with Council or other drainage authority requirements and avoid adverse impacts on any downstream properties.

Where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards.

18. Biodiversity

The EIS must assess any biodiversity impacts associated with the proposal in accordance with the *Biodiversity Conservation Act 2016* and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.

19. Waste and servicing

The EIS must:

- identify, quantify and classify the likely waste to be generated during construction and operation
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste
- identify appropriate servicing arrangements.

20. Social impact

The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.

21. Staging

If relevant, the EIS must provide details regarding the staging of the proposed development.

22. Aviation

The EIS must include a report prepared by a suitably qualified Aviation expert:

- identifying whether the proposed development is located within any of the applicable Australian Noise Exposure Forecast (ANEF) contours
- providing details of any flight paths that may be impacted by the proposed development
- assessing any potential impacts, including construction cranes, of the development on the aviation operations and protected airspace of any nearby airports and affected flight paths of any existing HLS.
- address the need for approval from the Department of Infrastructure, Transport, Regional Development and Communications, as required.

23. Air Quality

The EIS must include an air quality assessment of onsite and offsite air quality impacts, including odours, in accordance with the relevant EPA guidelines. The assessment must detail construction and operational air quality impacts both onsite and on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.

24. Utilities

The EIS shall:

- identify and address the existing capacity to service the proposed development and any augmentation requirements for utilities in consultation with relevant agencies
- identify any potential impacts of the proposed construction and operation on existing utility infrastructure and demonstrate how these assets will be

	protected, or impacts mitigated.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, Government Architect NSW (through the NSW SDRP process), utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.</p>
Further consultation after 2 years	You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a development application and EIS within 2 years of the date of this SEARs, you must consult with the Planning Secretary in relation to the preparation of the EIS.