

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Requirement	Location in EIS
General Requirements	
The environmental impact statement (EIS) must be prepared in accordance with and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).	Throughout the EIS
Capital Investment Value The EIS must include a report certified to be accurate at the time of publication by a qualified quantity surveyor providing: <ul style="list-style-type: none"> A detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs An estimate of jobs that will be created during the construction and operational phases of the proposal. 	Appendix F
Key Issues	
1. Statutory and Strategic Context The EIS must: <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 may apply to the proposal Demonstrate the reasons for the proposed development being SSD 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). 	Section 2.1 and Section 3
2. Design Excellence The EIS must include a Design Excellence Strategy (DES) demonstrating how: <ul style="list-style-type: none"> The detail design will exhibit design excellence in accordance with the requirements of any concept approval, relevant EPI provision and objectives for good design (of the built environment) in Better Placed. 	Section 6.1, Appendix G and Appendix H

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<ul style="list-style-type: none"> ▪ The detailed design has been informed by a competitive design process (where required or proposed) carried out in accordance with an endorsed brief and terms of reference and recommendations (from the jury or design integrity panel) addressed prior to lodgement. ▪ The detailed design has been reviewed by the SDRP (for all other instances) and recommendations addressed prior to lodgement. ▪ Design integrity will be maintained in subsequent stages of the planning process (such as post approval and in any modifications). 	
<p>3. Built Form and Urban Design</p> <p>The EIS must:</p> <ul style="list-style-type: none"> ▪ Explain and illustrate the proposed built form, including a detailed site, context and urban design analysis to justify the proposed site planning and design approach. ▪ Demonstrate how the proposed building or building envelope form (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 proposed development complies with the relevant accessibility requirements. 	<p>Section 1.1.2, Appendix G and Appendix H</p>
<p>4. Building Use</p> <ul style="list-style-type: none"> ▪ A table identifying the proposed land uses including a floor by floor breakdown of GFA, total GFA and site coverage. ▪ Details of the proposed land use and operational details for each component of the development, including but not limited to: <ul style="list-style-type: none"> ○ Hours of operation ○ Patron capacity ○ Details of any music to be provided on the premises ○ Proposed lighting and illumination ○ The relationship between the proposed uses of the building 	<p>Section 6.1.3, Appendix G and Appendix H</p>

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<ul style="list-style-type: none"> ○ A plan of management in accordance with the relevant City of Sydney Council guidelines where required. 	
<p>5. Visual impacts</p> <p>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.</p>	<p>Section 6.1.4 and Appendix II</p>
<p>6. Public space</p> <p>The EIS must demonstrate how the proposed development:</p> <ul style="list-style-type: none"> ▪ 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 ▪ Maximises 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. 	<p>Section 6.1.5, Appendix H and Appendix X</p>
<p>7. Trees and landscaping</p> <p>The EIS must include a Landscape Plan, that:</p> <ul style="list-style-type: none"> ▪ 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 proposed development maximises opportunities for green infrastructure, consistent with Greener Places. 	<p>Section 6.1.6 and Appendix X</p>
<p>8. Environmental Amenity</p> <p>The EIS must:</p> <ul style="list-style-type: none"> ▪ Demonstrate how the proposal achieves a high level of environmental amenity within the proposal and on surrounding buildings, assessing impacts 	<p>Section 6.1.7, Appendix H, Appendix JJ, Appendix KK</p>

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<p>associated with view loss, ventilation, pedestrian movement, access to landscape and outdoor spaces, visual privacy, lighting, reflectivity and wind.</p> <ul style="list-style-type: none"> Provide a solar access analysis of the overshadowing impacts of the proposed 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. 	
<p>9. Development contributions and public benefit</p> <p>The EIS must address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind, and include details of any proposals for further material public benefit. Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Council, the Department and relevant State agency must be consulted and comments addressed prior to lodgement.</p>	<p>Section 6.2.9</p>
<p>10. Transport, traffic, parking and access (operation and construction)</p> <p>The EIS must include:</p> <ul style="list-style-type: none"> A transport and accessibility impact assessment, which provides: <ul style="list-style-type: none"> The predicted transport mode share split for the proposed development 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. 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). Proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance. 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. 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). Measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, 	<p>Section 6.1.8 and Appendix N</p>

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<p>encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities.</p> <ul style="list-style-type: none"> ▪ A Construction Traffic 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. 	
<p>11. Ecologically Sustainable Development (ESD) and climate change</p> <p>The EIS must:</p> <ul style="list-style-type: none"> ▪ 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 proposed development. ▪ Demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. ▪ Detail measures to be incorporated to reduce carbon emissions, reflecting the Government's goal of net zero emissions by 2050, and the consumption of resources, water (including through water sensitive design principles and water re-use) and energy. ▪ Estimate the likely greenhouse gas emissions from the development, including construction and operation, having regard to the Greenhouse Gas Protocol for Project Accounting, and measures to be incorporated to reduce greenhouse gas emissions. 	<p>Section 6.1.9, Appendix I, Appendix J, Appendix K</p>
<p>12. Contamination</p> <p>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.</p> <p>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.</p>	<p>Section 6.1.10 and Appendix BB</p>
<p>13. Heritage</p> <p>The EIS must include:</p> <ul style="list-style-type: none"> ▪ 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 proposed development may have on this significance. 	<p>Section 6.1.11, Section 6.1.12, Appendix V and Appendix W</p>

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<ul style="list-style-type: none"> 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. 	
<p>14. Flooding</p> <p>The EIS must include a flood impact assessment, which:</p> <ul style="list-style-type: none"> Identifies and describes any on-site flood behaviour and flood risk impacts associated with the proposed development, having regard to relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance. Identifies potential effects of climate change, sea level rise and an increase in rainfall intensity. Identifies required management measures and design solutions to minimise the impacts of flooding on the proposed development. 	<p>Section 6.1.13 and Appendix EE.</p>
<p>15. Stormwater drainage and water quality</p> <p>The EIS must include an Integrated Water Management Plan that:</p> <ul style="list-style-type: none"> Is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority. Assesses any stormwater, drainage, erosion and sedimentation impacts associated with the proposal. Assesses the water quality impacts and any downstream impacts for both surface and groundwater on any water courses, estuaries and marine areas. Details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point. Demonstrates compliance against any relevant provisions of the Sydney Drinking Water Catchment SEPP with Council or other drainage authority requirements and avoids adverse impacts on any downstream properties. <p>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.</p>	<p>Section 6.1.14 and Appendix T</p>
<p>16. Public Domain and Public Access</p> <ul style="list-style-type: none"> The scope of the public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas. Address public art opportunities in areas visible from the streets or accessible to the public. 	<p>Section 6.1.15, Appendix G and Appendix X</p>

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<ul style="list-style-type: none"> ▪ Demonstrate compliance with the City of Sydney's Public Domain Manual, Sydney Street Codes, Sydney Streets Technical Specifications and drawings and the Inclusive and Accessible Public Domain Policy and guidelines. 	
<p>17. Air Quality</p> <p>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 to reduce any air quality impacts.</p>	<p>Section 6.2.1 and Appendix Y</p>
<p>18. Noise and vibration</p> <p>The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.</p>	<p>Section 6.2.2 and Appendix O</p>
<p>19. Ground conditions</p> <p>The EIS must demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts and sediment and erosion controls.</p>	<p>Section 6.2.3 and Appendix FF</p>
<p>20. Biodiversity</p> <p>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.</p>	<p>Section 6.2.4 and Appendix U</p>
<p>21. Waste and servicing</p> <p>The EIS must:</p> <ul style="list-style-type: none"> ▪ 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. ▪ Address the City of Sydney Guidelines For Waste Management In New Developments 2018 	<p>Section 6.2.5 and Appendix L</p>
<p>22. Social impact</p>	<p>Section 6.2.6 and Appendix U</p>

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The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.	
<p>23. Aviation</p> <p>If the site is near an airport, airfield or helicopter landing site (HLS), or an HLS is proposed, the EIS must include a report prepared by a suitably qualified aviation expert:</p> <ul style="list-style-type: none"> Identifying whether the proposed development is located within any of the applicable Australian Noise Exposure Forecast contours. Providing details of any flight paths that may be impacted by the proposed development. Assessing any potential impacts of the proposed development on the aviation operations of any nearby airports and affected flight paths of any existing HLS. 	<p>Section 6.2.8 and Appendix NN</p>
<p>24. Staging</p> <p>If relevant, the EIS must provide details regarding the staging of the proposed development.</p>	<p>Section 6.2.10</p>
<p>25. Infrastructure and Utilities</p> <p>The EIS must consider and address:</p> <ul style="list-style-type: none"> Identify the existing and future infrastructure (CBD Rail Link and Sydney Metro) on-site and any possible impacts of the construction and operation of the proposal on this infrastructure and associated mitigation measures. The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies. A report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines or Sydney Metro At Grade and Elevated Sections Corridor Protection Guidelines as applicable (available from www.sydneymetro.info). The existing capacity of the site to service the proposed development. Required utility augmentation to accommodate the proposed development. Any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure. Confirmation of any basement in consideration of on-site bicycle parking proposed. If a basement is proposed, Sydney Metro request that a survey drawing showing the corridor protection reserves (1st reserve and 2nd 	<p>Section 6.2.11, Appendix S and Appendix OO</p>

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<p>reserve) in relation to the proposed development is provided to Sydney Metro.</p> <ul style="list-style-type: none"> ▪ Foundation design (piled foundation or shallow foundation). ▪ Construction management, particularly indicating the monitoring and tower crane location. 	
<p>Plans and Documents</p> <p>The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. In particular, the EIS must include a detailed schedule and plans showing proposed gross floor area and floor space ratio, and a report demonstrating compliance with relevant requirements of the Building Code of Australia.</p> <p>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.</p>	<p>Appendix G</p>
<p>Consultation</p> <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> ▪ Transport for NSW ▪ Sydney Metro ▪ Government Architect NSW (through the NSW SDRP process) <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>	<p>Section 5, Appendix D and Appendix CC</p>