

## 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-15882721
<b>Project Name</b>	Doran Drive Plaza Precinct
<b>Location</b>	2 Mandala Parade, Castle Hill within The Hills Local Government Area Lot 55 DP 1253217
<b>Applicant</b>	Deicorp Construction Pty Ltd
<b>Date of Issue</b>	30 March 2021
<b>General Requirements</b>	<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 <i>Environmental Planning and Assessment Regulation 2000</i> (Regulation), including an environmental impact statement (EIS) (section 4.12(8) of the <i>Environmental Planning and Assessment Act 1979</i> (the Act) and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW 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>
<b>Key issues to be addressed</b>	<p>The EIS must:</p> <ol style="list-style-type: none"> <li><b>1. Statutory and Strategic Context</b> <ul style="list-style-type: none"> <li>· address all relevant legislation, Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines.</li> <li>· identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>· address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination.</li> </ul> </li> <li><b>2. Capital Investment Value and Employment</b> <ul style="list-style-type: none"> <li>· provide a detailed calculation of the capital investment value (CIV) of the proposal including details of all assumptions and components for the CIV calculation, including consultant costs, prepared by a qualified quantity surveyor.</li> <li>· provide an estimate of jobs that will be created during the construction and operational phases of the development, including details of the methodology to determine the employment figures.</li> </ul> </li> <li><b>3. Consistency with the concept approval</b> <ul style="list-style-type: none"> <li>· demonstrate the proposal is consistent with the Hill Showground Station Precinct Concept Approval (SSD 9653) and provide details of consistency with</li> </ul> </li> </ol>

any modification(s) to the concept approval if sought concurrently.

#### **4. Design excellence**

- demonstrate compliance with the endorsed Design Excellence Strategy and submit a Design Integrity Report in accordance with the requirements of the Concept Approval (SSD 9653).
- demonstrate compliance with the approved Design Guidelines or any subsequent endorsed revision of the guidelines.
- demonstrate consistency with the design excellence requirements under The Hills Local Environmental Plan 2019.
- detail the measures to ensure design integrity is maintained in subsequent stages of the planning process (such as post approval and any modifications).

#### **5. Built form and urban design**

- 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 built 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 building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and 3 integration of services.
- assess how the development complies with the relevant accessibility requirements.

#### **6. Visual impacts**

- provide a visual analysis of the development, including photomontages or perspectives illustrating potential visual and view loss impacts associated with the proposal when compared to the existing situation and concept approval, when viewed to and from key vantage points and from nearby affected residences.
- where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.

#### **7. Public space**

- demonstrate how the development:
  - o maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site) and has addressed relevant design guidelines and advice from Council
  - o ensures the public space is welcoming, attractive and accessible for all
  - o maximises permeability and connectivity
  - o ensures public spaces have excellent amenity, suitable for their intended

use, such as through adequate facilities, solar access, shade and wind protection

- o maximises street activation
  - o minimises potential vehicle, bicycle and pedestrian conflicts.
- address how Crime Prevention through Environmental Design principles are to be integrated into the development.

#### **8. Landscaping and trees**

- provide a Landscape Plan, that details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.
- demonstrates how the proposed development would:
  - o contribute to long term landscape setting in respect of the site and streetscape
  - o mitigate the urban heat island effect and ensure appropriate comfort levels on-site
  - o contribute to objective to increase urban tree canopy cover
  - o maximises opportunities for green infrastructure, consistent with Greener Places.

#### **9. Environmental amenity**

- address how good levels of internal and external environmental amenity would be achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.
- assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.
- include 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 (if relevant).

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

- include a transport and accessibility impact assessment, prepared in consultation with Transport for NSW and Council, which addresses:
  - o the predicted transport mode share split for the development
  - o an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing performance levels of nearby intersections
  - o a forecast of additional daily and peak hour vehicle movements as a result of the development (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 mitigation measures for 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.

· include a draft Construction Traffic Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, public transport, pedestrian and cycle networks would be appropriately managed and mitigated and how cumulative construction traffic impacts with other surrounding development would be managed and mitigated.

#### **11. Ecologically Sustainable Development (ESD) and climate change**

- 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.

#### **12. Contamination**

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

**13. Heritage**

- include a Heritage Impact Statement, prepared in accordance with relevant guidelines, assessing the impact of the proposal on the heritage significance of the site and surrounding area, including heritage items, conservation areas and archaeology, and includes measures to reduce or mitigate any unavoidable impacts.
- include 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.

**14. Flooding**

- identify and describes any on-site flood impacts and risks associated with the proposed development, having regard to the relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance.
- identify any mitigation and management measures to minimise the impacts of flooding on the proposed development.

**15. Stormwater drainage and water quality**

- provide an Integrated Water Management Plan for the development that:
  - o is prepared in consultation with the local council and any other relevant drainage authority
  - o details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge points
  - o demonstrates compliance with the local 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 the local council, provide full hydraulic details and detailed plans and 7 specification of proposed works that have been prepared in consultation with the local council and comply with the local council's relevant standards.

**16. Air Quality**

- 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.

**17. Noise and vibration**

- 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.

**18. Ground conditions**

- assess any geotechnical and acid sulphate soil impacts and sediment and erosion controls and demonstrate that the proposed development can be

accommodated on the site.

#### **19. Biodiversity**

- 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.

#### **20. Waste and servicing**

- 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.

#### **21. Staging**

- include details regarding the staging of the proposed development.

#### **22. Infrastructure and Utilities**

- consider the existing capacity of the site to service the proposed development.
- identify any required utility augmentation to accommodate the proposed development.
- address any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure.

#### **23. Development contributions and public benefit**

- demonstrate how the requirements to provide community facilities in accordance with the Hills Showground Station Precinct Concept Approval (SSD 9653) would be satisfied.
- 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 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.

#### **24. Construction**

- include an assessment of any potential impacts of construction on the amenity of the surrounding area (including the public domain) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and identify required measures to mitigate potential impacts to acceptable levels.

#### **25. Consultation**

	<p>detail consultation undertaken consistent with the Undertaking Engagement: Guidance for State Significant Projects, including any issues raised and feedback provided, and how the development has considered and responded. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> <li>o any relevant local council(s)</li> <li>o any relevant agencies</li> <li>o the community (proportionate to the scale, likely impacts and likely level of community interest in the development)</li> <li>o if the development would have required an approval or authorisation under another Act but for the application of section 4.41 and 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation</li> <li>o if the development meets any threshold for referral or concurrence under SEPP (Infrastructure) 2007, the agency relevant to that referral or concurrence.</li> </ul>
<b>Plans and Documents</b>	<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>
<b>Further consultation after 2 years</b>	<p>You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a DA 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.</p>