

## Secretary's Environmental Assessment Requirements

In accordance with Section 4.39 of the EP&A Act, the Secretary of the DPE issued the requirements for the preparation of the EIS on 9 December 2021.

The table below provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements have been addressed in this report and the accompanying technical studies.

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Issue and Assessment Requirements	Chapter of EIS / Appendix
<b>1. Statutory Context</b> <ul style="list-style-type: none"> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li> <li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>If the development is only partly State significant development (SSD) declared under clause 8(1) of the State and Regional Development SEPP, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</li> <li>Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li> </ul>	Refer to <b>Section 4</b> and Clause 16A Variation Request at <b>Appendix 10</b> .
<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 development, prepared by a qualified quantity surveyor.</li> <li>Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</li> </ul>	Refer to QS Report at <b>Appendix 37</b> .
<b>3. Design Quality</b> <ul style="list-style-type: none"> <li>Demonstrate how the development will achieve: <ul style="list-style-type: none"> <li>design excellence in accordance with any applicable EPI provisions.</li> <li>good design in accordance with the seven objectives for good design in <i>Better Placed</i>.</li> </ul> </li> <li>Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury or Design Integrity Panel) are to be addressed prior to lodgement.</li> <li>In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.</li> </ul>	Refer to Architectural Plans at <b>Appendix 3</b> , Architectural Design Statement at <b>Appendix 4</b> , Design Excellence Strategy at <b>Appendix 7</b> , Aboriginal Design Principles Report at <b>Appendix 8</b> , Design Review Report at <b>Appendix 11</b> and Connecting with Country Report and Public Art Strategy at <b>Appendix 9</b> .

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Issue and Assessment Requirements	Chapter of EIS / Appendix
<p><b>4. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.</li> <li>• 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.</li> <li>• 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 integration of services.</li> <li>• Assess how the development complies with the relevant accessibility requirements.</li> </ul>	<p>Refer to Survey Plans at <b>Appendix 2</b>, Architectural Plans at <b>Appendix 3</b>, Architectural Design Statement at <b>Appendix 4</b>, Design Excellence Strategy at <b>Appendix 7</b>, Urban Design Strategy at <b>Appendix 6</b>, Disability Access Report at <b>Appendix 29</b>, BCA Report at <b>Appendix 30</b> and <b>Sections 5</b> and <b>6.1 to 6.4</b> and <b>6.17</b> of the EIS.</p>
<p><b>5. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>• Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.</li> <li>• Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> <li>• Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties 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).</li> <li>• For applicable developments, provide an assessment of the development against SEPP 65 and the <i>Apartment Design Guideline</i>.</li> </ul>	<p>Refer to Architectural Plans at <b>Appendix 3</b>, Architectural Design Statement at <b>Appendix 4</b>, Urban Design Strategy at <b>Appendix 6</b>, and <b>Sections 6.1 to 6.4</b> and <b>6.14</b> of the EIS.</p>
<p><b>6. Visual Impact</b></p> <ul style="list-style-type: none"> <li>• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>• 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.</li> </ul>	<p>Refer to <b>Section 6.5</b> of the EIS and the Visual Impact Assessment at <b>Appendix 19</b>.</p>
<p><b>7. Public Space</b></p> <ul style="list-style-type: none"> <li>• 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), reflecting relevant design guidelines and advice from the local council and the Department.</li> </ul>	<p>Refer to Architectural Plans at <b>Appendix 3</b>, Architectural Design Report at <b>Appendix 4</b>, Connecting with Country Report, Public Art Strategy at <b>Appendix 9</b>, Social Impact</p>

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<ul style="list-style-type: none"> <li>• Demonstrate how the development:               <ul style="list-style-type: none"> <li>◦ ensures that public space is welcoming, attractive and accessible for all.</li> <li>◦ maximises permeability and connectivity.</li> <li>◦ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li> <li>◦ maximises street activation.</li> <li>◦ minimises potential vehicle, bicycle and pedestrian conflicts.</li> </ul> </li> <li>• Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>.</li> </ul>	<p>Assessment at <b>Appendix 16</b> and CPTED Report at <b>Appendix 28</b>.</p>
<p><b>8. Trees and Landscaping</b></p> <ul style="list-style-type: none"> <li>• Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.</li> <li>• Provide a detailed site-wide landscape plan, that:               <ul style="list-style-type: none"> <li>◦ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li> <li>◦ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>◦ demonstrates how the proposed development would:                   <ul style="list-style-type: none"> <li>- contribute to long term landscape setting in respect of the site and streetscape.</li> <li>- mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> <li>- contribute to the objective of increased urban tree canopy cover.</li> <li>- maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>.</li> </ul> </li> </ul> </li> </ul>	<p>Refer to Landscape Plans at <b>Appendix 5</b>.</p>
<p><b>9. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development.</li> <li>• Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.</li> <li>• Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water</li> </ul>	<p>Refer to BASIX Report and Certificate at <b>Appendix 17</b>, Section J Report at <b>Appendix 18</b>, ESD Statement at <b>Appendix 32</b> and <b>Section 6.18</b> of the EIS.</p>

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(including water sensitive urban design) and material resources.	
<p><b>10. Traffic, Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>• Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> <li>○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.</li> <li>○ details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> <li>○ analysis of the impacts of the proposed development (including</li> <li>○ justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.</li> <li>○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards.</li> <li>○ proposals to promote sustainable travel choices for employees,</li> <li>○ residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.</li> </ul> </li> <li>• Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.</li> </ul>	<p>Refer to the Traffic and Parking Assessment at <b>Appendix 15</b>, Construction Pedestrian Traffic Management Plan at <b>Appendix 27</b> and <b>Section 6.8</b> of the EIS.</p>

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<p><b>11. Biodiversity</b></p> <ul style="list-style-type: none"> <li>Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.</li> <li>If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> </ul>	<p>Refer to BDAR Waiver at <b>Appendix 36</b>.</p>
<p><b>12. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	<p>Refer to Acoustic Impact Assessment at <b>Appendix 14</b> and <b>Section 6.15</b> of the EIS.</p>
<p><b>13. Ground and Water Conditions</b></p> <ul style="list-style-type: none"> <li>Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>Provide an assessment of salinity and acid sulfate soil impacts.</li> </ul>	<p>Refer to Contamination Reports at <b>Appendix 22</b> and Geotechnical Report at <b>Appendix 23</b> and <b>Sections 6.9</b> and <b>6.10</b> of the EIS.</p>
<p><b>14. Stormwater and Wastewater</b></p> <ul style="list-style-type: none"> <li>Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> <li>is prepared in consultation with the local council and any other relevant</li> <li>drainage or water authority.</li> <li>details the proposed drainage design for the site including any on-site</li> <li>treatment, reuse and detention facilities, water quality management</li> <li>measures, and the nominated discharge points.</li> <li>demonstrates compliance with the local council or other drainage or</li> <li>water authority requirements and avoids adverse impacts on any</li> </ul> </li> </ul>	<p>Refer to Stormwater Management Report at <b>Appendix 24</b> and <b>Section 6.13</b> of the EIS.</p>

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<ul style="list-style-type: none"> <li>○ downstream properties.</li> <li>• Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.</li> </ul>	
<p><b>15. Flooding Risk</b></p> <ul style="list-style-type: none"> <li>• Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>.</li> <li>• Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> </ul>	<p>Refer to Stormwater Management Report at <b>Appendix 24</b> and <b>Section 6.13</b> of the EIS.</p>
<p><b>16. Hazards and Risks</b></p> <ul style="list-style-type: none"> <li>• Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with SEPP 33.</li> <li>• Where required by SEPP 33, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i>.</li> <li>• If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis.</li> </ul>	<p>The proposed development relates to mixed use development comprising co-living housing and commercial/retail uses. The proposal does not involve dangerous goods or hazardous materials and hence further assessment is not required in this regard.</p>
<p><b>17. Contamination and Remediation</b></p> <ul style="list-style-type: none"> <li>• In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>	<p>Refer to Contamination Reports at <b>Appendix 22</b> and <b>Section 6.9</b> of the EIS.</p> <p>It is requested that the requirement for a hazardous material survey is included in the condition of consent.</p>
<p><b>18. Waste Management</b></p> <ul style="list-style-type: none"> <li>• Identify, quantify and classify the likely waste streams to be generated during construction and operation.</li> <li>• Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>• Identify appropriate servicing arrangements for the site.</li> <li>• If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</li> </ul>	<p>Refer to Construction and Demolition Waste Management Plan at <b>Appendix 34</b>, Operational Waste Management Plan at <b>Appendix 35</b> and <b>Section 6.19</b> of the EIS.</p>
<p><b>19. Aboriginal Cultural Heritage</b></p>	<p>Refer to Aboriginal Archaeology Report at</p>

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<ul style="list-style-type: none"> <li>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</li> </ul>	<b>Appendix 21</b> and Consultation Outcomes Report at <b>Appendix 12</b> and <b>Section 6.7</b> of the EIS.
<b>20. Environmental Heritage</b> <ul style="list-style-type: none"> <li>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	Refer to Heritage Impact Statement at <b>Appendix 20</b> , Aboriginal Archaeology Report at <b>Appendix 21</b> and <b>Sections 6.6 and 6.7</b> of the EIS.
<b>21. Social Impact</b> <ul style="list-style-type: none"> <li>Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</li> </ul>	Refer to <b>Section 6.12</b> of the EIS and the Social Impact Assessment at <b>Appendix 16</b> .
<b>22. Infrastructure Requirements and Utilities</b> <ul style="list-style-type: none"> <li>In consultation with relevant service providers:               <ul style="list-style-type: none"> <li>assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li> </ul> </li> </ul>	Refer to Infrastructure Delivery Management Plan at <b>Appendix 33</b> .
<b>23. Bush Fire Risk</b> <ul style="list-style-type: none"> <li>If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.</li> </ul>	N/A
<b>24. Aviation</b> <ul style="list-style-type: none"> <li>If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS.</li> <li>If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS.</li> </ul>	N/A
<b>25. Construction, Operation and Staging</b> <ul style="list-style-type: none"> <li>If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</li> </ul>	N/A



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<p><b>26. Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>• Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>• Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> </ul>	<p>Refer to <b>Section 6.21</b> and <b>6.23</b> of the EIS.</p>
<p><b>27. Engagement</b></p> <ul style="list-style-type: none"> <li>• Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> <li>○ the relevant Department assessment team.</li> <li>○ any relevant local councils.</li> <li>○ any relevant agencies.</li> <li>○ the community.</li> <li>○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul> </li> </ul>	<p>Refer to Consultation Outcomes Report at <b>Appendix 12</b>.</p>
<p><b>Department of Planning &amp; Environmental additional requirements</b></p>	
<p>The Department has considered the proposal as set out in your scoping report and notes that it involves significant variations to the height and floor space development standards under the <i>State Environmental Planning Policy (State Significant Precincts) 2005</i>, and exceeds the 10% floor space bonus applicable to co-living housing under the <i>State Environmental Planning Policy (Housing) 2021</i>.</p> <p>The Department recommends that you reconsider the extent of the proposed variations and refine the design of the proposal in consultation with the Department, City of Sydney Council and the State Design Review Panel to reduce the overall exceedances to an acceptable level and incorporate additional commercial floor space.</p>	<p>Refer to Clause 16A Variation Request at <b>Appendix 10</b>.</p>
<p>The EIS must demonstrate how the proposal achieves design excellence in accordance with the provisions of the <i>State Environmental Planning Policy (State Significant Precincts) 2005</i> and outline how the matters raised by the State Design Review Panel (and</p>	<p>Refer to <b>Section 4.3.4</b> of the EIS, Design Excellence Strategy at <b>Appendix 7</b> and Design</p>



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summarised in their advice dated 8 November 2021) have been addressed in consultation with the Panel.	Review Report at <b>Appendix 11</b> .
The EIS must demonstrate that an acceptable level of amenity will be provided to co-living apartments, particularly apartments affected by noise from Cleveland Street and/or the rail corridor and explore design options to provide both natural ventilation and noise attenuation.	Refer to <b>Sections 4.5, 6.3</b> and <b>6.15</b> of the EIS and the Urban Design Strategy at <b>Appendix 6</b> .
The EIS must demonstrate how the proposal responds to Aboriginal cultural connections to Country, in accordance with the Draft Connecting with Country Framework, in consultation with the Government Architect NSW and the State Design Review Panel.	Refer to Aboriginal Design Principles Report at <b>Appendix 8</b> and Connecting with Country Report and Public Art Strategy at <b>Appendix 9</b> .
The EIS must include an Economic Impact Statement addressing the potential economic impacts of the proposal in the context of the site's commercial mixed-use zoning and any potential loss of commercial floor space from the site.	Refer to Economic Statement at <b>Appendix 38</b> .