

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

## Development details

<b>Application number</b>	SSD-32927319
<b>Project name</b>	Powerhouse Ultimo Renewal
<b>Project description</b>	Information and education facility
<b>Location</b>	500 Harris Street, Ultimo within City of Sydney
<b>Applicant</b>	DEPARTMENT OF PREMIER AND CABINET
<b>Date first issued</b>	18/01/2022
<b>Date of expiry</b>	Two years from the date of issue

## Content and guidance

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) and the State Significant Development Guidelines.

Relevant policies and guidelines can be found at

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

## Key issues and documentation

Issue and Assessment Requirements	Documentation
<p><b>1. Statutory Context</b></p> <ul style="list-style-type: none"><li>• Address all relevant legislation, environmental planning instruments (EPIs) (including proposed EPIs), 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</li></ul>	<ul style="list-style-type: none"><li>• Address in EIS</li></ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

<p>any concept approval or recommendation from any Gateway determination.</p>	
<p><b>2. Capital Investment Value and Employment</b></p> <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>	<ul style="list-style-type: none"> <li>• Cost Summary Report</li> </ul>
<p><b>3. Design Quality</b></p> <ul style="list-style-type: none"> <li>• Present the concept proposal and draft design excellence strategy to the State Design Review Panel (SDRP) for review prior to lodgement.</li> <li>• Demonstrate how the future detailed design 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 where proposed, demonstrate how the future detailed design will be subject to a competitive design process, carried out in accordance with the City of Sydney Competitive Design Policy, Sydney DCP 2012 and the SDRP recommendations.</li> <li>• In all other instances, demonstrate that the future detailed design will be subject to further review by the SDRP.</li> </ul>	<ul style="list-style-type: none"> <li>• Design Excellence Strategy in accordance with the City of Sydney Competitive Design Policy and Sydney DCP 2012</li> <li>• Design Review Summary (where the project has and will be reviewed by the SDRP)</li> </ul>
<p><b>4. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the proposal responds to Aboriginal cultural connections to Country, in accordance with the Draft Connecting with Country framework.</li> <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>• Identify any change to the use and or layout of the existing building(s) and</li> </ul>	<ul style="list-style-type: none"> <li>• Architectural drawings</li> <li>• Design Report</li> <li>• Survey Plan</li> <li>• Building Code of Australia Compliance Report</li> <li>• Accessibility Report</li> <li>• Physical and 3D model (in accordance with the</li> </ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

<p>associated impacts on circulation movements, access and linkages.</p> <ul style="list-style-type: none"> <li>• Provide a breakdown of proposed land uses (including ancillary uses).</li> <li>• Assess how the development complies with the relevant accessibility requirements.</li> </ul>	<p>City of Sydney requirements)</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>	<ul style="list-style-type: none"> <li>• Shadow Diagrams</li> <li>• View Analysis</li> <li>• Pedestrian Wind Environment Assessment</li> </ul> <p>If required:</p> <ul style="list-style-type: none"> <li>• SEPP 65 Verification Statement</li> <li>• SEPP 65 Assessment</li> </ul>
<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 assesses and justifies the impacts of the development on the existing catchment.</li> </ul>	<ul style="list-style-type: none"> <li>• Visual Analysis</li> <li>• Visual Impact Assessment</li> </ul>
<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 council and the Department.</li> <li>• Demonstrate how the development:             <ul style="list-style-type: none"> <li>○ ensures that public space is welcoming, attractive and accessible for</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Public Space Plan (as part of the Design Report)</li> <li>• CPTED Report</li> </ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

<p>all.</p> <ul style="list-style-type: none"><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> <ul style="list-style-type: none"><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><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 provide details of existing canopy coverage to be retained, removed or replaced on-site.</li><li>● Provide a conceptual landscape plan, that:<ul style="list-style-type: none"><li>○ details the proposed site planting, including location, number and species of plantings, heights and canopy spread of trees at maturity and proposed canopy coverage.</li><li>○ provides evidence that opportunities to retain medium and high retention valued 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 and local character.</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 in accordance with the City's <i>Greening Sydney Strategy 2021</i>.</li><li>▪ maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>.</li></ul></li></ul></li></ul>	<ul style="list-style-type: none"><li>● Arboricultural Impact Assessment</li><li>● Landscape Plan</li><li>● Existing and proposed tree canopy coverage calculations (as a percentage of the site area)</li></ul>
<p><b>9. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"><li>● Identify how ESD principles (as defined in section 7(4) of Schedule 2 of the EP&amp;A Regulation) are incorporated in the design and ongoing</li></ul>	<ul style="list-style-type: none"><li>● ESD Report</li></ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

operation of the development.

- Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.
- Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.

## 10. Traffic, Transport and Accessibility

- Provide a transport and accessibility impact assessment, which includes:
  - 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.
  - 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.
  - analysis of the impacts of the proposed development (including 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.
  - 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.
  - proposals to promote sustainable travel choices for employees, 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

- Transport and Accessibility Impact Assessment
- Green Travel Plan or equivalent

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

<p>bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.</p>	
<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>	<ul style="list-style-type: none"> <li>Biodiversity Development Assessment Report or BDAR Waiver</li> </ul>
<p><b>12. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Where applicable, 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>	<ul style="list-style-type: none"> <li>Noise and Vibration Impact Assessment</li> </ul>
<p><b>13. Air Quality</b></p> <ul style="list-style-type: none"> <li>Where applicable, provide an assessment of onsite and offsite air quality impacts on sensitive receivers during the operation and construction, including odours, dust and particles, in accordance with the relevant EPA guidelines.</li> <li>Where applicable, outline the proposed management and mitigation measures that would be implemented to reduce any air quality impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Air Quality Assessment</li> </ul>
<p><b>14. Ground and Water Conditions</b></p> <ul style="list-style-type: none"> <li>Where applicable, provide an assessment of the potential operational and construction impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>Where applicable, provide an assessment of the potential operational and construction impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets</li> </ul>	<ul style="list-style-type: none"> <li>Geotechnical Assessment</li> <li>Surface and Groundwater Impact Assessment</li> <li>Salinity Management Plan and/or Acid Sulfate</li> </ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

<p>and watercourses.</p> <ul style="list-style-type: none"> <li>Where applicable, provide an assessment of salinity and acid sulfate soil impacts.</li> </ul>	<p>Soils Management Plan</p>
<p><b>15. Stormwater and Wastewater</b></p> <ul style="list-style-type: none"> <li>Where applicable, provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> <li>is prepared in consultation with council and any other relevant drainage or water authority.</li> <li>details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and the nominated discharge points.</li> <li>demonstrates compliance with council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties, including during construction.</li> </ul> </li> <li>Provide a stormwater concept plan prepared in consultation with, and compliant with the relevant standards of, the local council or other drainage or water authority.</li> </ul>	<ul style="list-style-type: none"> <li>Integrated Water Management Plan</li> </ul>
<p><b>16. 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> and City of Sydney Interim Floodplain Management Policy</li> <li>Where applicable, 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>	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>
<p><b>17. 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</li> </ul>	<ul style="list-style-type: none"> <li>Preliminary Hazard Analysis</li> </ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

<p>hazard analysis.</p>	
<p><b>18. 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>	<ul style="list-style-type: none"> <li>Preliminary Site Investigation</li> </ul> <p>If required:</p> <ul style="list-style-type: none"> <li>Detailed Site Investigation</li> <li>Remedial Action Plan</li> <li>Preliminary Long-term Environmental Management Plan</li> </ul>
<p><b>19. Waste Management and Servicing</b></p> <ul style="list-style-type: none"> <li>Where applicable, identify, quantify and classify the likely waste streams to be generated during construction and operation.</li> <li>Where applicable, provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>Where applicable, 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>	<ul style="list-style-type: none"> <li>Waste Management Plan</li> <li>Hazardous Material Survey</li> </ul>
<p><b>20. Aboriginal Cultural Heritage</b></p> <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>	<ul style="list-style-type: none"> <li>Aboriginal Cultural Heritage Assessment Report</li> </ul>
<p><b>21. Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>Where there is potential for direct or indirect impacts on the heritage significance of items 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>	<ul style="list-style-type: none"> <li>Statement of Heritage Impact</li> <li>Archaeological Assessment</li> <li>Conservation</li> </ul>



# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

	Management Plan
<p><b>22. Social Impact</b></p> <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>	<ul style="list-style-type: none"> <li>• Social Impact Assessment</li> </ul>
<p><b>23. Infrastructure Requirements and Utilities</b></p> <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, including the Inner West Light Rail.</li> <li>○ assess the impact on and detail any measures to protect Sydney Water stormwater assess which traverse the site.</li> <li>○ identify any infrastructure upgrades, including for the Inner West Light Rail, 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>	<ul style="list-style-type: none"> <li>• Infrastructure Delivery, Management and Staging Plan</li> </ul>
<p><b>24. Construction and Operation Staging</b></p> <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>	<ul style="list-style-type: none"> <li>• Address in EIS</li> </ul>
<p><b>25. Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>• Address the requirements of any relevant contribution plan(s), existing 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>• Any draft planning agreement must be prepared in accordance with the Planning Agreements Practice Note, February 2021.</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,</li> </ul>	<ul style="list-style-type: none"> <li>• Address in EIS</li> </ul>

# Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

are to be provided.

## 26. Engagement

- Detail engagement undertaken and demonstrate how it was consistent with the *Undertaking Engagement Guidelines for State Significant Projects*.
- Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:
  - the relevant Department assessment team
  - any relevant local councils
  - any relevant agencies
  - local Aboriginal groups
  - the community
  - if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.

- Engagement Report