

Planning Secretary's Environmental Assessment Requirements



Project specific for key sites and identified precincts

Development details

Application number	SSD-39587022
Project name	Central Barangaroo Early Works
Location	Lot 52 of DP 1213772 within City of Sydney
Applicant	Aqualand B Development Holding Pty Ltd
Date first issued	14 April 2022
Date of expiry	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 sections 190 and 192 of the *Environmental Planning and Assessment Regulation 2021* (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>1. Statutory Context</p> <p>The EIS must:</p> <ul style="list-style-type: none">• address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.• identify compliance with applicable development standards and provide a detailed justification for any non-compliances.• 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 insufficiently related to the component that is SSD.• address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.• comply with these SEARs.	<ul style="list-style-type: none">• Address in EIS

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<p>2. Consistency with the Concept Approval</p> <p>The EIS must demonstrate the proposal complies with the terms of approval and all relevant Future Environmental Assessment Requirements (FEARs) of the Concept Approval and is in accordance with the approved plans.</p>	<ul style="list-style-type: none"> • Address in EIS
<p>3. Capital Investment Value and Employment</p> <p>The EIS must:</p> <ul style="list-style-type: none"> • provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. • 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. 	<ul style="list-style-type: none"> • Cost Summary Report
<p>4. Traffic, Transport and Accessibility</p> <p>The EIS must include:</p> <ul style="list-style-type: none"> • 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. • a Construction Pedestrian and Traffic Management Plan that includes: <ul style="list-style-type: none"> ○ an assessment of cumulative impacts associated with other construction activities (if any). ○ details of the predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area and measures to prevent queuing. ○ an assessment of road safety at key intersections and locations and measures to manage conflicts between construction vehicles, existing traffic, public transport, pedestrians and cyclists. ○ details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process. ○ details of anticipated peak hour and daily construction vehicle movements to and from the site. ○ details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site. ○ details of temporary cycling and pedestrian access during construction. ○ emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times). ○ measures to reduce reliance on private vehicle travel for construction workers. ○ management and mitigation measures to address, and ensure the safety of 	<ul style="list-style-type: none"> • Traffic Statement • Construction Pedestrian and Traffic Management Plan

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<p>existing traffic, public transport, pedestrians and cyclists.</p>	
<p>5. Noise and Vibration</p> <p>The EIS must include a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</p>	<ul style="list-style-type: none"> • Noise and Vibration Impact Assessment
<p>6. 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>	<ul style="list-style-type: none"> • Air Quality Impact Assessment
<p>7. Ground conditions</p> <p>The EIS must assess any geotechnical and acid sulphate soil impacts and sediment and erosion controls.</p>	<ul style="list-style-type: none"> • Geotechnical Assessment • Salinity Management Plan and/or Acid Sulfate Soils Management Plan
<p>8. Flooding</p> <p>The EIS must include a flood impact assessment, which:</p> <ul style="list-style-type: none"> • identifies any flood prone land, flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSWFloodplain Development Manual</i>. • assesses and models the impacts of the development, including any changes to flood behaviour and risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	<ul style="list-style-type: none"> • Flood Risk Assessment
<p>9. 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 in consultation with Council and any other relevant drainage or water authority. • 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 point(s). • demonstrates compliance with relevant provisions of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and Council or other drainage authority requirements and avoids adverse impacts on any downstream 	<ul style="list-style-type: none"> • Integrated Water Management Plan • Groundwater Assessment (if required)

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<p>properties, watercourses, riparian land, maritime waters and groundwater dependent ecosystems.</p> <ul style="list-style-type: none"> 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. 	
<p>10. Contamination and Remediation</p> <ul style="list-style-type: none"> The EIS must include a detailed site 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 (Resilience and Hazards) 2021 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, peer reviewed by an NSW accredited Site Auditor. 	<ul style="list-style-type: none"> Preliminary Site Investigation <p>If required:</p> <ul style="list-style-type: none"> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
<p>11. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report
<p>12. Environmental Heritage</p> <ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact (SoHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009), which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	<ul style="list-style-type: none"> Statement of Heritage Impact Archaeological Assessment
<p>13. Biodiversity</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Biodiversity Development Assessment Report unless waived
<p>14. Waste Management</p> <p>The EIS must:</p> <ul style="list-style-type: none"> identify, quantify and classify the likely waste streams to be generated during 	<ul style="list-style-type: none"> Waste Management Plan Hazardous

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<p>construction and operation.</p> <ul style="list-style-type: none"> provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. identify appropriate servicing arrangements for the site. address the City of Sydney's Guidelines for Waste Management In New Developments 2018. 	<p>Material Survey (if required)</p>
<p>15. Infrastructure and Utilities</p> <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> Provide a report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines and/or Sydney Metro At Grade and Elevated Sections Corridor Protection Guidelines. assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. 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. 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. provide a Specialist Engineering Assessment, in accordance with Sydney Water's Procedure of Specialist Engineering Assessment on sewage pumping station SPS1129. 	<ul style="list-style-type: none"> Infrastructure Delivery, Management and Staging Plan Specialist Engineering Assessment for SPS1129
<p>16. Temporary Structures</p> <ul style="list-style-type: none"> Detail the proposed temporary structures on site, including sheds, compounds, hoardings and identify possible visual and amenity impacts. Detail measures to mitigate the impacts of the temporary structures on roads, streets and public domain areas. 	<ul style="list-style-type: none"> Address in EIS
<p>17. Construction Staging</p> <ul style="list-style-type: none"> The EIS must detail the proposed construction timeframe and staging, including how the works proposed as part of this application relate to future applications. 	<ul style="list-style-type: none"> Address in EIS
<p>18. Public Domain</p> <p>The EIS must:</p> <ul style="list-style-type: none"> detail the extent of any affected public domain areas on and surrounding the site (stormwater and civil infrastructure, services alignment, footway, street lighting, furniture, street trees) for the duration of the works, including any phasing of works, vehicle and construction crossings, storage areas. detail measures to make good any affected areas should works be halted for significant periods detail any changes required to existing pedestrian, cycle and vehicle networks and wayfinding measures to be installed. 	<ul style="list-style-type: none"> Address in EIS

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19. 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 council.
 - any relevant agencies
 - 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