

# Appendix A

## Secretary's Environmental Assessment Requirements Table (Architectus)



# Acknowledgement of Country

Architectus acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation as the Traditional Custodians of the lands on which we live and work.

We pay our respects to Elders, past and present and emerging.

Architectus is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters, and seas and their rich contribution to society.

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### Revision history

Issue Reference	Issue Date	Issue Status
A	07/11/2023	WIP
B	17/11/2023	Test of Adequacy
C	29/11/2023	Final Draft
D	30/11/2023	Final

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# 1. Secretary's Environmental Assessment Requirements

SEARs for the project were issued under Part 8, Division 2 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) by the NSW Department of Planning and Environment (DPE) on 11 May 2023.

**Table 1** below provides a summary of the SEARs and identifies the section of the EIS where the relevant requirement is addressed and/or the appendix reference for the specialist consultant's report associated with that requirement.

**Table 1 Secretary's Environmental Assessment Requirements**  
Source: Architectus

SEARs Item/ Description	Documentation required under SEARs	EIS/Consultant Document Reference
<b>General Requirements</b>		
<b>Key Issues</b>		
The EIS must address the following specific matters:		
<b>1. Statutory Context</b>		
<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 Chapter 2 of SEPP (Planning Systems) 2021, 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>	<ul style="list-style-type: none"> <li>- Address in EIS</li> </ul>	<ul style="list-style-type: none"> <li>- Section 4 of EIS</li> <li>- Appendix B</li> </ul>
<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 AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21-020: Calculation of Capital Investment Value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived.</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>- Quantity Surveyor Report</li> </ul>	<ul style="list-style-type: none"> <li>- Provided under separate cover</li> </ul>
<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>o design excellence in accordance with any applicable EPI provisions</li> <li>o good design in accordance with the seven objectives for good design in Better Placed.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Design Excellence Strategy (where required)</li> <li>- Competition Report (where a competitive design process has been held)</li> <li>- Design Review Report (where the project has and will be reviewed by the SDRP)</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.1 of EIS</li> <li>- Appendix B</li> <li>- Appendix J</li> </ul>
<ul style="list-style-type: none"> <li>- Demonstrate that the development will be carried out in accordance with an endorsed Design Excellence Strategy and has been reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix J</li> </ul>
<ul style="list-style-type: none"> <li>- Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) and the SDRP are to be addressed prior to lodgement.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix J</li> </ul>

#### 4. Landscape Design and Public Domain

<ul style="list-style-type: none"> <li>- Explain and illustrate the proposed landscape design including a detailed site, context, and historical analysis to justify the proposed site planning and design approach.</li> <li>- Consider how the design responds to local and strategic open space, cultural, community and recreational infrastructure needs.</li> <li>- Demonstrate how the development aligns with the Blackwattle Bay Design Guidelines.</li> <li>- Consider how the proposal responds to and integrates with the existing and future public domain network.</li> </ul>	<ul style="list-style-type: none"> <li>- Detailed features and survey plan including services, easements, existing pits, and fixtures</li> <li>- Landscape Design Report</li> <li>- Landscape Plans</li> <li>- Public domain plans</li> <li>- Arboricultural Impact Assessment</li> </ul>	<ul style="list-style-type: none"> <li>- Section 2.4 and 3 of the EIS</li> <li>- Appendix E</li> <li>- Appendix F</li> <li>- Appendix H</li> <li>- Appendix J</li> <li>- Appendix V</li> </ul>
<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> </ul>	<ul style="list-style-type: none"> <li>- Drainage design</li> <li>- Urban Canopy cover analysis plan at 5 and 10 years</li> </ul>	<ul style="list-style-type: none"> <li>- Section 3.7 and 6.3 of the EIS</li> <li>- Appendix AO</li> </ul>
<ul style="list-style-type: none"> <li>- Consider how the proposed design responds to the context, site constraints (land contamination, hydrology, flooding, wind etc) site opportunities, access and circulation, heritage, character and visual amenity, character and spatial qualities for play and recreation, streetscape and existing and future character of the locality, including the interface with the water and future development of the Blackwattle Bay Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>- Plant schedule</li> <li>- Wayfinding and interpretation strategy</li> <li>- Building Code of Australia Compliance Report</li> <li>- Accessibility Report</li> <li>- CPTED Report</li> <li>- Schedule of materials and finishes</li> <li>- Schedule of any equipment</li> <li>- Street and pedestrian lighting strategy</li> <li>- Design Safety Risk Assessment Report</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6 of the EIS</li> <li>- Appendix H</li> <li>- Appendix I</li> <li>- Appendix J</li> <li>- Appendix K</li> <li>- Appendix M</li> <li>- Appendix W</li> <li>- Appendix X</li> <li>- Appendix Y</li> <li>- Appendix Z</li> <li>- Appendix AA</li> <li>- Appendix AE</li> <li>- Appendix AF</li> <li>- Appendix AG</li> <li>- Appendix AI</li> <li>- Appendix AO</li> </ul>
<ul style="list-style-type: none"> <li>- Consider how the design responds to the canopy cover targets for public open space in the City's Greening Sydney Strategy 2021 and Urban Forest Strategy 2022.</li> </ul>		<ul style="list-style-type: none"> <li>- Section 3.7 of the EIS</li> <li>- Appendix H</li> <li>- Appendix J</li> </ul>
<ul style="list-style-type: none"> <li>- Provide plans that show:             <ul style="list-style-type: none"> <li>o the proposed site planting including the location, number and species of plantings, heights of trees at maturity using large and medium sized trees for shade, amenity and the proposed canopy coverage (as a percentage of the site area).</li> <li>o location and details of any tree pits in deep soil, structural soils, strata cells or continuous soil trenches.</li> <li>o park program, functional relationships and area requirements for active and inclusive play.</li> <li>o details of surface finishes, material selection with a focus on climate positive design, and the use of natural materials to reduce radiated heat island effects and carbon footprint.</li> <li>o details of built shade structures and UV mitigation.</li> <li>o details all structures including any street furniture, lighting, seating, boat storage and launching, play equipment, shade structures, and sculptural elements including public art, water features or other decorative features.</li> <li>o details of tree species appropriate for the site, fit for purpose and will cope with future climate and/or environmental changes, with consideration of City of Sydney's Tree Species List 2022.</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>- Section 3.7 and 3.8 of the EIS</li> <li>- Appendix H</li> <li>- Appendix J</li> <li>- Appendix AC</li> </ul>
<ul style="list-style-type: none"> <li>- Provide public domain plans if dedicating land to Council or directly interfacing with Council land with reference to the latest City of Sydney technical specifications, design codes, policies and action plans where relevant such as Sydney Streets Code 2021, Sydney Streets technical specifications, Sydney Lights: Public domain design code, Cycling Strategy and Action Plan 2018-2030, Urban Forest Canopy Plan, Inclusive and Accessible Public Domain Policy, and Public Domain Manual.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix H</li> </ul>

<ul style="list-style-type: none"> <li>- Demonstrate how the proposed development would: <ul style="list-style-type: none"> <li>o contribute to long term landscape setting in respect of the site, sense of place, quality of open space for all ages, abilities, sensory and streetscape.</li> <li>o contribute to and enhance the setting of surrounding built or planned built, streets and open spaces.</li> <li>o mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> <li>o contribute to the cultural experience of the place.</li> <li>o maximise opportunities for green and blue infrastructure, consistent with Greener Places and having regard to any climate impacts and flooding.</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>- Section 6.1 to 6.3 of the EIS</li> <li>- Appendix H</li> <li>- Appendix J</li> <li>- Appendix AF</li> <li>- Appendix AQ</li> </ul>
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**5. Built Form and Urban Design**

<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>- Detail the land use/s of any new or retained buildings including their intended operation.</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> </ul>	<ul style="list-style-type: none"> <li>- Architectural drawings</li> <li>- Design Report</li> <li>- Architectural Plans</li> <li>- Design Report</li> <li>- Building Code of Australia Compliance Report</li> <li>- Accessibility Report</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.1 of EIS</li> <li>- Appendix H</li> <li>- Appendix I</li> <li>- Appendix J</li> </ul>
<ul style="list-style-type: none"> <li>- Assess how the development complies with the relevant accessibility requirements.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix AG</li> </ul>

**6. Aboriginal Cultural Heritage**

<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 on any Aboriginal cultural heritage values on the land prepared in accordance with the relevant Heritage NSW Guidelines: <ul style="list-style-type: none"> <li>o Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)</li> <li>o Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011)</li> <li>o Code of Practice for Archaeological Investigation in NSW (DECCW 2010).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Aboriginal Cultural Heritage Assessment Report</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6 of EIS</li> <li>- Appendix Q</li> </ul>
<ul style="list-style-type: none"> <li>- Address how the development responds to the commitment and principles for action in the Connecting with Country Framework for Tjerruing Blackwattle Bay.</li> </ul>		<ul style="list-style-type: none"> <li>- Section 3.5 of EIS</li> <li>- Appendix Q</li> <li>- Appendix J</li> <li>- Appendix P</li> <li>- Appendix R</li> </ul>
<ul style="list-style-type: none"> <li>- Archaeological test excavation of any potential archaeological deposits (PAD) in the proposed impact area.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix Q</li> <li>- Appendix T</li> </ul>

**7. Environmental Heritage**

<ul style="list-style-type: none"> <li>- Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI outline the history of the development site and assess its significance using the standard heritage significance criteria, and assess the impacts of the proposal on the significance of the site and on nearby heritage items. The SOHI is to specifically address the following: <ul style="list-style-type: none"> <li>o The significance of all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, with detailed mapping of these items.</li> <li>o Assess the heritage impacts on the proposal on the significance of the site.</li> <li>o Assess the heritage impacts of the proposal on all items of heritage significance in the vicinity including visual impacts.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Statement of Heritage Impact</li> </ul>	<ul style="list-style-type: none"> <li>- Sections 2.4 and 6.5 of EIS</li> <li>- Appendix O</li> <li>- Appendix K</li> </ul>
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<ul style="list-style-type: none"> <li>○ Formulate recommendations/measures to minimise and mitigate the impact of the proposal on the heritage significance or cultural heritage values of the site and nearby heritage items.</li> <li>○ Review the heritage significance of the buildings at 1-3 Bank Street and provide design details on the retention of any significant fabric.</li> <li>○ Identify adaptive reuse principles for any buildings on the site assessed to be of sufficient cultural significance to be retained.</li> <li>○ Justify any changes to the heritage fabric or landscape elements including any options analysis.</li> <li>○ Provide detailed photomontages of the proposal and its siting within the historically significant cultural landscape including vantage points from conservation areas.</li> </ul>		
<ul style="list-style-type: none"> <li>– If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage program.</li> </ul>		<ul style="list-style-type: none"> <li>– Section 2.4 and 6.5 of EIS</li> <li>– Appendix U</li> <li>– Appendix S</li> </ul>
<ul style="list-style-type: none"> <li>– Address how the development incorporates heritage interpretation that integrates Connection with Country, built heritage and historical archaeology considerations.</li> </ul>		<ul style="list-style-type: none"> <li>– Sections 3.5, 6.1, and 6.5 of EIS</li> <li>– Appendix P</li> </ul>
<b>8. Environmental Amenity</b>		
<ul style="list-style-type: none"> <li>– Address how good internal and external environmental amenity is achieved, including access to natural daylight and pedestrian movement throughout the site and connections with the wider area.</li> <li>– Assess amenity impacts on the surrounding locality including lighting impacts, wind, noise and vibration.</li> <li>– Assess how the development complies with the relevant accessibility requirements.</li> <li>– Provide a solar access analysis of the site (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, taking into consideration surrounding future built form.</li> </ul>	<ul style="list-style-type: none"> <li>– Design Report</li> <li>– Shadow Diagrams</li> <li>– Pedestrian Wind Environment Assessment</li> </ul>	<ul style="list-style-type: none"> <li>– Section 3 of EIS</li> <li>– Section 6 of EIS</li> <li>– Appendix J</li> <li>– Appendix AG</li> <li>– Appendix AJ</li> <li>– Appendix AK</li> </ul>
<b>9. Visual Impact</b>		
<ul style="list-style-type: none"> <li>– Provide a visual analysis of the proposal from key viewpoints, including photomontages or perspectives showing the proposed 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>	<ul style="list-style-type: none"> <li>– Visual Impact Report</li> </ul>	<ul style="list-style-type: none"> <li>– Section 6.15 of EIS</li> <li>– Appendix K</li> </ul>
<b>10. Ecologically Sustainable Development (ESD)</b>		
<ul style="list-style-type: none"> <li>– Identify how ESD principles (as defined in section 193 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 (including water sensitive urban design) and material resources.</li> <li>– Demonstrate how the development will be designed and constructed to reduce overall potable water consumption and address water run off quality and volume issues from operations.</li> </ul>	<ul style="list-style-type: none"> <li>– ESD Report</li> </ul>	<ul style="list-style-type: none"> <li>– Section 6.1 of EIS</li> <li>– Appendix AQ</li> <li>– Appendix AR</li> </ul>

**11. Traffic, Transport and Accessibility**

<ul style="list-style-type: none"> <li>- Provide a transport and accessibility impact assessment, which includes:             <ul style="list-style-type: none"> <li>o 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>o details of the proposed development, including existing and proposed pedestrian, cycling, and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances)</li> <li>o 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>o 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 for both drivers and people walking and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.</li> <li>o measures to mitigate any transport-related impacts (in accordance with Transport for NSW's hierarchy of road users), 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>o 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 bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.</li> <li>o analysis of pedestrian comfort on footpaths within and immediately adjacent to the development using the Walking Space Guide.</li> <li>o demonstration of how the development will enable the cycle network set out in both the City of Sydney's Bicycle Network Plan and Blackwattle Bay precinct, particularly the foreshore path and the connection to the Glebe Island Bridge.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Transport and Accessibility Impact Assessment</li> <li>- Navigation Impact Assessment</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.6 of EIS</li> <li>- Appendix AN</li> </ul>
<ul style="list-style-type: none"> <li>- Have regard to the Blackwater Bay Navigation Impact Assessment and provide an assessment of the navigation of maritime vessels for any existing and proposed on-water structures.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix AH</li> </ul>

**12. Biodiversity**

<ul style="list-style-type: none"> <li>- Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016, Biodiversity Assessment Regulation 2017, and the Biodiversity Assessment Method 2020, 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>- The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method 2020.</li> <li>- If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</li> <li>- The BDAR must be submitted with all spatial data associated with the survey and assessment as per the Biodiversity Assessment Method.</li> <li>- The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017</li> <li>- Provide a detailed description of any works and materials to be used that will impact aquatic ecology including any dredging, piling, seawall</li> </ul>	<ul style="list-style-type: none"> <li>- Biodiversity Development Assessment Report or BDAR Waiver</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.4 of EIS</li> <li>- Appendix AP</li> <li>- Appendix AS</li> </ul>
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<p>treatments, height of the facility above the substrate and in relation to the Mean High Water Mark, type of material/s to be used and whether any reclamation is associated with the proposal.</p>		
<b>13. Noise and Vibration</b>		
<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>	<ul style="list-style-type: none"> <li>- Noise and Vibration Impact Assessment</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.8 of EIS</li> <li>- Appendix AJ</li> </ul>
<b>14. Construction Impacts</b>		
<ul style="list-style-type: none"> <li>- Provide an assessment of likely construction impacts including hours or work, noise, vibration, traffic and pedestrian, air quality, soil, water and waste management.</li> <li>- Address cumulative impacts associated with the proposal.</li> <li>- Provide a Construction Pedestrian and Traffic Management Plan that includes: <ul style="list-style-type: none"> <li>o a considered approach to route identification and scheduling of construction vehicle movements.</li> <li>o the indicative number, frequency and size of construction related vehicles (passenger, commercial and heavy vehicles, including spoil management movements).</li> <li>o construction worker parking and management.</li> <li>o the nature of existing traffic (types and number of movements) on construction access routes (including consideration of peak traffic times and sensitive road users and parking arrangements).</li> <li>o access constraints and impacts on public transport (infrastructure and services), pedestrians and cyclists.</li> <li>o the need to close, divert or otherwise reconfigure elements of the road, pedestrian and cycle network associated with construction of the project and the duration of these changes.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Preliminary Construction Environmental Management Plan including Construction Pedestrian and Traffic Management Plan</li> <li>- Construction Noise and Vibration Assessment and Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.7 of EIS</li> <li>- Section 6.8 of EIS</li> <li>- Appendix AD</li> <li>- Appendix AJ</li> <li>- Appendix AN</li> </ul>
<ul style="list-style-type: none"> <li>- Address impacts to on-street parking, loading, servicing, and drop off and pick up including to residents and businesses.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix AN</li> </ul>
<b>15. Ground and Water Conditions</b>		
<ul style="list-style-type: none"> <li>- Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity, and acid sulfate soils.</li> <li>-</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 Soils Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.9 of EIS</li> <li>- Appendix X</li> <li>- Appendix Y</li> <li>- Appendix Z</li> <li>- Appendix AA</li> <li>- Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>- The EIS must map features relevant to water and soils including acid sulfate soils, rivers, streams, wetlands, estuaries, groundwater and groundwater dependent ecosystems, and proposed intake and discharge locations.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix X</li> <li>- Appendix Y</li> <li>- Appendix Z</li> <li>- Appendix AA</li> <li>- Appendix AC</li> <li>- Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>- The EIS must describe background conditions for any water resource likely to be affected by the development, including existing surface and groundwater, hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix X</li> <li>- Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>- Provide a Surface and Groundwater Impact Assessment that: <ul style="list-style-type: none"> <li>o describes any works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>- Appendix X</li> <li>- Appendix AA</li> <li>- Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>o details of the water balance including quantity, quality and source and take for the life of the project and post closure where applicable.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix X</li> <li>- Appendix AA</li> <li>- Appendix AE</li> </ul>

<ul style="list-style-type: none"> <li>○ This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.</li> </ul>		<ul style="list-style-type: none"> <li>– Appendix X</li> <li>– Appendix AA</li> <li>– Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>○ details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the Water Management Act 2000 should be detailed by the proponent.</li> </ul>		<ul style="list-style-type: none"> <li>– Appendix X</li> <li>– Appendix AA</li> <li>– Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>– assesses potential impacts on: <ul style="list-style-type: none"> <li>○ surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>○ groundwater resources in accordance with the Groundwater Guidelines.</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>– Appendix X</li> <li>– Appendix AA</li> <li>– Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>– identifies and assesses all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).</li> </ul>		<ul style="list-style-type: none"> <li>– Appendix AE</li> </ul>
<ul style="list-style-type: none"> <li>– mitigates the effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li> </ul>		<ul style="list-style-type: none"> <li>– Appendix AE</li> <li>– Appendix AM</li> </ul>
<ul style="list-style-type: none"> <li>– identifies the proposed monitoring of hydrological attributes.</li> </ul>		<ul style="list-style-type: none"> <li>– Appendix Y</li> <li>– Appendix AA</li> </ul>
<ul style="list-style-type: none"> <li>– Assess the impact on the Sydney Metro West substratum directly beneath the land including: <ul style="list-style-type: none"> <li>○ details of any proposed penetrative subsurface investigations (e.g. boreholes) 2m or deeper to be drilled within the first or second protection reserve</li> <li>○ consideration of the Sydney Metro Underground Corridor Protection Guidelines and Sydney Metro at Grade and Elevated Sections Guidelines.</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>– Appendix X</li> </ul>

**16. Stormwater and Wastewater**

<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 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> <li>○ identify mitigating effects of the proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li> <li>○ outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed.</li> </ul> </li> <li>– Where water and 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>	<ul style="list-style-type: none"> <li>– Integrated Water Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>– Appendix AE</li> <li>– Appendix AE</li> <li>– Appendix AE</li> <li>– Appendix AE</li> <li>– Section 6.10 of EIS</li> <li>– Appendix AC</li> <li>– Appendix AE</li> <li>– Appendix AM</li> <li>– Appendix AE</li> <li>– Appendix AC</li> <li>– Appendix AE</li> <li>– Appendix AM</li> </ul>
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**17. Flooding Risk**

<ul style="list-style-type: none"> <li>- Identify flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual. The assessment is to:             <ul style="list-style-type: none"> <li>o be prepared in consultation with council and any other relevant agency including NSW State Emergency Services.</li> <li>o detail potential clashes of new infrastructure with existing services including pipe cover, invert levels, and tidal non-return valves.</li> <li>o map flood prone land, floor planning areas below the floor planning level, hydraulic categorisation (floodways and flood storage areas), and flood hazards.</li> <li>o flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event. Sea level rise must also be considered for the 1% AEP flood event. In addition to rainfall-driven flooding, an assessment of estuarine inundation is required under future sea level rise conditions.</li> <li>o model the effect of the proposed development (including fill) on the flood behaviour including current flood behaviour for a range of design events as identified above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</li> <li>o detail the impacts of the development, including any changes to flood behaviour, including:                 <ul style="list-style-type: none"> <li>- whether there will be detrimental increases in the potential flood affectation of other properties, assets, and infrastructure.</li> <li>- consistency with council floodplain risk management plans.</li> <li>- compatibility with the flood hazard of the land.</li> <li>- compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.</li> <li>- whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.</li> <li>- whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.</li> <li>- any impacts the development may have upon existing community emergency management arrangements for flooding.</li> <li>- whether the proposal incorporates specific measures to manage risk to life from flood.</li> <li>- emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event).</li> <li>- any impacts the development may have on the social and economic costs to the community as consequence of flooding.</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Flood Impact Assessment</li> <li>- Flood Emergency Risk Assessment and Evacuation Strategy</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.10 of EIS</li> <li>- Appendix AF</li> </ul>
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**18. Waste Management and Servicing**

<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>- Include a framework for how the proposed development will incorporate circular economy and zero waste principles advocated for in the NSW Circular Economy Policy Statement into the design, construction and operation of the development.</li> <li>- Identify appropriate servicing arrangements for the site showing storage areas away from public access for waste and recyclables during demolition and construction.</li> </ul>	<ul style="list-style-type: none"> <li>- Construction and Operational Waste Management Plan</li> <li>- Hazardous Material Survey (if required)</li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.15 of EIS</li> <li>- Appendix AL</li> </ul>
<ul style="list-style-type: none"> <li>- If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</li> </ul>		<ul style="list-style-type: none"> <li>- Appendix AV</li> </ul>

**19. Contamination**

<ul style="list-style-type: none"> <li>- <i>In accordance with SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</i></li> </ul>	<ul style="list-style-type: none"> <li>- <i>Detailed Site Investigation</i></li> <li>- <i>Remedial Action Plan (as required)</i></li> <li>- <i>Preliminary Long-term Environmental Management Plan (as required)</i></li> <li>- <i>Site audit statement</i></li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.9 AND 6.12 of EIS</li> <li>- Appendix Y</li> <li>- Appendix AA</li> <li>- Appendix AB</li> </ul>
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**20. Social Impact**

<ul style="list-style-type: none"> <li>- <i>Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.</i></li> </ul>	<ul style="list-style-type: none"> <li>- <i>Social Impact Assessment</i></li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.12 of EIS</li> <li>- Appendix V</li> </ul>
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**21. Infrastructure Requirements and Utilities**

<ul style="list-style-type: none"> <li>- <i>In consultation with relevant service providers:</i> <ul style="list-style-type: none"> <li>o <i>assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</i></li> <li>o <i>identify any infrastructure 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.</i></li> <li>o <i>provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- <i>Infrastructure Delivery, Management and Staging Plan</i></li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.15 of EIS</li> <li>- Appendix AM</li> </ul>
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**22. Construction and Operation Staging**

<ul style="list-style-type: none"> <li>- <i>If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</i></li> </ul>	<ul style="list-style-type: none"> <li>- <i>Address in EIS</i></li> </ul>	<ul style="list-style-type: none"> <li>- Section 3.12 of EIS</li> <li>- Appendix AD</li> </ul>
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**23. Contributions and Public Benefit**

<ul style="list-style-type: none"> <li>- <i>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.</i></li> <li>- <i>Any draft planning agreement must be prepared in accordance with the Planning Agreements Practice Note, February 2021.</i></li> <li>- <i>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.</i></li> </ul>	<ul style="list-style-type: none"> <li>- <i>Address in EIS</i></li> </ul>	<ul style="list-style-type: none"> <li>- Section 6.14 of EIS</li> <li>- Appendix B</li> </ul>
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**24. Engagement**

<ul style="list-style-type: none"> <li>- <i>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:</i> <ul style="list-style-type: none"> <li>o <i>the relevant Department assessment team.</i></li> <li>o <i>any relevant local councils.</i></li> <li>o <i>any relevant agencies.</i></li> <li>o <i>the community.</i></li> <li>o <i>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.</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- <i>Engagement Report</i></li> </ul>	<ul style="list-style-type: none"> <li>- Section 5 of EIS</li> <li>- Appendix D</li> <li>- Appendix AT</li> <li>- Appendix AU</li> <li>- Appendix AW</li> </ul>
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