



APPENDIX A

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
GENERAL REQUIREMENTS	
<p>The EIS must include:</p> <p>A clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development (including the capacity and operating hours associated with the standalone office space, auditorium, function centre and café)</p> <p>Consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2)</p> <p>A detailed assessment of the key issues specified below, including:</p> <ul style="list-style-type: none"> ▪ a description of the existing environment, using sufficient baseline data ▪ an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes ▪ a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. 	Addressed throughout EIS
<p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> ▪ high quality files of maps and figures of the subject site and proposal. 	Addressed throughout EIS
<ul style="list-style-type: none"> ▪ A report providing a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the Regulation) of the proposal. The CIV report must: 	Appendix G

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Be prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor ▪ Include details of all assumptions and components from which the CIV calculation is derived ▪ Include certification from the Quantity Surveyor that the report has been prepared having regard to the Department’s Planning Circular PS 21-020 ‘Calculation of capital investment value’ and all components costed are consistent with the project description and all proposed works for which consent is being sought as described in the EIS. 	
KEY ISSUES	
<p>Statutory and strategic context</p> <p>Detailed justification that the proposed land uses are permissible with consent</p> <p>A detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site</p> <p>Demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to:</p> <ul style="list-style-type: none"> ▪ <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> ▪ <i>State Environmental Planning Policy (Industry and Employment) 2021</i> ▪ <i>State Environmental Planning Policy (Planning Systems) 2021</i> ▪ <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> ▪ <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> ▪ <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> ▪ <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> ▪ <i>Our Greater Sydney 2056: North District Plan</i> 	<p>Section 1.5,</p> <p>Section 4</p> <p>Appendix B</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ <i>Macquarie Park Innovation Precinct Place Strategy</i> ▪ <i>Future Transport Strategy 2056.</i> 	
<p>Suitability of the Site – including:</p> <p>A detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints (including interaction with the Sydney Metro and other public transport infrastructure).</p>	Section 7.6
<p>Community and Stakeholder Engagement</p> <p>A community and stakeholder engagement strategy consistent with the Department’s Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to):</p> <ul style="list-style-type: none"> ▪ details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development ▪ details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 	Section 5 Appendix D Appendix HH
<p>Built Form and Urban Design – including a design report that:</p> <ul style="list-style-type: none"> ▪ Identify design options considered during the iterative process and demonstrate the proposed development has been optimised to provide an integrated landscape design and to minimise amenity impacts by having regard to the relevant evaluation criteria in Better Placed (Government Architect NSW, 2017) ▪ Explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach ▪ Demonstrates 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 ▪ Demonstrates how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services 	Section 3 Appendix E Appendix F

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Demonstrates how the development will achieve good design in accordance with the seven objectives for good design in Better Placed (Government Architect NSW, 2017) ▪ Assesses how the development complies with the relevant accessibility requirements. 	
<p>Trees and Landscaping – including a Landscape Plan that:</p> <ul style="list-style-type: none"> ▪ Identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been explored and/or informs the plan ▪ Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area) ▪ Demonstrates how the proposed development would: <ul style="list-style-type: none"> a. contribute to long term landscape setting in respect of the site and streetscape b. mitigate the urban heat island effect and ensure appropriate comfort levels onsite c. contribute to the objective of increased urban tree canopy cover d. maximise opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020) and having regard to any bush fire risk. 	<p>Section 6.1</p> <p>Appendix J</p> <p>Appendix K</p> <p>Appendix CC</p>
<p>Visual Impact – including:</p> <p>A visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including:</p> <ul style="list-style-type: none"> ▪ Details of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> a. nearby public and private receivers (including the Ryde Hunters Hill District Hockey Club, nearby commercial properties, Courtyard by Marriot, Gondon Macquarie and Lachlan’s Square Village) b. significant vantage points in the broader public domain (residential streets in North Ryde such as Lorna Avenue, Napier Crescent, Larkard Street and Paul Street) 	<p>Section 6.1</p> <p>Appendix L</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks ▪ An assessment of the potential visual impacts of the project on the amenity of the surrounding area. 	
<p>Back-up Power System – including:</p> <p>Detailed justification for the chosen back-up power system, including:</p> <ul style="list-style-type: none"> ▪ a comprehensive assessment of alternative commercially available technologies (e.g. solar power/large-scale batteries, hydrogen cells, etc) ▪ demonstration of a commitment to continual improvement with respect to the design of the back-up power system and its associated emissions <p>A detailed overview of the proposed back-up generator system (if chosen), including:</p> <ul style="list-style-type: none"> ▪ number and individual capacity of each generator (in terms of megawatts and megajoules per second) ▪ maximum operating time during a power outage event ▪ testing procedure (including whether testing will be carried out individually or in clusters), frequency and duration (including confirmation and, if necessary, justification of the need to test during the evening or night-time period). 	<p>Section 3</p> <p>Appendix Z</p>
<p>Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:</p> <ul style="list-style-type: none"> ▪ The identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment ▪ Details of noise monitoring survey, background noise levels and amenity noise levels at the most-affected residential receivers ▪ Details of benchmark specification for plant and equipment, noise source inventory and ‘worst case’ noise emission scenarios (including testing of any back-up power system) 	<p>Section 6.1</p> <p>Appendix P</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area ▪ Details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of mitigation these measures and details of any proposed compliance monitoring programs. 	
<p>Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:</p> <ul style="list-style-type: none"> ▪ Details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access / haul routes, breakdown of traffic generation for the different uses on the site, vehicle type and transportation mode (light and heavy vehicles, public transport, pedestrian and cycle trips) ▪ An assessment of: <ul style="list-style-type: none"> a. The predicted impacts of this traffic on the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections, using a calibrated SIDRA (or similar) traffic model b. The adequacy of existing public and active transport or any future transport infrastructure within the vicinity of the site to accommodate the likely future demand of the proposed development c. Road and pedestrian safety adjacent to the proposed development ▪ Plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network ▪ Details and plans of the proposed internal road network, emergency access, loading docks, pedestrian and cycling facilities and on-site parking (including a detailed breakdown for all uses on the site) in accordance with the relevant Australian Standards ▪ Details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site ▪ Details of operational measures to integrate the development with the existing/future public transport network 	<p>Section 6.1</p> <p>Appendix M</p> <p>Appendix EE</p> <p>Appendix FF</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Details of road upgrades, infrastructure works or new roads or access points required for the development if necessary. 	
<p>Air Quality – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines. The assessment must address construction works and include modelling of emissions and air pollutants from predicted operations (including testing of the back-up power system) and a peak emission and air pollutant scenario, and outline the proposed mitigation, management and monitoring measures that would be implemented.</p>	<p>Section 6.1 Appendix O</p>
<p>Hazards and Risk – including:</p> <ul style="list-style-type: none"> ▪ Details regarding the location and number of any back-up generators, back-up fuel storage tanks and lithium-ion or other battery chemistries (with details of peak discharge rate in MW) to be installed to service the development ▪ A preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development ▪ A Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous” ▪ Demonstration that the relevant aspects of the <i>FM Global Property Loss Prevention Data Sheet 5-32 – Data Centres and Related Facilities</i> have been considered and could be implemented as part of the development ▪ Demonstration that the development would comply with the relevant aspects of the following standards: <ul style="list-style-type: none"> a. AS/NZS 4681 – Storage and handling of Class 9 (miscellaneous) dangerous goods and articles b. AS IEC 62619 – Secondary cells and batteries containing alkaline or other nonacid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications c. AS 1940 – Storage and handling of flammable and combustible liquids. 	<p>Section 6.1 Appendix S Appendix T</p>
<p>Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes:</p>	<p>Section 6.1</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ An assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site ▪ A detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s ▪ Details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water ▪ A description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development ▪ Identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. 	Appendix T
<p>Water Management – an integrated water management strategy, including:</p> <ul style="list-style-type: none"> ▪ A surface and groundwater water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses, riparian areas, key fish habitat and recreational fishing, groundwater, and groundwater-dependent communities nearby ▪ A detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements ▪ Details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water ▪ An assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby ▪ Description of the measures to minimise water use ▪ Characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria using a MUSIC water quality model 	Section 6.2 Appendix R Appendix U Appendix Q

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Details of any surface or groundwater mitigation, management and monitoring activities and methodologies 	
<p>Flooding – a flood risk assessment, that includes a detailed flooding assessment that satisfies the objectives and any relevant provisions of the NSW Floodplain Development Manual (2023).</p>	<p>Section 6.2 Appendix Q</p>
<p>Soils – an assessment of potential impacts on soil resources and riparian land on and near the site, including:</p> <ul style="list-style-type: none"> ▪ Impacts on soil erosion, salinity and acid sulfate soils ▪ Details of earthworks, including cut and fill volumes ▪ Description of the proposed erosion and sediment controls during construction 	<p>Section 6.2 Appendix AA Appendix U</p>
<p>Contamination – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:</p> <ul style="list-style-type: none"> ▪ Characterisation of the nature and extent of any contamination on the site and surrounding area ▪ A Remedial Action Plan, where required ▪ Demonstration that the site is suitable (or will be suitable, after remediation) for the development 	<p>Section 6.2 Appendix V</p>
<p>Ecologically Sustainable Development – including: –</p> <ul style="list-style-type: none"> ▪ A description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development ▪ Demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards ▪ Demonstration of 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. ▪ If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies, include: <ul style="list-style-type: none"> a. demonstration of how the development has been designed to address the provisions set out in Chapter 3.2(1) 	<p>Section 6.2 Appendix N Appendix GG</p>

Item / Description	Document Reference
<p>b. provision of a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35B of the EP&A Regulation.</p>	
<p>Bush Fire Risk – if the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.</p>	N/A
<p>Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:</p> <ul style="list-style-type: none"> ▪ Identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site. ▪ Provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) ▪ Include results of a surface survey and any test excavations and an unexpected finds protocol. 	<p>Section 6.1 Appendix W</p>
<p>Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.</p>	<p>Section 6.2 Appendix X</p>
<p>Biodiversity – an assessment of the proposal’s biodiversity impacts in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</p>	<p>Section 4 Section 6.2.4</p>
<p>Waste – including:</p> <ul style="list-style-type: none"> ▪ Details of the quantities and classification of all waste streams to be generated on site during the development ▪ Details of waste storage, handling and disposal during the development 	<p>Section 6.2 Appendix BB</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste and Sustainable Materials Strategy 2041. 	
<p>Social – including a social impact assessment in accordance with the Department’s Social Impact Assessment Guidelines for State Significant Projects.</p>	<p>Section 6.2 Appendix Y</p>
<p>Economic – including an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</p>	<p>Section 6.2</p>
<p>Planning Agreement/Development Contributions – demonstration that satisfactory arrangements have been or would be made to provide or contribute to local contributions.</p>	<p>Section 6.2</p>
<p>PLANS AND DOCUMENTS</p>	
<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following:</p> <p>high quality files of maps and figures of the subject site and proposal.</p>	<p>Throughout the EIS</p>
<p>CONSULTATION</p>	
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> ▪ City of Ryde Council ▪ Department of Planning and Environment, specifically the Environment and Heritage Group, Water Group and Environment Protection Authority ▪ Transport for NSW ▪ Sydney Metro 	<p>Section 5 Appendix D Appendix HH</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ Fire & Rescue NSW ▪ Sydney Water ▪ Metropolitan Local Aboriginal Land Council ▪ surrounding local landowners, businesses and stakeholders ▪ local and regional community and environmental groups ▪ any other public transport, utilities or community service providers <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	
FURTHER CONSULTATION AFTER 2 YEARS	
SEARs will expire two years after the date of issue (or the date they were last modified).	Noted
REFERENCES	
The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.	Noted