



Planning & Environment

Contact: Andrew Hartcher
Phone: 02 9228 6503
Fax: 02 9228 6540
Email: andrew.hartcher@planning.nsw.gov.au

Mr Stewart Verity
General Manager – Planning & Urban Design
Lend Lease (Millers Point) Pty Limited
Locked Bag 1
MILLERS POINT NSW 2000

Our ref: SSD 6533 - 2014

Dear Mr Verity

SEARs for Remediation works including land within Block 5 and the EPA Declaration Area, Barangaroo Central (SSD 6533)

Please find attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for remediation works including land within Block 5 and the EPA Declaration Area at Barangaroo Central

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information (Attachment 1). Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

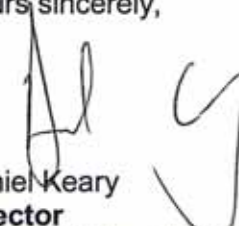
Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Your contact officer, Andrew Hartcher, can be contacted on 02 9228 6503 or at andrew.hartcher@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,


Daniel Keary
Director

Industry, Key Sites and Social Projects
as the Secretary's nominee

13/6/14

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6533 - 2014
Proposal Name	Remediation works at Barangaroo Central including land within Block 5 and the NSW EPA Remediation Declaration Area
Location	Barangaroo Central
Applicant	Lend Lease (Millers Point) Pty Limited
Date of Issue	13 June 2014
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Adequate baseline data. • Consideration of potential cumulative impacts due to other development in the vicinity. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • A detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • Certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies and Guidelines • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: ◦ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ◦ <i>State Environmental Planning Policy (Major Development) 2005</i>; ◦ <i>State Environmental Planning Policy No 55 – Remediation of Land</i>; and ◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>. • Address the relevant provisions, goals and strategic objectives in the following: ◦ <i>NSW 2012</i>; ◦ <i>Draft Metropolitan Plan for Sydney 2031</i>; ◦ <i>Draft Sydney Sub-Regional Strategy NSW</i>;

- *Barangaroo Integrated Transport Plan*; and
- *Sydney City Centre Access Strategy*.

2. Barangaroo Concept Plan

- Demonstrate consistency with the terms of approval of Concept Plan MP06_0162 (as modified).

3. Remediation and contamination

- The Environmental Impact Statement must include a Remedial Action Plan (RAP). The RAP must be accompanied by a Site Audit Statement from an Environment Protection Authority (EPA) accredited site auditor and prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.
- The EIS must provide detailed justification for the preferred treatment methodology (on site or off-site) of gasworks waste.

Note: The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the Department's *Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998*.

4. Waste Management

- Provide details of the quantity and type of liquid and non-liquid waste generated, handled, processed or disposed of on-site. Waste must be classified according to the EPA's *Waste Classification Guidelines 2008*.
- Provide details of the quantity, type and specifications for all output products proposed to be produced. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply.
- Provide details of intended (or potential) end uses for output products and the relevant product standards used against which those products would be assessed.
- Provide details of the layout, the treatment process and the environmental controls of the proposal.
- Provide details of liquid waste and non-liquid waste management, including:
 - the transportation, assessment and handling of waste arriving at or generated at the site;
 - any stockpiling of wastes or recovered materials at the site;
 - any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
 - the method for disposing of all wastes or recovered materials;
 - the emissions arising from the handling, storage, processing and reprocessing of waste; and
 - the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal (if applicable) with particular attention to:
 - the quantity of spoil material likely to be generated;
 - proposed strategies for the tracking, handling, stockpiling, reuse/recycling and disposal of spoil;
 - proposed strategies for confirming that waste treatment and/or disposal facilities can lawfully accept waste generated by the proposed development and have received the waste once transported off-site;
 - the need to maximise reuse of spoil material in the construction industry;
 - identification of the history of spoil material and whether there is any

	likelihood of contaminated material, and if so, measures for the management of any contaminated material; and - o designation of transportation routes for transport of spoil. • Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of, in addition to the requirements for liquid and non-liquid wastes. • Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage 5. Soil and Water • Assess impacts on water quality of Sydney Harbour and surface and groundwater hydrology and quality including proposed management, mitigation and monitoring measures; • Details of water supply including consideration of alternative water supply arrangements and water conservation measures; and • Erosion, sediment and stormwater management and controls during construction and remediation. 6. Heath Impacts • Assess the impacts on health (including extraction of sediments, off-site transport and treatment as well as disposal of sediments), during and following remediation, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects. 7. Earthworks • Provide a detailed survey showing existing and proposed levels and proposed quantities of cut and fill necessary for the proposed works. • Details of the fill, including types and materials and their source. • Details of the location for the disposal of excess cut and the methodology of transportation to this location. 8. Air and Odour • The application must include an Air Quality Impact Assessment (AQIA) prepared in accordance with the EPA's <i>Approved Methods for the Medalling and Assessment of Air Pollutants in New South Wales 2005</i>. The AQIA shall include: - o the identification of the pollutants of concern, including individual toxic air pollutants, dust and odours; - o the identification and assessment of all relevant fugitive and point source emissions, including cumulative impacts of the operation of the plant in relation to other construction activities; - o appropriate coverage of all aspects of the remediation, including excavation, storage, transport and treatment of contaminated material; - o proposed air quality management and monitoring procedures during remediation, excavation, treatment, off-site transport and construction; and - o consideration of the requirements of the <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i>. 9. Noise • The application must include an assessment of noise and vibration impacts, including construction, operation, traffic and cumulative noise. The assessment must also outline proposed noise mitigation and monitoring procedures.
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	10. Traffic - The EIS must include a Traffic Impact Assessment (TIA) that evaluates: - daily and peak traffic movements likely to be generated by the project; - cumulative impacts associated with other construction activities on the Barangaroo site; - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; - details of arrangements for interim cycling and pedestrian access during construction; and - details of any proposed transportation of materials via the Harbour and proposed locations for handling materials. 11. Heritage - Undertake an assessment of the likely impacts of the works on any heritage or archaeological items and proposed mitigation and conservation measures 12. Visual impacts - Identify and assess the visual impacts of the proposal. 13. Staging - Provide an outline on the staging of the works. 14. Infrastructure Provision - Detail measures to mitigate the impacts of the works on any infrastructure items, including proposed relocation. 15. Ecologically Sustainable Development (ESD) - Identify how the development will incorporate ESD principles in the design and construction phases of the development.
Consultation	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. In particular you must consult with: - City of Sydney Council; - Transport for NSW; - Environment Protection Authority; - Sydney Water Corporation; and - Ausgrid. 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.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.

Policies & Guidelines

Aspect	Policy /Guideline/Plan
Air Quality & Health	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (OEH) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (OEH) Protection of the Environment operation (Clear Air) Regulation Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council) Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006
Water	Managing Urban Stormwater: Treatment Techniques (OEH) Managing Urban Stormwater: Source Control (OEH) Managing Urban Stormwater: Erosion and Sediment Control and Managing Urban Stormwater: Harvesting and Reuse (OEH) Managing Urban Stormwater: Soils & Construction (Landcom) Australia Runoff Quality 2004 (Engineers Australia) Water Sensitive Urban Design Engineering Procedures: Stormwater 2005 (Melbourne Water) Water Sensitive Urban Design: Basic Procedures for 'Source Control' of Stormwater – A Handbook for Australian Practice 2007 (Engineers Australia) Technical Guidelines: Bunding & Spill Management (OEH) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)
Noise	NSW Industrial Noise Policy 2000 (EPA) NSW Industrial Noise Policy – application notes 2013 (EPA) NSW Road Noise Policy 2001 (DECCW) NSW Road Noise Policy – application notes 2013 (EPA) Assessing Vibration: A Technical Guideline 2006 (DEC) Interim Construction Noise Guideline 2009 (DECC)
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines 2008 (OEH)
Transport	Guide to Traffic Generating Development (RMS) Guide to Road Design (AUSTROADS) Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

Contamination

State Environmental Planning Policy (Remediation of Land) No.55

Managing Land Contamination, Planning Guidelines, SEPP 55 –
Remediation of Land 1998 (DP&I)

Guidelines for Consultants on Reporting on Contaminated Sites (1997)
(EPA)

Contaminated Land Management Act 1997

National Environment Protection (Assessment of Site Contamination)
Measure 1999

Environment Protection Licence No. 13336

Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations of the promenade and parkland, including all temporary and permanent structures; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 13 hard copies and 13 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

Attachment 1 – Government Authority Comments



ENVIRONMENT PROTECTION AUTHORITY

Your reference: SSD 6533
Our reference: EF13/5222 – SF13/5337 – DOC14/87634
Our contact: Bob Marr

Mr Cameron Sargent
Team Leader - Industry, Social Project and Key Sites
Planning & Environment
23-33 Bridge St
SYDNEY NSW 2001

Attn: Andrew Hartcher

Dear Mr Sargent

The Environment Protection Authority (EPA) refers to your letter dated 19 May 2014 seeking input to the draft Secretary's Environmental Assessment Requirements (SEARs) (formerly DGRs) prepared by your Department for remediation works including land within the EPA declaration area – Barangaroo Central (SSD6533). The EPA refers also to the appended Draft Director General's Requirements and to the supporting document titled *State Significant Development – Request for Secretary's Environmental Assessment Requirements, Remediation of part of Block 5, Barangaroo Central* prepared by JBA Urban Planning Consultants Pty Ltd for the proponents - Lend Lease (Millers Point) Pty Ltd.

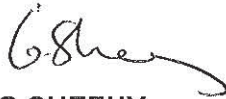
The EPA has reviewed the draft DG requirements supplied and considers that they are generally adequate to ensure that the major environmental impacts associated with this project will be identified, quantified and addressed in the Environmental Impact Statement (EIS). However, the EPA considers that certain aspects of the DG requirements need some change in emphasis and the EPA's suggested amendments (bolded text) are included in the appended document titled "Attachment A"

As you will be aware activities at the Barangaroo site are regulated by conditions attached to Environment Protection Licence number 13336 and many of the short-term environmental or amenity impacts associated with this project can be readily regulated by the EPL. Nonetheless, the proponent will need to ensure that all mitigation measures outlined in the Environmental Assessment, and required in P&E's final Approval will need to be carefully implemented to ensure compliance with the EPL (as varied) and other relevant environmental legislation. It is likely that the Licensee will need to apply to the EPA to vary EPL number 13336 to permit these works.

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If you have any queries regarding these matters please contact Bob Marr on 9995 6825.

Yours sincerely

 2/6/2014

GREG SHEEHY
Manager Sydney Industry
Environment Protection Authority

Attachment A
EPA suggested amendments to SEARS – (suggested changes in bold)

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD 6533 - 2014
Proposal Name	Remediation works at Barangaroo Central including land within the NSW EPA Remediation Declaration Area
Location	Barangaroo Central (Lot 5 in DP 876514)
Applicant	Lend Lease (Millers Point) Pty Limited
Date of Issue	May 2014
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Adequate baseline data. • Consideration of potential cumulative impacts due to other development in the vicinity. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • A detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • Certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: ◦ State Environmental Planning Policy (State and Regional Development) 2011;

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No 55 – Remediation of Land; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
- Demonstrate consistency with the terms of approval of Concept Plan MP06_0162 (as modified).
- 2. Policies and Guidelines
 - Address the relevant provisions, goals and strategic objectives in the following:
 - NSW 2012;
 - Draft Metropolitan Plan for Sydney 2031;
 - Draft Sydney Sub-Regional Strategy NSW; and
 - Barangaroo Integrated Transport Plan.
- 3. Remediation and contamination
 - The Environmental Impact Statement must include a Remedial Action Plan (RAP). The RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.
 - **The Environmental Impact Statement must provide detailed justifications why off-site treatment of gasworks waste is preferred over on-site treatment of the waste.**

Note: The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the guidelines "*Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land*" 1998

4. Waste Management

- Provide details of the quantity and type of liquid and non-liquid waste generated, handled, processed or disposed of on-site. Waste must be classified according to the **Environment Protection Authority Waste Classification Guidelines 2008**.
- Provide details of the quantity, type and specifications for all output products proposed to be produced. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply.
- Provide details of intended (or potential) end uses for output products and the relevant product standards used against which those products would be assessed.
- Provide details of the layout, the treatment process and the environmental controls of the proposal.
- Provide details of liquid waste and non-liquid waste management, including:
 - the transportation, assessment and handling of waste arriving at or generated at the site;
 - any stockpiling of wastes or recovered materials at the site;
 - any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
 - the method for disposing of all wastes or recovered materials;
 - the emissions arising from the handling, storage, processing and reprocessing of waste; and
 - the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal (if applicable) with particular attention to:

- the quantity of spoil material likely to be generated;
 - proposed strategies for the **tracking**, handling, stockpiling, reuse/recycling and disposal of spoil;
 - **proposed strategies for checking that the waste facility is lawful and can lawfully receive the class of waste disposed;**
 - **proposed strategies for checking that the lawful waste facility has received the waste generated from the site;**
 - the need to maximise reuse of spoil material in the construction industry;
 - identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material; and
 - designation of transportation routes for transport of spoil.
- Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of, in addition to the requirements for liquid and non-liquid wastes.
 - Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage
5. Soil and Water
- Assess impacts on water quality of Sydney Harbour and proposed management, mitigation and monitoring measures.
 - Erosion and sediment controls during remediation.
 - Details of water quality monitoring program for Sydney Harbour, with a focus on **turbidity and** key contaminants.
 - Assess the impacts of the proposal on surface and groundwater hydrology and quality.
 - Assess the potential impacts on marine vegetation and aquatic ecology, with the works to be designed so that the area and quality of riparian and aquatic habitat types is improved and any further impact on the aquatic environment is minimised.
 - Management measures for any barging of contaminated material.
 - Stormwater management during construction.
 - Assess impacts on estuarine circulation, estuarine water quality and aquatic ecology (including impacts on aquatic vegetation from direct smothering and any changes that may result from altered hydrological regimes of surrounding waters and bays).
 - Assess the potential impacts on aquatic habitat from altered hydrological regimes, contaminated sediments and potential acid sulphate soils from dredging activities whilst constructing the coves and connecting canal.
 - The discharge of stormwater or other water should be assessed by comparison to the relevant water quality objectives and environmental values for Sydney Harbour estuarine waters
6. Health Impacts
- Assess the impacts on health (including extraction of sediments, off-site transport and treatment as well as disposal of sediments), during and following remediation, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects.
7. Earthworks
- Provide a detailed survey showing existing and proposed levels and proposed quantities of cut and fill necessary for the proposed works.
- Details of the fill, including types and materials and their source.
- Details of the location for the disposal of excess cut and the methodology of transportation to this location.

8. Air and Odour

As the presence of high concentrations of odorous contaminants such as polycyclic aromatic hydrocarbons (PAHs)/tars has been confirmed on this site, particular attention will be required for management of odours and human health risk during the excavation on site, the on site management of excavated materials and the off-site transport of such highly odorous materials. The Environmental Assessment must include an Air Quality Impact Assessment that is prepared strictly in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005.

The Air Quality Impact Assessment must also make appropriate reference to the Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006 and Management of Odour from Stationary Sources in NSW: Technical Notes 2006.

The key air quality issues for the proposal will depend on the methods used to manage and remediate the contaminated material. Potential matters that must be covered in the Air Quality Impact Assessment include, where applicable:

- **The identification of the pollutants of concern, including individual toxic air pollutants, dust and odours;**
- **The identification and assessment of all relevant fugitive and point source emissions;**
- **Appropriate coverage of all aspects of the remediation, including the excavation, storage, transport and treatment of contaminated material; and**
- **Proposed air quality management and monitoring procedures during remediation excavation, remediation, treatment, off-site transport and construction.**
- **The Air Quality Impact Assessment must consider the requirements of the Protection of the Environment Operations (Clean Air) Regulation 2010.**

9. Noise

The application must include an assessment of noise and vibration impacts, including construction, operation, traffic and cumulative noise. The assessment must also outline proposed noise mitigation and monitoring procedures.

10. Traffic

- The EIS must include a Traffic Impact Assessment (TIA) that evaluates:
 - daily and peak traffic movements likely to be generated by the project;
 - cumulative impacts associated with other construction activities on the Barangaroo site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; and
 - details of any proposed transportation of materials via the Harbour and proposed locations for handling materials

11. Heritage

Undertake an assessment of the likely impacts of the works on any heritage or archaeological items and proposed mitigation and conservation measures

Policies & Guidelines

Aspect	Policy /Guideline/Plan
Air Quality & Health	Protection of the Environment Operations (Clean Air) Regulation 2002 Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (OEH) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (OEH) Protection of the Environment operation (Clear Air) Regulation Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council) Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006
Water	Managing Urban Stormwater: Treatment Techniques (OEH) Managing Urban Stormwater: Source Control (OEH) Managing Urban Stormwater: Soils & Construction (Landcom) Technical Guidelines: Bunding & Spill Management (OEH) National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ) Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)
Noise	New South Wales industrial Noise Policy (EPA 2000); Application notes – NSW industrial noise policy (EPA 2013); NSW Road Noise Policy (DECCW 2011); NSW Road Noise Policy – application notes (EPA 2013); Assessing Vibration: a technical guideline (DEC 2006); and Interim Construction Noise Guideline (DECC 2009).
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines 2008 (OEH)
Transport	Guide to Traffic Generating Development (RMS) Road Design Guide (RMS)
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

	12. Visual impacts Identify and assess the visual impacts of the proposal. 13. Staging Provide an outline on the staging of the works. 14. Infrastructure Provision Detail measures to mitigate the impacts of the works on any infrastructure items, including proposed relocation. 15. Ecologically Sustainable Development (ESD) Identify how the development will incorporate ESD principles in the design and construction phases of the development.
Consultation	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. In particular you must consult with: • City of Sydney Council; • Transport for NSW; • Environment Protection Authority; • Sydney Water Corporation; and • Ausgrid. 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.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.

Contamination

State Environmental Planning Policy (Remediation of Land) No.55

Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998 (DP&I)

Guidelines for Consultants on Reporting on Contaminated Sites (1997) (EPA)

Contaminated Land Management Act 1997

National Environment Protection (Assessment of Site Contamination) Measure 1999

Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations of the promenade and parkland, including all temporary and permanent structures; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 13 hard copies and 13 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

21 May 2014

Attention: Andrew Hatcher

Cameron Sargent
Team Leader – Industry, Key Sites and Social Projects
Planning and Environment
GPO Box 39
Sydney NSW 2001

Request for SEARs for Remediation works including land within EPA Declaration Area, Bangaroo Central

Dear Mr Sargent,

Thank you for your letter requesting Sydney Water's input on the Secretary's environmental assessment requirements for the above proposal. We have reviewed the proposal and provide the following comments for your consideration.

Sydney Water requirements for Environmental Assessment

Sydney Water requests the Director General's Requirements include the following:

1. Information on the proposal should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. This will allow Sydney Water to determine the impact of the proposed project on its existing services and identify any augmentation requirements.
2. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.

If you require any further information, please contact Jordan Faeghi of the Urban Growth Branch on 02 8849 4649 or e-mail jordan.faeghi@sydneywater.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Emma Whale".

Emma Whale
A/Manager, Growth Strategy



**Transport
for NSW**

Cameron Sargent
Team Leader,
Industry, Key Sites & Social Projects
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Andrew Hartcher

Dear Mr Sargent,

Request for SEARs for Remediation works including land within EPA Declaration Area, Barangaroo Central (SSD 6533).

Thank you for your letter received 19 May 2014, requesting Transport for NSW (TfNSW) to review and comment on the subject proposal. Please accept this letter as a joint Roads and Maritime Services (RMS) and TfNSW response to the subject proposal.

TfNSW along with the RMS have reviewed the documentation provided in regard to the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal and recommend the following amendments be included in the relevant section of the SEARs:

Add to Point 2 of SEARs:

- *The Sydney City Centre Access Strategy*

Add to Point 10

- *'Details of arrangements for interim cycling and pedestrian access during the construction period.'*

Policies & Guidelines Section

Policy/Guideline/Plan: Transport

- Remove reference to "Road Design Guide (RMS)" and add:
 - *Austroads - Guide to Road Design*
 - *Austroads - Guide to Traffic Management - Part 12: Traffic Impacts of Development*

Thank you again for the opportunity to provide advice for the subject proposal. If you require further clarification, please don't hesitate to contact Dorna Darab on 8202 2196 or email dorna.darab@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M. Ozinga', written over a circular stamp.

5/6/14

Mark Ozinga
**Manager Land Use Development & Planning
Planning & Programs**

CD14/09811
