



APPENDIX A – SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

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| GENERAL REQUIREMENTS | |
| <p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and must have regard to the State Significant Development Guidelines.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> ▪ Adequate baseline data;- ▪ Consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); ▪ Measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and ▪ A health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <p>The EIS must also be accompanied by a Quantity Surveyor Report for Capital Investment Value and Employment, providing:</p> <ul style="list-style-type: none"> ▪ A detailed calculation of the estimated 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 2 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 Locked Bag 5022, Parramatta NSW 2124 dpie.nsw.gov.au 2 application and include details of all components and assumptions from which it is derived. ▪ An estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided. | <p>Addressed throughout EIS.</p> |
| KEY ISSUES | |

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| <p>1. Statutory and strategic context</p> <ul style="list-style-type: none"> ▪ Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. ▪ Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. ▪ If the development is only partly State significant development (SSD) declared under 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. ▪ Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. ▪ Written confirmation of landowners consent. | <p>Section 2, Section 4 and Appendix B</p> |
| <p>2. Design Quality</p> <ul style="list-style-type: none"> ▪ Demonstrate how the development will achieve good design in accordance with the seven objectives for good design in Better Placed. ▪ Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams. ▪ Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. ▪ Provide a Design Excellence Strategy to clearly outline measures to maintain design integrity for future detailed development applications, taking into consideration advice from the SDRP. ▪ Address matters raised by Council at Attachment B. | <p>Section 6.1 and Appendix F.</p> |
| <p>3. Built Form and Urban Design</p> <ul style="list-style-type: none"> ▪ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. ▪ 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. ▪ 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. | <p>Section 6.2 and Appendix F.</p> |

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| <ul style="list-style-type: none"> ▪ Assess how the development complies with the relevant accessibility requirements. ▪ Address matters raised by Council at Attachment B. | |
| <p>4. Trees and Landscaping</p> <ul style="list-style-type: none"> ▪ 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. ▪ Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> – 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). – Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. – Demonstrates how the proposed development would: <ul style="list-style-type: none"> • Contribute to long term landscape setting in respect of the site and streetscape. • Mitigate the urban heat island effect and ensure appropriate comfort levels on-site. • Contribute to the objective of increased urban tree canopy cover. • Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. ▪ Address matters raised by Council at Attachment B | <p>Section 6.6 and Appendix I and Appendix N.</p> |
| <p>5. Environmental Amenity</p> <ul style="list-style-type: none"> ▪ Address how good levels of environmental amenity would be achieved, including access to natural daylight and pedestrian movement throughout the area including access to open space. ▪ Assess amenity impacts on the surrounding locality (both within and outside the site), including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing, wind impacts and acoustic impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated. ▪ Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). ▪ Include an external lighting plan and lighting impact assessment which demonstrates compliance with the most recent/applicable version of Australian Standard AS/NZS 4282 Control of the obtrusive effects of outdoor | <p>Section 6.4 and Appendix F.</p> <p>Appendix NN</p> |

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| <p>lighting. The lighting impact and illumination assessment for the proposal should consider the adjoining residential areas, potential light pollution and light overspill, potential impacts to surrounding sensitive receivers, potential impacts on the safety of the road network, cumulative impacts and propose mitigation measures.</p> | |
| <p>6. Visual Impact</p> <ul style="list-style-type: none"> ▪ Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. ▪ The visual impact assessment should identify potential impacts on the surrounding environment including the urban setting and surrounding land uses. ▪ 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. | <p>Section 6.5 and Appendix M.</p> |
| <p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> ▪ Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. ▪ Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. ▪ Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. ▪ If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> – Demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). – Provide 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. – Provide a net zero statement (as defined in section 35C of the EP&A Regulation) that includes: <ul style="list-style-type: none"> • Evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035. • Details of any renewable energy generation and storage infrastructure implemented and any passive and technical design features that minimise energy consumption. | <p>Section 6.7 and Appendix O.</p> <p>Appendix VV</p> |

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| <ul style="list-style-type: none"> • Estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available). | <p>Appendix SS</p> |
| <p>8. Traffic, Transport and Accessibility</p> <p>An analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.</p> <ul style="list-style-type: none"> ▪ Details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. ▪ Consideration of the traffic impacts on existing and proposed intersections including Turton Road/Griffiths Road, Turton Road/Young Road and Turton Road/Lambton Road. ▪ 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) and peak movements during events (if relevant), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. ▪ Measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. ▪ Explanation and justification of all inputs informing the proposed mitigation measures and conclusions. ▪ Measures to promote sustainable travel choices for residents and employees 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. ▪ Include an Operation Management Plan inclusive of an Events Management Plan that details measures to be implemented during large events to mitigate traffic impacts, including parking and traffic controls. The plan should have regard to the existing Operational Management Plan for McDonald Jones | <p>Section 6.8, Appendix P and Appendix QQ</p> <p>Appendix Q</p> <p>Appendix OO</p> |

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| <p>Stadium and comprise measures to ensure large scale events do not coincide.</p> <ul style="list-style-type: none"> ▪ Address matters raised by Transport for NSW at Attachment B. ▪ Address matters raised by Council at Attachment B. | |
| <p>9. Biodiversity</p> <ul style="list-style-type: none"> ▪ Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 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. ▪ Address matters raised by Biodiversity Conservation Division at Attachment B | Section 6.9 and Appendix T |
| <p>10. Contamination</p> <ul style="list-style-type: none"> ▪ Assess and quantify any soil or groundwater contamination and demonstrate that the site is suitable (or will be made suitable, after remediation) for the development in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 and the associated guidelines. | Section 6.10, Appendix W, Appendix X, Appendix Y, Appendix Z, Appendix AA. |
| <p>11. Aboriginal Cultural Heritage</p> <p>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.</p> | Section 6.11 and Appendix FF. |
| <p>12. Heritage</p> <p>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</p> | Section 6.12 and Appendix DD. |
| <p>13. Flooding</p> <ul style="list-style-type: none"> ▪ Identify and describe any on-site flood impacts and risks associated with the proposed development, having regard to the relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance. ▪ Describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in | Section 6.14 and Appendix CC. |

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| <p>100 year flood levels and the probable maximum flood, or an equivalent extreme event.</p> <ul style="list-style-type: none"> ▪ Assess the impacts of the development, including any changes to flood risk both on-site or off-site, and identify any mitigation and management measures to minimise the impacts of flooding on the proposed development. ▪ Provide a Flood Emergency Response Plan prepared by a suitably qualified person that addresses: <ul style="list-style-type: none"> – Likely flood behaviour; – Flood warning systems; o Education awareness program; – Evacuation and evasion procedures; – Evacuation routes and flood refuges; and – Flood preparedness and awareness procedures for visitors. ▪ Address matters raised by Biodiversity Conservation Division at Attachment B ▪ Address matters raised by Council at Attachment B | <p>Appendix UU</p> |
| <p>14. Public Space</p> <ul style="list-style-type: none"> ▪ Demonstrate how the development maximises the amount, access to and quality of public spaces, reflecting relevant design guidelines and advice from the local councils and the Department. ▪ Demonstrate how the development: <ul style="list-style-type: none"> – Ensures that public space is welcoming, attractive and accessible for all. o maximises permeability and connectivity. – Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. o maximises street activation. – Minimises potential vehicle, bicycle and pedestrian conflicts. ▪ Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the open space for the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. | <p>Section 6.1, Section 6.2, Section 6.3, Appendix F and Appendix J.</p> |
| <p>15. Stormwater Drainage and Water quality</p> <ul style="list-style-type: none"> ▪ Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> – Is prepared in consultation with the local councils and any other relevant drainage or water authority. – Outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in | <p>Section 6.13 and Appendix L.</p> |

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| <p>servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</p> <ul style="list-style-type: none"> – Details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities and their proposed locations, water quality management measures and nominated discharge points. – Demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. <ul style="list-style-type: none"> ▪ Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority. ▪ Address matters raised by Council at Attachment B | |
| <p>16. Ground and Water conditions</p> <ul style="list-style-type: none"> ▪ 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. ▪ Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> – Surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. – Groundwater resources in accordance with the Groundwater Guidelines. | <p>Section 6.15 and Appendix L, Appendix V.</p> |
| <p>17. Social</p> <p>Prepare a social impact assessment, in accordance with the Social Impact Assessment Guidelines for State Significant Projects, which:</p> <ul style="list-style-type: none"> ▪ Identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project. ▪ Considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected. ▪ Assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest. | <p>Section 6.16 and Appendix II.</p> |

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| <ul style="list-style-type: none"> ▪ Includes mitigation measures for likely negative social impacts, and any proposed enhancement measures. ▪ Details how social impacts will be adaptively monitored and managed over time. | |
| <p>18. Noise and Vibration</p> <p>The EIS must include a noise and vibration assessment in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers (both within and external to the site) and outline the proposed management and mitigation measures that would be implemented.</p> | <p>Section 6.18 and Appendix U.</p> |
| <p>19. Construction</p> <ul style="list-style-type: none"> ▪ Include an assessment of any potential impacts of construction on the amenity of the surrounding area (including the public domain and within the site) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and identify required measures to mitigate potential impacts to acceptable levels. ▪ Address any potential impacts, particularly from the use of cranes during the construction phase, on any surrounding helicopter flight include a Construction and Pedestrian and Traffic Management Plan addressing: <ul style="list-style-type: none"> – Details of peak hour and daily construction and servicing vehicle movements and access arrangements and cumulative impact from surrounding development sites, on the local road network, public transport services and parking (including the temporary loss of parking on the site) – Road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity – Details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements – Details of temporary cycling and pedestrian access during construction demonstrating that pedestrian and bicycle rider movements along footways and cycleways are maintained at all times during construction activities. – Should the development require closure of either cycling or pedestrian facilities, adequate safety measures and diversion measures to limit time delay and detour distances should be detailed. – Assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations | <p>Section 6.19, Appendix QQ and Appendix R.</p> |
| <p>20. Waste Management</p> | <p>Section 6.20 and Appendix EE.</p> |

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| <ul style="list-style-type: none"> ▪ Identify, quantify and classify the likely waste to be generated during construction including the disposal facility nominated for each waste type during construction. ▪ Describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste. ▪ Identify appropriate servicing arrangements (including but not limited to, waste management storage and collection, loading zones and mechanical plant) for the site. | |
| <p>21. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> ▪ Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. ▪ Identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. ▪ Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. ▪ Address matters raised by Hunter Water Corporation at Attachment B. ▪ Address matters raised by Ausgrid at Attachment B. | <p>Section 6.21 and Appendix F.</p> |
| <p>22. Staging and Operation</p> <ul style="list-style-type: none"> ▪ Details of the staging and/or sequencing of the proposed development. ▪ Details of how construction and operation would be managed and any impacts mitigated. ▪ Provide details of existing (if relevant) and proposed operations, including patron capacity, hours of operation, lighting and illumination, and typical events to be held. ▪ Address matters raised by Council at Attachment B. | <p>Section 3.11, 3.25 and Appendix E, Appendix TT</p> |
| <p>23. Public Benefit and Development Contributions</p> <ul style="list-style-type: none"> ▪ Address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposals for further material public benefit. ▪ Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Council, the Department and relevant State agency must be consulted, and comments addressed prior to lodgement. | <p>Section 4.4</p> |

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| <ul style="list-style-type: none"> ▪ Assess the economic and social impacts of the development including consideration of any increase in demand for community infrastructure and services | <p>Section 6.16, Appendix II.</p> |
| PLANS AND DOCUMENTS | |
| <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> <ul style="list-style-type: none"> ▪ High quality files of maps and figures of the subject site and proposal. ▪ Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings ▪ Site Analysis Plan ▪ Architectural drawings ▪ Landscape Plans ▪ CIV Quantity Surveyors Report ▪ Design Review Report (where project has been reviewed by the SDRP) ▪ Public Domain and Landscape Plan (and accompanying report) ▪ Overshadowing Analysis ▪ Demolition Plan ▪ Bulk Earthworks Plan ▪ Visual Impact Assessment-Schedule of Materials and Finishes ▪ Details of any signage ▪ Stormwater Management Plans ▪ Erosion and Sediment Control Plans-Illumination and Lighting Impact Assessment ▪ External Lighting Plan ▪ Social Impact Assessment-Economic Impact Assessment ▪ Arborist report ▪ ESD report ▪ Building Code of Australia Report ▪ Access Report, addressing the Disability (Access to Premises Buildings) Standard 2010 | <p>Addressed within appendices.</p> |

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| <ul style="list-style-type: none"> ▪ Crime Prevention through Environmental Design (CPTED) Report ▪ Traffic and Transport Impact Assessment ▪ Operational Management Plan ▪ Preliminary Construction Management Plan, inclusive of a construction and pedestrian traffic management plan ▪ Consultation Summary Report -Geotechnical and Structural Report ▪ Contamination Assessment, including Remedial Action Plan and Site Audit Statement (if required). ▪ Integrated Water Management Plan ▪ Servicing and Operational Waste Management Plan ▪ Site Specific Flood Assessment ▪ Flood Evacuation Plan | |
| ENGAGEMENT | |
| <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 Newcastle Council ▪ Transport for NSW-Crown Lands ▪ Government Architect NSW (through the State Design Review Panel process) ▪ DPE – Biodiversity Conservation Division ▪ Fire Rescue NSW ▪ NSW Police ▪ Venues NSW ▪ Special Interest Groups, including local Aboriginal land councils and Registered Aboriginal Parties. ▪ Surrounding landowners, occupiers and business (including agricultural businesses) that are likely to be impacted by the proposal. ▪ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation. | <p>Section 5, Appendix D and Appendix LL.</p> |

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| <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p> | |
| <p>EXPIRY DATE</p> | |
| <p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</p> | Noted |
| <p>REFERENCES</p> | |
| <p>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.</p> | Noted |