

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 6617 - 2014
Proposal Name	Remediation of part of Hickson Road at Millers Point within the NSW EPA Remediation Declaration Area
Location	Part Lot 5 DP 876514 and Hickson Road, Millers Point
Applicant	Lend Lease (Millers Point) Pty Limited
Date of Issue	18 August 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 clearly explain and provide detailed justification for the preferred treatment methodology (on site or off-site) of gasworks waste.
- If an ex-situ remediation strategy is proposed (i.e. gasworks waste underneath Hickson Road is excavated and transported to an off-site licensed facility for treatment and/or disposal), the EIS must provide detailed justification for this process.

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 ○ 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; • Erosion, sediment and stormwater management and controls during construction and remediation; and • Consideration of any impacts on Groundwater Dependent Ecosystems. 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 EIS must include an Air Quality Impact Assessment (AQIA) that is prepared strictly in accordance with the EPA's <i>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005</i>. • The AQIA must also make appropriate reference to the EPA's <i>Assessment and Management of Odour from Stationary Sources in New South Wales: Technical Framework 2006</i> and <i>Management of Odour from Stationary Sources in New South Wales: Technical Notes 2006</i>. • The AQIA shall include, where applicable: ○ the identification of all 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; ○ proposed air quality management and monitoring procedures during remediation; and ○ consideration of the requirements of the <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i>.
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	9. Noise - The application must include a Noise and Vibration Impact Assessment of construction, operation, traffic and cumulative noise impacts prepared in accordance with the relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on noise sensitive receivers and outline proposed noise mitigation and monitoring measures. 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; - safety and performance of the surrounding road network; - indicative construction program and other construction projects likely to occur during the remediation works; - access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; - arrangements for temporary cycling and pedestrian access during construction; - proposed transportation of materials to/from the site including haulage routes, type of vehicles accessing the site and proposed locations for handling materials; - cumulative impacts associated with other construction activities within the Barangaroo and Wynyard precincts; - impacts of any road closures (partial or full closures) on the operation of the road network, public transport, parking, pedestrians and cyclists; and - mitigation measures for the impacts identified in the TIA. 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. Hazards and Risks - Including a Preliminary Hazards Analysis of the development. 13. Visual impacts - Identify and assess the visual impacts of the proposal. 14. Staging - Provide an outline on the staging of the works. 15. Infrastructure Servicing - Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation; and - Detail of water supply, consideration of water sensitive urban design and water conservation measures. 16. 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; - Roads and Maritime Services;

	• 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
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Air Quality & Health

Protection of the Environment Operations Act 1997

Protection of the Environment Operations (Clean Air) Regulation 2002

Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005)

Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007)

Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council, 2012)

Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006)

Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 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)

Hazards and Risk

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis

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.