



Contact: Andrew Hartcher
Phone: 02 9228 6503
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Email: andrew.hartcher@planning.nsw.gov.au
Our ref: SSD 6956

Mr Todd Nisbet
Crown Sydney Property Pty Ltd
Level 3, Crown Towers
8 Whiteman Street
Southbank VIC 3006

Dear Mr Nisbet

**SEARs for Stage 1C Remediation, Bulk Excavation, Earthworks and construction of a Perimeter Retention Wall System and Internal Stabilising Walls
Barangaroo South (SSD 6956)**

Please find attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for Stage 1C remediation, bulk excavation, earthworks and construction of a perimeter retention wall system and internal stabilising walls at Barangaroo South.

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date, and include a requirement which requires you to demonstrate how each aspect of your proposal is generally consistent with the Barangaroo Concept Plan. Please ensure that your EIS includes detailed consideration of this issue.

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
Acting Executive Director
Infrastructure and Industry Assessments
as the Secretary's nominee

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

Application Number	SSD 6956
Proposal Name	Stage 1C remediation, bulk excavation, earthworks and construction of a perimeter retention wall system and internal stabilising walls
Location	Barangaroo South
Applicant	Crown Sydney Property Pty Ltd
Date of Issue	2 April 2015
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>; ◦ <i>State Environmental Planning Policy (Infrastructure) 2007</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 2021</i>; ◦ <i>Plan for Growing Sydney</i>; ◦ <i>Draft Sydney Sub-Regional Strategy</i>;

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

2. Barangaroo Concept Plan

- Demonstrate how each aspect of the proposal is consistent with the Concept Plan MP06_0162 (as modified), including any Statement of Commitments.

3. Remediation and contamination

- Demonstrate compliance with the requirements of SEPP 55.
- 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 contaminated material.

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 1 to 4, 2014*.
- 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 • Undertake an assessment of the potential impacts on water quality of Sydney Harbour and associated marine ecology impacts. • Assess impacts on water quality of Sydney Harbour and surface and groundwater hydrology and quality including proposed management, mitigation and monitoring measures. • Include an integrated water management system including consideration of stormwater and wastewater. • Detail erosion, sediment and stormwater management and controls during construction and management and mitigation measures for the prevention of potential water quality impacts during construction. • Assess the potential impact of the development on groundwater flow paths and discharge flows. • Identification of any water licensing requirements or other approvals required under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i>. • Assess the geotechnical and contamination issues (including Acid Sulphate Soils) associated with the construction of the development. • Include a suitable water quality monitoring program. • Consideration of any impacts on groundwater dependent ecosystems. • Details of water supply including consideration of alternative water supply arrangements, water sensitive urban design and water conservation measures. 6. 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. 7. 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
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- material;
- o proposed air quality management and monitoring procedures during remediation; and
- o consideration of the requirements of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

8. 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.

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. Construction Traffic

- The EIS shall include a Traffic Impact Assessment (TIA) that provides, but is not limited to, the following:
 - o assessment of cumulative impacts associated with other construction activities on the Barangaroo and Wynyard Precincts;
 - o details of anticipated truck movements to and from the site;
 - o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - o details of temporary cycling and pedestrian access during construction;
 - o details of proposed construction vehicle access arrangements at all stages of construction; and
 - o assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclist and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.

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. Environmental, Construction and Site Management Plan

- The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include:
 - o community consultation, notification and complaints handling;
 - o impacts of construction on adjoining development and proposed measures to mitigate construction impacts;
 - o noise and vibration impacts on and off site;
 - o air quality impacts on the neighbourhood;
 - o odour impacts;
 - o water quality management for the site; and
 - o construction waste classification, transportation and management

	methods in accordance with DECCW's <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i>. 14. Sea Level Rise - The EIS must assess the risks associated with sea level rise on the proposal. 15. Building Code of Australia - Detail how the proposed works comply with the relevant provisions of the Building Code of Australia. 16. Staging - Provide an outline of the staging of the works. - Consider the interrelationship between the staging of the development and the staging of other developments at Barangaroo (including other remediation works). 17. Infrastructure - Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works. - Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations. 18. Ecologically Sustainable Development (ESD) - Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design and construction phases of the development. - Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy. 19. Consultation - Undertake an appropriate level of consultation with council and State Government agencies; and - Provide details on the Community Engagement Framework to guide the public consultation process.
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; - Office of Environment and Heritage; - Sydney Water Corporation; - Ausgrid; - Local Aboriginal Land Council and stakeholders, if relevant; and - Local heritage groups, if relevant. 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 Act 1997 - Protection of the Environment Operations (Clean Air) Regulation 2010 - 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, Part 1 to 4, 2014 (EPA)
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.

Attachment 1 – Government Authority Comments



Your reference SSD 6956 and SSD 6957
Our reference: EF13/5222 - DOC15/81554-02
Our contact: David Gathercole

Mr Ben Lusher
Acting Director - Key Sites Assessments
Department of Planning & Environment
23-33 Bridge St
SYDNEY NSW 2001

Attn: Andrew Hartcher and Matthew Rosel

Dear Mr Lusher

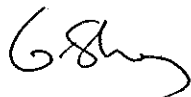
The Environment Protection Authority (EPA) refers to your letter dated 11 March 2015 seeking input to the draft Secretary's Environmental Assessment Requirements (SEARs) prepared by your Department for Stage 1C remediation, excavation and earthworks at Hickson Rd including land within the EPA declaration area – Barangaroo (SSD6956-2015) and the Crown Sydney Hotel Resort, Barangaroo (SSD6957-2015). EPA refers also to the appended Draft Director General's Requirements and to the supporting documents titled *Stage 1C remediation and earthworks – Barangaroo - Request for Secretary's Environmental Assessment Requirements and Crown Sydney Hotel Resort – Barangaroo – Request for Secretary's Environmental Assessment Requirements* prepared by JBA Urban Planning Consultants Pty Ltd for the proponents - Lend Lease (Millers Point) Pty Ltd.

EPA has reviewed the draft SEARs supplied and considers that the draft SEARs provided 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, EPA considers that certain aspects of the environmental requirements need some change in emphasis and the EPA's suggested amendments (track changed) are included 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 (the EPL) 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 the EPL to permit these works.

If you have any queries regarding these matters please contact David Gathercole on 9995 6823.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Sheehy', with a stylized flourish at the end.

26/3/2015

GREG SHEEHY
Manager Sydney Industry
Environment Protection Authority

Attachment A

EPA suggested input to SEARs Stage 1C Remediation and Earthworks (SSD 6956)

- Under the heading "Key Issues", sub heading "3. Remediation and contamination", the last two dot points should be deleted and insert the following:
 - The EIS must clearly explain and provide detailed justification for the preferred treatment methodology (on site or off-site) of contaminated material including but not necessarily limited to gasworks waste.
- Under the heading "Key Issues", sub heading "4. Waste Management", the first dot point should be amended as follows:
 - 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, Part 1 to 4, 2014*.
- Under the heading "Policies and Guidelines", sub heading "Air Quality & Health, should be amended as follows:
 - Protection of the Environment Operations (Clean Air) Regulation 2010.
- Under the heading "Policies and Guidelines", sub heading "Waste", should be amended as follows:
 - Waste Classification Guidelines, Parts 1 to 4, 2014 (EPA).

EPA suggested input to SEARs Crown Sydney Hotel Resort (SSD 6957)

- Under the heading "Key Issues", sub heading "16. Noise", should be amended as follows:
 - 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 nearby noise sensitive receivers and outline proposed noise mitigation and monitoring measures.

Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy 2000 (EPA)*
- *NSW Industrial Noise Policy – application notes 2013 (EPA)*
- *Interim Construction Noise Guideline 2009 (DECC)*
- *Assessing Vibration: A Technical Guideline 2006 (DEC)*
- *NSW Road Noise Policy (DECCW 2001)*
- *NSW Road Noise Policy – application notes 2013 (EPA)*
- Under the heading "Key Issues", sub heading "17. Air, and Odour", should be amended as follows:

- Provide an Air Quality Impact Assessment. The assessment must be prepared in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005 and must consider the requirements of the *Protection of the Environment Operations (Clean Air) Regulation 2010*. The key air quality issues that must be covered in the assessment include, where applicable:
- the identification of the pollutants of concern including dust and odours;
- the identification and assessment of all relevant fugitive and point source emissions; and
- proposed air quality management and monitoring procedures during the works.

Relevant Policies and Guidelines:

- *Protection of the Environment Operations Act 1997*;
- *Protection of the Environment Operations (Clean Air) Regulation 2010*;
- The Approved Methods for the Modelling and Assessment of Air Pollutants (August 2005) (DEC);
- The Approved Methods for the Sampling and Analysis of Air Pollutants (January 2007) (DEC);
- Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (2012) (Department of Health);
- Assessment and management of odour from stationary sources in NSW – Technical framework (November 2006) (DEC);
- Assessment and management of odour from stationary sources in NSW – Technical notes (November 2006) (DEC);
- Under the heading “Key Issues”, sub heading “19. Sediment, Erosion and Dust Controls”, should be amended as follows:
 - *Approved Methods for the Modelling and Assessment of Air Pollutants (August 2005) (EPA)*
- Under the heading “Key Issues”, sub heading “20. Waste”, should be amended as follows:
 - 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, Part 1 to 4, 2014*.
 - 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:

- o the transportation, assessment and handling of waste arriving at or generated at the site;
 - o any stockpiling of wastes or recovered materials at the site;
 - o any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
 - o the method for disposing of all wastes or recovered materials;
 - o the emissions arising from the handling, storage, processing and reprocessing of waste; and
 - o the proposed controls for managing the environmental impacts of these activities.
- ☐ Provide details of spoil disposal (if applicable) with particular attention to:
- o the quantity of spoil material likely to be generated;
 - o proposed strategies for the tracking, handling, stockpiling, reuse/recycling and disposal of spoil;
 - o 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;
 - o the need to maximise reuse of spoil material in the construction industry;
 - o 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
- ☐ *Relevant Policies and Guidelines*
- ☐ *Waste Classification Guidelines Part 1: Classifying Waste 2014(EPA)*
 - ☐ *Waste Classification Guidelines Part 4: Acid Sulfate Soils 2014 (EPA)*
 - ☐ *Acid Sulfate Soils Manual 1996 (ASSMAC)*
 - ☐ *Waste Avoidance and Resource Recovery Act 2001*



**Transport
for NSW**

Mr Ben Lusher
Acting Director
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Andrew Hartcher/Matthew Rosel

**Secretary's Environmental Assessment Requirements (SEARs) for Crown Sydney
Hotel Resort (SSD 6957) and Stage 1C Remediation and Earthworks (SSD 6956)**

Dear Mr Lusher

Thank you for your letter dated 11 March 2015 requesting Transport for NSW (TfNSW) provides its input into the draft SEARs for Crown Sydney Hotel Resort (SSD 6957) and Stage 1C Remediation and Earthworks (SSD 6956).

TfNSW has reviewed the draft SEARs for the SSD applications and appreciates the opportunity to provide comments. The suggested additions and changes to the SEARs are provided in track changes in the attached Draft SEARs for the above development applications.

The suggested amendments to the draft SEARs would require the proponent to undertake a comprehensive traffic and transport assessment for the design, construction and use of Crown Sydney Hotel Resort.

Please note that Roads and Maritime Services will provide its comments separately.

Thank you again for the opportunity to comment on the draft SEARs. If you require further clarification regarding this matter, please don't hesitate to contact Mark Ozinga on 8202 2198.

Yours sincerely

Anissa Levy
**Deputy Director General
Planning and Programs**

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CD15/04537

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

Application Number	SSD 6957
Proposal Name	Crown Sydney Hotel Resort
Location	Barangaroo South
Applicant	Crown Sydney Property Pty Ltd
Date of Issue	
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 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the 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 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 (construction and operation). • 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 & 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 55 - Remediation of Land</i>; ▪ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ▪ <i>State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development</i>; ▪ <i>State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004</i>; and ▪ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>.

	• Address the relevant provisions, goals and objectives in the following: ○ NSW 2021; ○ Plan for Growing Sydney; ○ Draft Sydney City Sub-Regional Strategy; ○ <i>NSW Long Term Master Transport Plan;</i> ○ <i>Sydney's Cycling Future;</i> ○ <i>Sydney's Walking Future;</i> ○ <i>Sydney City Centre Access Strategy;</i> ○ Residential Flat Design Code; ○ Barangaroo Integrated Transport Plan; ○ Barangaroo Housing Strategy; and ○ Casino Control Act. 2. Barangaroo Concept Plan • Demonstrate consistency with the terms of approval of the Barangaroo Concept Plan MP06_0162 (as modified). • Demonstrate consistency of the proposed development with the Housing Strategy for the Barangaroo precinct. 3. Land Use and GFA • Provision of a table identifying the building's different land uses*, including a floor by floor breakdown of GFA, total GFA and site coverage. * Retail uses must be separately defined as per the Standard Instrument. • If the proposed uses include casino/gaming, pubs, bars, nightclubs or the like, detailed Plans of Management and Security Management Plans must be prepared. 4. Design Excellence, Built Form and Urban Design • Outline the design process leading to the proposal and justify the suitability of the site for the proposal. • Demonstrate design excellence with specific consideration to the site's character, its layout, setbacks, architectural design, materials, articulation and detailing, amenity, views and vistas, open spaces and public domain, connectivity and street activation. • Address the height, bulk and scale of the proposal development within the context of the locality and its surrounds. 5. Visual and View Impacts • Identify important sight lines and visual connectivity to and through the site. • A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plans and documents section). <i>Visualisations should include, but not be limited to, the following viewpoints:</i> ○ Darling Harbour (a range of views from the White Bay area, Balmain East, Pyrmont and south Darling Harbour) ○ The CBD (a range of views from points along the north-south spine of the CBD) ○ Sydney Harbour (looking west from the east of the Harbour Bridge) <i>The visualisations should capture the context of the city to show the buildings in comparison to the city skyline, and should be from ground level.</i> 6. Prescribed Airspace for Sydney Airport and Sydney Observatory impacts • Identify any impacts of the proposal on the prescribed airspace for Sydney Airport.
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	- Undertake an analysis of potential sky view loss and resultant impacts on the functioning of the Sydney Observatory telescopes and astronomical sightlines. 7. Amenity - Outline and address the proposed development's impacts in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security. - The EIS must include: - a shadow diagrams report; and - wind effects report. 8. Ecologically Sustainable Development - Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing phases of the development. - Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy. - Provide an integrated Water Management Plan including alternative water supply, proposed end uses of potable and non-potable water, water sensitive urban design and water conservation measures. 9. Public Domain and Public Access - Identify proposed open space, public domain and linkages with and between other public domain spaces, including Hickson Road, other streets and lanes, and the harbour foreshore. - Detail and outline the interface between the proposed uses and the public domain. - Outline specific design features (if applicable): - footpaths and pavements, roads and/or rights of carriageways; - materials and finishes; - public art; - furniture and fixtures; - street lighting, pedestrian lighting and feature lighting; - edges, screens and fences; - walls, embankments and mounds; - steps, ramps, vehicle crossings, decks and pathways; - services where affected, utility poles, and service pits; - civil and stormwater infrastructure; - tree planting; - mass planting beds, planter boxes and individual plantings; and - bicycle parking. 10. Transport and Accessibility Impacts - Demonstrate consistency with the Barangaroo Integrated Transport Plan and the Sydney City Centre Access Strategy. - The EIS shall include a Traffic and Transport Impact Assessment that provides, but is not limited to, evaluates the following: - accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network; - assessment of the operation of existing and future transport networks (all modes) to understand the implications for Barangaroo; - assessment of future transport needs associated with the Crown Resort, including a clear understanding of the travel task for all modes at different times of the day (peak, off-peak, and other peak periods relevant to the hotel/casino) and week;
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	○ evaluates assessment of daily and peak traffic movements likely to be generated by the development (construction and operation), including peak traffic movements; ○ models and assessment of assesses the existing and future performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a result consequence of the development.; The assessment of the existing and future road network operations needs to focus on intersections in the north-west quadrant of the CBD in the vicinity of Barangaroo. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services; ○ evaluates assessment of the cumulative impacts of traffic volumes from the proposal together with existing and approved developments in the area and potential conflict with traffic movements generated by existing uses; ○ demonstrate that additional people movements can be accommodated by the surrounding public transport network (Wynyard bus/rail interchange via Wynyard Walk, bus stops, future light rail on George St and proposed ferry hub at Barangaroo South); ○ details of any upgrades to road infrastructure that would be required due to the development; ○ details of proposed access arrangements at all stages of operation and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; ○ identifies pedestrian and cycle connections/circulation and required upgrades to meet the likely future demand within the precinct and connections to the external networks, particularly the cycle network identified in the Sydney City Centre Access Strategy; ○ outlines existing public transport services and opportunities for greater usage for residents, workers and visitors; including the preparation of a Work Place Travel Plan; ○ the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages in addition to addressing the potential for implementing; ○ demonstrates how future uses of the development will be able to make travel choices that support the achievement of State Plan targets; ○ specific sustainable travel plan and the details of the provision of facilities the will be provided to increase the non-car mode share for travel to and from the site; ○ details of sustainable travel initiatives for residents, workers and visitors, particularly for the provision of end-of-trip facilities; ○ details of the proposed number of car parking spaces and compliance with appropriate parking codes; ○ assesement of car parking provision to justify any resultant changes to parking provision. It should demonstrate a minimalist approach to the provision of on-site parking, and how traffic generation (number of vehicles and time of access) will be managed in response to capacity limitations on the road network; ○ outline late night transport provision and demonstrate late night transport provision to support the Crown Resort; ○ assessment of proposed loading dock provisions and access arrangements to loading docks; ○ details of existing and proposed vehicular access and car parking arrangements for workers and visitors (cars, coaches/buses & taxi ranks), including compliance with parking codes and Australian Standards; and ○ details of access arrangements for emergency and service vehicles (including vehicle type and likely arrival and departure times of service
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vehicles).

- The EIS shall include an updated Transport Management and Accessibility Plan.
- In relation to construction traffic:
 - **assessment of cumulative impacts associated with other construction activities on the Barangaroo site and Wynyard Precincts;**
 - details of anticipated truck movements to and from the site; **and**
 - 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;**
 - **details of proposed construction vehicle access arrangements at all stages of construction; and**
 - **assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.**
- **The EIS shall include an assessment of the impact on the operation of the proposed Barangaroo Ferry Hub including environmental impacts on the ferry hub and ferry customers such as shadow and wind impacts. This should also consider lighting design and any potential impact on navigational safety.**

→ Relevant Policies and Guidelines

- *Barangaroo Integrated Transport Plan*
- *Barangaroo Transport Management and Accessibility Plan*
- *Guide to Traffic Generating Developments (Roads and Maritime Services)*
- *Sydney City Centre Access Strategy*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling.*
- *Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)*

11. Heritage

- The EIS must include an assessment of the likely impacts of the proposal on any heritage and archaeological items and outline mitigation and conservation measures.

12. Social impacts

- Outline the social benefits and disbenefits of the proposal.

13. Economic impacts

- Outline the economic benefits and disbenefits of the proposal.

14. Contamination

- Demonstrate compliance with the requirements of SEPP 55.
- If remediation works are required, the EIS must include a Remedial Action Plan (RAP). The RAP must be accompanied by a Site B audit statement prepared by an EPA accredited site auditor and 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*.

→ Relevant Policies and Guidelines

	- The current guidelines under section 145C of the <i>Environmental Planning and Assessment Act 1979</i> are the guidelines "<i>Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land</i>" 1998. 15. Infrastructure Provision - Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced. - Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works. - Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations. 16. Noise - Undertake a noise impact assessment of the main noise generating sources and activities at all stages of construction (including cumulative noise), and any noise sources during operation (for intensive uses such as gaming, pubs, bars etc a detailed noise impact assessment must be undertaken). Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land especially on adjoining residential buildings. → Relevant Policies and Guidelines: <i>NSW Industrial Noise Policy (EPA)</i> <i>Interim Construction Noise Guideline (DECC)</i> <i>Assessing Vibration: A Technical Guideline 2006</i> <i>NSW Road Noise Policy (DECCW 2011)</i> 17. Air, and Odour - Address potential air quality and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures. → Relevant Policies and Guidelines: <i>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006)</i> <i>Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 2006)</i> <i>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007)</i> <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005)</i> <i>Protection of the Environment Operations (Clean Air) Regulation 2002</i> 18. Water, Drainage, Stormwater and Groundwater - Prepare a Stormwater and Drainage Assessment to assess the impacts of the proposal on surface and groundwater hydrology and quality. - Identify appropriate water quality management measures focussing on the management of the impacts from the proposed works on Sydney Harbour. - Prepare a Water Management Plan. This should include stormwater and wastewater management, including any re-use and disposal requirements, demonstration of water sensitive urban design and any water conservation measures. - The applicant shall provide information on the required water and waste water services and any augmentation of Sydney Water infrastructure that may be required for the proposed development. 19. Sediment, Erosion and Dust Controls - Identify measures and procedures to minimise and manage the generation
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	and off-site transmission of sediment, dust and particles. → Relevant Policies and Guidelines: • <i>Managing Urban Stormwater – Soils & Construction 4th Edition (Landcom)</i> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)</i> 20. Waste • Assess the waste impacts and their management during construction and operation. Consideration should also be given to the assessment and management of any acid sulfate soil and potential acid sulfate soil. → Relevant Policies and Guidelines • <i>Waste Classification Guidelines Part 1: Classifying Waste 2009</i> • <i>Waste Classification Guidelines Part 4: Acid Sulfate Soils (EPA)</i> • <i>Acid Sulfate Soils Manual 1996 (ASSMAC)</i> • <i>Waste Avoidance and Resource Recovery Act 2001</i> 21. Building Code of Australia • Prepare a detailed BCA and access report demonstrating compliance with the Building Code of Australia. 22. Environmental, Construction and Site Management Plan • The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: ▪ community consultation, notification and complaints handling; ▪ impacts of construction on adjoining development and proposed measures to mitigate construction impacts; ▪ noise and vibration impacts on and off site; ▪ air quality impacts on the neighbourhood; ▪ odour impacts; ▪ water quality management for the site; and ▪ construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline. 23. Staging • Details regarding the staging of the proposed development. 24. Consultation • Undertake an appropriate level of consultation with council and State government agencies. • Provide details on the Community Engagement Framework to guide the public consultation process.
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. • Independent Liquor and Gaming Authority. • NSW Police. • EPA. • Office of Heritage and Environment. • Sydney Water. • Transport for NSW. • Roads and Maritime Services. • Sydney Observatory.

	• Department of Infrastructure and Transport. • Civil Aviation Safety Authority. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, if relevant. 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.

Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. 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. • 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. • 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 existing and proposed site boundaries and any development on adjoining land. • Detailed plans, sections and elevations of the development, including all temporary structures and site features. • The height (AHD) of the proposed development in relation to the land. • Any changes that will be made to the level of the land by excavation, filling or otherwise. 4. Landscape plan illustrating treatment of open space areas on the site. 5. 3D modelling and a physical model of the proposal shall be prepared in accordance with City of Sydney's requirements.
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6. **Shadow diagrams** showing solar access to the site and surrounding areas at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.

7. **Visual Impact Assessment**

The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.

Visual assessment methodology

- The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.
- As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.
- Visual catchment should be defined and explained (see below).
- An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.

Visual catchment

- Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to, Hickson Road, Kent Street, Shelley Street, Lime Street, Gas Lane, High Street, Sydney Observatory, Sydney Observatory Park, Clyde Reserve, Munn Reserve, Sydney Harbour Bridge, Pyrmont Bridge, Ballart Park Darling Island, Jones Bay Wharf Pyrmont, East Balmain, Darling Harbour, Blues Point, Millers Point, Sydney Opera House, Cremorne Point, Watsons Bay and the Gladesville Bridge.
- Categories of views (e.g. from the water, from public open space, from key streets, from main buildings and from key heritage items) should be defined.
- Photos are required for representative view categories, plotted on a map.

Visual material

- Reference to be made to site analysis.
- Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected.
- The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.
- The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.
- Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.
- A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.
- Assessment must benchmark against the existing situation with the proposed plans.
- Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.
- As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.

	A comparison of 'before', 'approved' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 14 hard copies and 14 electronic copies of the documents and plans (once the application is considered acceptable). • Two full scale colour copies of the plans. • One A0 photomontage board illustrating the proposal. • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.