

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 6960
Proposal Name	Stage 1B basement
Location	Barangaroo South
Applicant	Lend Lease (Millers Point) Pty Limited
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: - o <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; - o <i>State Environmental Planning Policy (Major Development) 2005</i>; - o <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; - o <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>; - o <i>State Environmental Planning Policy (Infrastructure) 2007</i>; and - o <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>. • Address the relevant provisions, goals and strategic objectives in the following: - o <i>NSW 2021</i>; - o <i>Plan for Growing Sydney</i>;

- o *Barangaroo Integrated Transport Plan;*
- o *Sydney City Centre Access Strategy;*
- o *NSW Long Term Master Transport Plan;*
- o *Sydney's Cycling Future;* and
- o *Sydney's Walking Future.*

2. Barangaroo Concept Plan

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

3. Land Use and GFA

- Outline any land use and associated GFA within the basement structure linked to the buildings above.

4. Public Domain and Public Access

- Detail and outline the interface between the basement car park and the public domain.
- Consider the potential impacts of the proposal on the public domain and public access in the vicinity of the site, including measures to mitigate these impacts.
- Demonstration that the any public domain works proposed contribute to a high quality landscaped public domain including adjacent roads.
- Demonstrate safe, accessible, prioritised pedestrian path of travel at entry and exit points to the basement car park.

5. Transport, Traffic, Car Parking and Accessibility

- 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, the following:
 - o current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network;
 - o daily and peak traffic movements likely to be generated by the development, including peak traffic movements;
 - o assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a result of the development. The assessment of the existing and future road network operations needs to consider the cumulative impacts of traffic volumes and 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;
 - o details of the proposed number of car parking spaces and compliance with appropriate parking codes. 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;
 - o 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;
 - o existing public transport services and opportunities for greater usage for residents, workers and visitors;
 - o details of sustainable travel initiatives for residents, workers and visitors, particularly for the provision of end-of-trip facilities;
 - o assessment of proposed loading dock provisions and access

	- o arrangements to loading docks; - o details of existing and proposed vehicular access and car parking arrangements for residents, workers and visitors (cars, coaches/buses & taxi ranks), including compliance with parking codes and Australian Standards, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks; and - o details of access arrangements for emergency and service vehicles (including vehicle type and likely arrival and departure times of service vehicles). • The EIS shall include an updated Transport Management and Accessibility Plan. • In relation to construction traffic: - 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. 6. Air Quality 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: - o the identification of the pollutants of concern, including individual toxic air pollutants, dust and odours; - o the identification and assessment of all relevant fugitive and point source emissions, including cumulative impacts of the operation of the plant in relation to other construction activities; - o appropriate coverage of all aspects of the development, including construction, excavation, storage and transport; - o proposed air quality management and monitoring procedures during construction; and - o consideration of the requirements of the <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i>. 7. 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.
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- 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 *Water Act 1912* or *Water Management Act 2000*.
- 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.

8. 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.

9. Sediment, Erosion and Dust Controls

- Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and particles.

10. Waste Management

- Identify all potential sources of liquid waste and non-liquid wastes as defined in the EPA's *Waste Classification Guidelines 2014*. The EIS should identify any waste that will be stored, separated or processed on the site and identify the procedures to be adopted to minimise, manage, dispose of this waste in accordance with the relevant standards and guidelines.

11. Noise and Vibration

- 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.

12. Remediation and 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*.
- The EIS must provide detailed justification for the preferred treatment methodology for contaminated material consistent with the RAP.

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*.

13. Hazards and Risks

- Including a Preliminary Hazards Analysis of the development.

	14. Heath Impacts - Assess the impacts on health (including extraction of sediments, off-site transport and treatment as well as disposal of sediments), during construction, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects. 15. Heritage - Undertake an assessment of the likely impacts of the works on any heritage or archaeological items and proposed mitigation and conservation measures 16. Visual impacts - Identify and assess the visual impacts of the entrances to the basement car park from key vantage points in the public domain, including the impacts of any above ground structures. 17. 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 <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i>. 18. Staging - Provide an outline on the staging of the works. 19. Building Code of Australia - Prepare a BCA report demonstrating compliance with the Building Code of Australia including fire safety and access provisions. 20. Sea Level Rise - The EIS must assess the risks associated with sea level rise on the proposal. 21. 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. 22. 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. 23. Consultation - Undertake an appropriate level of consultation with council and State
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	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
Transport	Guide to Traffic Generating Development (Roads and Maritime Services) Guide to Road Design (AUSTROADS) Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS) NSW Planning Guidelines for Walking and Cycling (DoPI) EIS Guidelines – Road and Related Facilities (DoPI) Barangaroo Transport Management and Accessibility Plan (TNSW)
Air Quality and Health	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 in NSW (August 2005, DEC) The Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (January 2007, DEC) Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health, 2012) Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (November 2006, DEC)
Soil and 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)
Waste	Waste Avoidance and Resource Recovery Strategy (Resource NSW) Waste Classification Guidelines 2014 (EPA) Know Your Responsibilities: Managing Waste from Construction Sites Guideline and Waste Classification Guidelines 2008 (EPA).
Noise and Vibration	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)

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

Visual

Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS
4282)

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