

# Amended Secretary's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD 7445
<b>Proposal Name</b>	Mixed Use Development
<b>Location</b>	Site 9, Corner Sarah Durack Avenue and Olympic Boulevard, Sydney Olympic Park
<b>Applicant</b>	Ecove Group Pty Ltd
<b>Date of Issue</b>	16 February 2016
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) (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;</li> <li>• an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory Context</b> – including: Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Major Development) 2005;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development;</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;</li> </ul>

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- State Environmental Planning Policy No 55 – Remediation of Land.

*Permissibility*

Detail the nature and extent of any prohibitions that apply to the development.

*Development Standards*

Identify compliance with the development standards applying to the site and justification for any variations proposed.

**2. Policies**

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities;
- A Plan for Growing Sydney;
- Draft Apartment Design Guide;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Access Guidelines 2015;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines;
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy;
- Sydney Olympic Park Remediated Land & Contaminated Development Policy;
- Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) and
- Development near Rail Corridors & Busy Roads - Interim Guideline 2008.

**3. Built Form and Urban Design**

- Address the height, bulk and scale of the proposed development within the context of the locality, with particular reference to the future urban character of the Sarah Durack Avenue / Olympic Boulevard intersection including the future development of sites 13, 25 and 50.
- Demonstrate design quality, with specific consideration of the overall site layout, open spaces, interface with the public domain, façade, rooftop, massing, setbacks, building articulation, materials, choice of colours, signage or signage envelopes.
- Demonstrate how the development of the tower design is informed by a detailed study of wind impacts.
- Detail how services, including but not limited to, waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Demonstrate how the design responds to the comments and recommendations made by the Sydney Olympic Park Authority Design Review Panel.

**4. Public Domain**

- Identify proposed open space, public domain, the new street and pedestrian linkages within the site and at the interface with adjoining sites. This must include the through-site link to parking area P3 and the alignment of the colonnade in relation to the alignment of the future colonnade for site 12.
- Provide landscaping and public domain details, including details on the interface with the proposed development. Consideration should be given to the use of species that are not likely to cause damage to underground services.

	<ul style="list-style-type: none"> <li>• Demonstrate how ground level uses are configured to provide safe and active street fronts.</li> <li>• Address the interface between the colonnade and existing street trees, including opportunities to facilitate access to the colonnade from the footpath.</li> </ul> <p><b>5. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>• Provide information detailing the provision of solar access to the building and any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated.</li> <li>• Address the potential for landfill gas migration into building cavities and how this will be mitigated.</li> <li>• Address any wind impacts on the surrounding public open space including detailing mitigation measures to demonstrate an acceptable level of amenity.</li> </ul> <p><b>6. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.</li> <li>• Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, which details of any proposed alternative water supplies, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.</li> </ul> <p><b>7. Contamination</b></p> <ul style="list-style-type: none"> <li>• Outline potential impacts of the proposed development on the integrity of the Golf Driving Range waste containment system and detail preventative measures to avoid impacts.</li> <li>• Demonstrate compliance with EPA Notice 28040 under the <i>Contaminated Land Management Act 1997</i>.</li> <li>• Demonstrate a robust solution to the potential leachate and landfill gas intrusion issues associated with the redevelopment of part of the Golf Driving Range landfill into residential accommodation.</li> <li>• If remediation works are required, the EIS must include a Remedial Action Plan (RAP). The RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the <i>Environmental Planning and Assessment Act 1979</i> and relevant guidelines produced or approved under section 105 of the <i>Contaminated Land Management Act 1997</i>.</li> <li>• The RAP must be accompanied by a Site Audit Statement prepared by a NSW EPA accredited site auditor certifying that the site is suitable for the proposed use(s).</li> </ul> <p><b>8. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>• Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.</li> <li>• Assess the impacts on the proposed development from surrounding land uses, including noise from the Olympic Park Rail Line and Sydney Olympic Park events.</li> </ul>
--	--

### **9. Transport and Accessibility**

Include a transport and accessibility assessment that:

- Details existing public transport, pedestrian and cycle movements, routes and facilities within the vicinity of the site, including access to Olympic Park railway station and bus layovers.
- Determine the adequacy of existing and future transport facilities to meet the likely increase in public transport, pedestrian and cycle demands and identify measures to maintain road safety in line with CPTED principles.
- Identify measures to promote travel choices for residents, employees and visitors that support sustainable travel, such as implementing a location-specific sustainable travel plan, green travel plans and provision of end of trip facilities.
- Provide details of the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works (if required).
- Determine the impact of the proposed development on existing and future public transport infrastructure within the vicinity of the site.
- Determine the impact of the proposed development on pedestrian routes within Sydney Olympic Park, particularly between parking area P3 and the Netball Centre.
- Detail the proposed access, bicycle and car parking provisions, and end of trip facilities associated with the proposed development, including compliance with the relevant parking codes and Australian Standards, and proposed measures to mitigate any associated impacts on public transport, pedestrian, cycle and traffic networks.
- Demonstrate the provision and sufficient arrangement of on-site bicycle and car parking having regard to the availability of public transport and parking controls of Master Plan 2030.
- Detail the traffic, transport and road safety impacts during any construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking (including the temporary loss of parking on the site), and public transport impacts. Detailed information should be provided on existing bus services and bus stops and measures to avoid impacts during the construction period. Detail the movement of construction vehicles include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all construction activities.

### **10. Major Events**

- Adequately address the impact of major events in the precinct as it relates to the proposed development within the Town Centre (SOP Major Event Impact Assessment Guidelines).
- Demonstrate that the proposed development and future operation can work (provide acceptable amenity) in major event mode. This will require clear understanding of the major event operating mode and implications (management and mitigation measures to address potential noise impacts associated with operation) for the development.

### **11. Utilities**

- Address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure in consultation with relevant agencies.
- Include an integrated water management strategy that considers water, wastewater and stormwater. The strategy must include alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

	<p><b>12. Staging</b></p> <ul style="list-style-type: none"> <li>• Provide details regarding the staging of the proposed development (if proposed).</li> </ul> <p><b>13. Contributions</b></p> <ul style="list-style-type: none"> <li>• Address any Contributions Plan and/or details of any Voluntary Planning Agreement.</li> </ul> <p><b>14. Sediment, Erosion and Dust Controls</b></p> <ul style="list-style-type: none"> <li>• Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</li> </ul> <p><b>15. Water Quality and Flooding</b></p> <ul style="list-style-type: none"> <li>• Identify if the proposal involves any discharges to waters or dewatering requirements from the construction site and any associated impacts on water quality, including an assessment of any water discharges against relevant guidelines and licencing requirements under the <i>Water Act 1912</i> and <i>Protection of the Environment Operations Act 1997</i>.</li> <li>• An assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise, an increase in rainfall intensity.</li> </ul> <p><b>16. Drainage</b></p> <ul style="list-style-type: none"> <li>• Detail drainage associated with the proposal, including stormwater, and drainage infrastructure.</li> </ul> <p><b>17. Servicing and Waste</b></p> <ul style="list-style-type: none"> <li>• Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>• Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</li> </ul> <p><b>18. Tree Protection</b></p> <ul style="list-style-type: none"> <li>• Provide an Arborist Report identifying all trees within the site and those immediately adjacent (such as the existing Araucarias on Olympic Boulevard) where there is impact from the proposed development, including trees proposed to be removed and the means of protecting those that are to be retained and relocated.</li> </ul> <p><b>19. Construction Impacts</b></p> <ul style="list-style-type: none"> <li>• Assess traffic impacts during construction detailing management and mitigation measures.</li> <li>• Address any construction impacts on the nearby rail corridor.</li> </ul> <p><b>20. Heritage</b></p> <ul style="list-style-type: none"> <li>• Prepare an Aboriginal and non-Aboriginal archaeological assessment detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the archaeology.</li> <li>• Prepare a Heritage Impact Assessment addressing visual impact of the proposed high rise development on State Heritage Items in the vicinity, including the Newington Armament Depot and Nature Reserve.</li> </ul>
<b>Plans and Documents</b>	<p>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.</p>

	<p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• Architectural drawings;</li> <li>• Plan of subdivision;</li> <li>• Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and relationship to the rail corridor;</li> <li>• Site analysis plan;</li> <li>• Shadow diagrams;</li> <li>• Access Impact Statement;</li> <li>• View analysis/photomontages;</li> <li>• Stormwater Concept Plan;</li> <li>• Sediment and Erosion Control Plan;</li> <li>• Landscape Plan;</li> <li>• Public Domain Interface Plan prepared in accordance with the requirements set out in the Sydney Olympic Park Urban Elements Design Manual;</li> <li>• Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan;</li> <li>• Geotechnical and Structural Report;</li> <li>• Contamination Assessment, including Remedial Action Plan and Site Audit Statement (if required);</li> <li>• Schedule of materials and finishes; and</li> <li>• Integrated Water Management Plan.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with the Sydney Olympic Park Authority, including the Sydney Olympic Park Authority Design Review Panel and the Sydney Olympic Park Access Advisory Committee, and the Environment Protection Authority.</p> <p>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.</p>
<b>Further consultation after 2 years</b>	<p>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.</p>