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Our ref: SSD 7483

Mr David Apostolidis
Urban Growth NSW
Level 16, 227 Elizabeth Street
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Dear Mr Apostolidis

Secretary's Environmental Assessment Requirements for super lot subdivision and early works at North Eveleigh West (SSD 7483)

Thank you for your letter dated 18 April 2016 confirming the scope of the proposal and in particular that gross floor area allocation to development lots does not form part of the proposal. The Department has subsequently amended the Secretary's Environment Assessment Requirements (SEARs) accordingly.

If you do not lodge a Development Application and EIS for the development within 2 years, you must consult further with the Department 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 also like to reiterate my previous advice that the proposal should be exhibited concurrently with your request to amend the *State Environmental Policy (State Significant Precincts) 2005*.

Your contact officer for this proposal, Simon Truong, Senior Planner of the Department, can be contacted on (02) 9228 6457 or via email at simon.truong@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Ben Lusher
Director
Key Sites Assessments

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*

Application Number	SSD 7483
Proposal Name	Super lot subdivision and early works
Location	North Eveleigh West
Applicant	Urban Growth NSW
Date of Issue	3 May 2016
General Requirements	The Environmental Impact Statement (EIS) must 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 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 risk assessment, must include: - adequate baseline data; - consideration of potential cumulative impacts due to other development in the vicinity; and - 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 (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; - an estimate of the jobs that will be created by the future 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. Statutory Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: - the <i>Environmental Planning & Assessment Act 1979</i>; <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; <i>State Environmental Planning Policy (State Significant Precincts) 2005</i>; <i>State Environmental Planning Policy (Infrastructure) 2007</i>; <i>State Environmental Planning Policy (Urban Renewal) 2010</i>; <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; <i>State Environmental Planning Policy No. 1 – Development Standards</i>; and - the relationship of the proposal with the <i>North Eveleigh Concept Plan (MP08_0015)</i>. Identify compliance with the development standards applying to the site.

	Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Priorities; • A Plan for Growing Sydney; • Sydney 2030 (The City of Sydney Council); • NSW Planning Guidelines for Walking and Cycling; • NSW Long Term Transport Master Plan; • Redfern Waterloo Built Environment Plan (Stage One) August 2006; • Sydney Development Control Plan 2012; • Redfern Waterloo Authority Contributions Plan 2006; • Redfern Waterloo Authority Affordable Housing Contributions Plan 2006; • Sydney's Cycling Future; and • Sydney's Walking Futures. 2. Earthworks The EIS shall include: • a detailed survey showing existing and proposed levels, and proposed quantities of cut and fill necessary for the proposed works; • details, including cross sections, of any excavation works that are either above or within 25 metres of the rail corridor; • details on the fill including types of materials and their source; and • details of the disposal location and amount/volume of excess cut and proposed means of transportation and trip numbers. 3. Transport and Accessibility (Construction and Operation) The EIS shall include a Traffic and Transport Impact Assessment that: • includes traffic analysis of the intersections that are to be constructed (in Network /Single Intersection form) in consultation with Roads and Maritime Services for the purpose of determining route assignment and identifying infrastructure upgrades required using the outputs of the modelling, including bus priority measures; • assesses the access requirements including compliance with the Australian Standards; • details the traffic and transport impacts (including rail and bus services and infrastructure) during construction and how these will be mitigated including the preparation of a preliminary Construction Traffic Management Plan; • details the access and parking arrangements for works and the proposed transport of materials to/from the site during construction, including the type of construction vehicles, haulage routes, hours of operation, access arrangements, traffic control and proposed locations for handling materials; and • identifies the duration of any impacts and specify the mitigation measures proposed. 4. Built Form and Amenity The EIS shall demonstrate how the proposed subdivision layout will allow for future building envelopes that are capable of: • achieving the height and floor space ratio controls in accordance with the <i>State Environmental Planning Policy (State Significant Precincts) 2005</i> (including any proposed amendments); and • providing a reasonable level of amenity. 5. Ecologically Sustainable Development (ESD) The EIS shall 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 construction of the development to achieve sustainability best practice initiatives. 6. European and Aboriginal Heritage The EIS shall: • include a Heritage Impact Statement which: ◦ identifies and assesses any direct and/or indirect impacts (including cumulative impacts) to the heritage significance of the Eveleigh Railway Workshops (SHR no. 01140) and Eveleigh Railway Workshops machinery (SHR no. 01141) and heritage items and
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	○ conservation areas in the vicinity of the site; ○ addresses compliance with the policies of the conservation management plan; • address the requirements of the Heritage Asset Management Strategy for the subject site; • include a conservation management plan for the northern area (north of the railway line) of the State Heritage Register (SHR) listed item <i>Eveleigh Railway Workshops</i> (SHR no. 01140); • include an interpretation plan having particular regard to the sites relationship with nearby heritage items in accordance with <i>Interpreting Heritage Places and Items Guidelines</i>. Reference could be made to <i>Opportunities for Interpretation in the Central to Eveleigh Corridor Final Report for UrbanGrowth NSW April 2015</i> prepared by AHMS; • include a landscape and public domain master plan and a heritage assessment on the landscape and public domain having particular consideration of its relationship with significant buildings, machinery and fabric of the <i>Eveleigh Railway Workshops</i> and <i>Eveleigh Railway Workshops machinery</i>, moveable heritage and the interpretation plan; and • include a strategy for public domain, machinery, moveable heritage and interpretation to ensure these elements of <i>Eveleigh Railway Workshops</i> area are managed collectively. 7. Infrastructure Impacts The EIS shall address any potential impacts on existing Sydney Trains infrastructure. 8. Noise and Vibration The EIS shall: • identify the main noise generating sources and activities at all stages of construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land; and • address noise and vibration impacts from adjacent rail activities on parks and roads including mitigation and monitoring measures where appropriate, consistent with guidance published by Rail Corp including <i>Interim Guidelines for Applicants – Consideration of Rail Noise and Vibration in the Planning Process</i> and <i>Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process</i>. 9. Drainage and Flooding The EIS shall address drainage/flooding issues associated with development/site including: stormwater, drainage infrastructure, water quality, and incorporation of Water Sensitivity Urban Design Measures. 10. Geotechnical and Contamination The EIS shall: • demonstrate the suitability of the land for the future proposed developments having regard to contamination and the site's geotechnical characteristics including erosion potential, salinity and the presence of potential and actual sulphate soils; and • outline measures to avoid, manage or mitigate adverse geotechnical or contamination impacts in accordance with relevant guidelines. 11. Contributions and/or Voluntary Planning Agreement The EIS shall address: the contributions payable pursuant to the <i>Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006</i> and the <i>Redfern Waterloo Authority Contributions Plan 2006</i>.
Other Issues	12. Utilities & Services The EIS shall: • identify any utilities and services that currently pass through or service the site including those that are, or will become, redundant; • identify all existing easements and any encumbrances on title that will be affected by the proposed subdivision; • provide details of the required utility and services, and any augmentation

	that may be required to support the proposed development, and their future maintenance needs; and • identify how the proposed infrastructure design will accommodate efficient provision of other urban infrastructure (e.g. street lights). 13. Sediment, Erosion and Dust controls (Construction and Excavation) The EIS shall: • detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles; • assess specific impacts/risks to water quality from the proposal's activities and associated water quality controls; and identify and include any air quality impacts from construction activities and include potential odour sources which may arise from site activities. The modelling and assessment for potential air quality impacts should be undertaken in accordance with the guideline Approved Methods for the Modelling and Assessment of Air Pollutants, Department of Environment and Conservation 2005.
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: • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • subdivision and earthworks plans; • stormwater plans; • soil and erosion sediment control plans; • public domain plan including any landscaping works; • heritage impact statement; • archaeological impact assessment report; • noise and vibration impact assessment report; • ecologically sustainable development report; • traffic and transport impact statement report; • draft Construction Traffic Management Plan; • geotechnical report; • contamination report; and • ground water impact report.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups. In particular you must consult with the City of Sydney Council, Transport for NSW, and Sydney Trains. 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. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.