



Mr Ben McCarthy
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PO Box 910
SOUTH FREMANTLE WA 6162

Our ref: SSD 7942

Dear Mr McCarthy

SEARs for URBNSURF Sydney, Sydney Olympic Park (SSD 7942)

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for URBNSURF Sydney, Sydney Olympic Park. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information (Attachment A). 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, the Department of Planning and Environment (the Department) will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and 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/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Mr Andrew Hartcher, who can be contacted on (02) 9274 6446 or via email at andrew.hartcher@planning.nsw.gov.au

Yours sincerely



Ben Lusher

Director
Key Sites Assessments
as Secretary's nominee

ATTACHMENT A – AGENCY COMMENTS

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 7942
Proposal Name	URBNSURF Sydney
Location	Pod B, P5 Car Park (Corner of Hill Road and Holker Busway) – Part Lot 71 DP 1191648 (Title 71/1191648), Sydney Olympic Park.
Applicant	Urbn Surf (Sydney) Pty Ltd
Date of Issue	30 September 2016
General Requirements	<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"> • 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. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • 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; and • certification that the information provided is accurate at the date of preparation. <p>The EIS must include an estimate of the jobs that will be created by the development during the construction and operational.</p>
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instrument, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: <ul style="list-style-type: none"> ○ <i>State Environmental Planning Policy (State and 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 No. 55 – Remediation of Land</i>; ○ <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i>; and

- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

- Address the relevant planning provisions, goals and strategic planning objectives in the following:
 - *NSW State Priorities;*
 - *NSW Long Term Transport Master Plan 2012;*
 - *A Plan for Growing Sydney;*
 - *Sydney Olympic Park Master Plan 2030 (and subsequent reviews);*
 - *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 Parklands Plan of Management 2010;*
 - *Sydney's Light Rail Future 2012 / Sydney's Rail Future 2012;*
 - *Sydney's Cycling Future 2013 / Sydney's Walking Future 2013;*
 - *Development near Rail Corridors & Busy Roads - Interim Guideline 2008;* and
 - *NSW Water Quality Objectives.*

2. Design excellence and built form

- Outline how design excellence will be achieved in accordance with the Sydney Olympic Park Master Plan 2030 (and subsequent reviews).
- Demonstrate how recommendations of the Sydney Olympic Park Authority's (SOPA) Design Review Panel and Access Advisory Committee have been addressed in the design of the development.
- Address the height, bulk and scale of the proposed development within the context of the locality, including existing, approved and likely future development on surrounding sites.
- Demonstrate design quality, with specific consideration of the overall site layout, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, choice of colours, signage or signage envelopes.
- Demonstrate how the proposed development would be designed to be sympathetic to the surrounding natural environment.
- Detail how services, including but not limited to, waste management, loading zones, utilities and mechanical plant are integrated into the design of the development.

3. Public Domain

- Detail the proposal's relationship with and activation of the surrounding public domain, particularly in relation to the:
 - adjacent mountain biking and BMX track;
 - surrounding natural environment (e.g. parklands and wetlands); and
 - town centre to the south.
- Provide landscaping and public domain details, including details on the interface with the proposed development.

4. Ecologically Sustainable Development (ESD)

- 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.
- Describe the measures to be implemented to minimise consumption of resources, energy and water, including details of alternative energy and water supplies, rainwater harvesting, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

- Describe the measures to be implemented to minimise the volume and frequency of stormwater discharge as a result of any impermeable surfaces, such as paving, driveways and carparks, including measures to improve water quality.
- Demonstrate that the environmental performance of the proposed development has been assessed against a suitably accredited rating scheme to meet industry best practice.

5. Transport and Accessibility

- Submit a transport and traffic impact assessment prepared in accordance with the relevant guidelines identifying:
 - daily and peak hour traffic, public transport, walking and cycling trip generation;
 - existing and proposed pedestrian and bicycle routes and facilities;
 - the adequacy of public transport, pedestrian and bicycle provisions to meet the demand of the proposed development;
 - the impact of traffic generated on nearby intersections and any road infrastructure works required, taking into account cumulative impacts from other developments in the area;
 - measures to encourage sustainable travel and non-car mode share, (e.g. implementing a sustainable travel plan and end of trip facilities);
 - proposed access, bicycle and car parking provision demonstrating compliance with relevant RMS guidelines, SOPA Master Plan and Australian Standards;
 - assess the impact of the loss of existing car parking on site;
 - access during major events in Sydney Olympic Park; and
 - vehicle access (including service vehicles) during construction and operation.

6. Land Contamination

- Identification of any contaminated material on site (e.g. asbestos).
- If remediation works are required, the EIS must include a Remedial Action Plan (RAP) accompanied by a Site B audit statement prepared by an EPA accredited site auditor. 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*.

7. Biodiversity

- Assessment of the potential direct and indirect biodiversity impacts of the development on flora and fauna, including threatened species such as the Green and Golden Bell Frog and Latham's Snipe, populations or communities or their habitats, including but not limited to impacts of light spill, noise and disturbance.
- Recommendation of appropriate avoidance, mitigation and management measures during construction and operation.

8. Heritage

- Identify whether any listed or potential heritage items are located within the project area. If any items are likely to be affected, prepare a Heritage Impact Statement.
- 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.

9. Soil and Water

- Assess impacts on water quality, surface and groundwater hydrology and quality, waterways and the downstream environment including proposed

management, mitigation and monitoring measures. This shall include an assessment of any water discharges against relevant guidelines and licencing requirements under the *Water Act 1912* and *Protection of the Environment Operations Act 1997* and consider the potential impact of discharges on the ecology of Haslam's Creek.

- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- Identification of an adequate and secure water supply for the life of the development including consideration of alternative water supply arrangements, water sensitive urban design and conservation measures.
- Prepare a detailed and consolidated site water balance.
- Prepare an integrated water management plan for the site, detailing stormwater and wastewater management, including any re-use and disposal requirements.
- Include a suitable water quality monitoring program to monitor surface and groundwater, waterways, the downstream aquatic environment and bed and bank stability.
- Proposed mitigation measures to protect aquatic and riparian ecosystems, and bed and bank stability in the event of water discharge into Haslam's Creek during construction and operation.

10. Flood Risk

- Address flood risk and 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.

11. Noise and Vibration

- Submit a noise and vibration impact assessment prepared in accordance with the relevant Environment Protection Authority guidelines identifying:
 - the main noise and vibration generating sources and activities from the site at all stages of construction and during operation; and
 - measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers.

12. Major Events

- Adequately address the impact of major events as it relates to the proposed development (SOP Major Event Impact Assessment Guidelines).
- Demonstrate that the proposed development and future operation will function without adverse impacts amenity when in major event mode.
- Demonstrate how the proposed development will be used during/for relevant major events.

13. Utilities

- Address the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.
- Identify any potential impacts of the proposed construction and operation on existing utility infrastructure and service provider assets, and demonstrate how these will be protected or impacts mitigated.

14. Contributions

- Address any Contributions Plan and/or details of any Voluntary Planning Agreement.

15. Construction Impacts

- Provide a draft construction management plan, with consideration of likely impacts and associated management / mitigation measures, such as in

	<p>relation to construction staging, noise and vibration, erosion and sediment control, dust, hours of operation, impact on water quality, disposal / reuse of excavation materials and waste, cycling / pedestrian arrangements, traffic and vehicular access.</p>
Consultation	<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, the Environment Protection Authority and the Department of Primary Industries (NSW Office of Water).</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>
Further consultation after 2 years	<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>

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:

- Architectural drawings;
- Plan of subdivision;
- Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings and relationship to the rail corridor;
- Site analysis plan;
- Shadow diagrams;
- ESD report, including assessment of consistency with the SOPA Environmental Guidelines;
- Access Impact Statement;
- View analysis/photomontages;
- Landscape plan;
- Public domain interface plan, prepared in accordance with the requirements set out in the Sydney Olympic Park Urban Elements Design Manual;
- Schedule of materials and finishes;
- Traffic and transport impact assessment;
- Contamination assessment;
- Flora and fauna/ecological assessment;
- Heritage impact statement (if required);
- Soil and Water Management Plan, prepared in accordance Landcom's Blue Book (Managing Urban Stormwater – Soils and Construction Volume 1 2004);
- Integrated Water Cycle Management Plan, prepared in accordance with the SOPA Stormwater Management and Water Sensitive Urban Design Policy;
- Parklands uses compliance test addressing Appendix 4.2 of the Sydney Olympic Park Parklands Plan of Management 2010;
- Flood risk assessment (if required);
- Waste management plan;
- Noise impact assessment;
- Geotechnical and structural report;
- Infrastructure servicing report; and
- Draft construction management plan.

