

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 8529
Proposal Name	Building C1
Location	Lot 214 DP 1221076 and part Lot 205 DP 1204948, Barangaroo South
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	23 June 2017
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 Environmental Planning and Assessment Regulation 2000. 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; • Justification of impacts; • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • The EIS must also be accompanied by a report from a qualified quantity surveyor providing: ▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived; ▪ a close estimate of the jobs that will be created by the development during construction and operation; and ▪ verification that the CIV was accurate on the date that it was prepared.
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 Significant Precincts) 2005</i>; ○ <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; ○ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ○ <i>State Environmental Planning Policy No.55 – Remediation of Land</i>; ○ <i>Sydney Local Environmental Plan 2012</i>; and ○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP</i>. • Address the relevant provisions, goals and objectives in the following: ○ <i>NSW 2021</i>; ○ <i>Plan for Growing Sydney</i>; ○ <i>Towards our Greater Sydney 2056</i>; ○ <i>Draft Central District Plan</i>; ○ <i>NSW Long Term Transport Master Plan</i>;

- *Sydney City Centre Access Strategy;*
- *Sydney's Walking Future;*
- *Sydney's Cycling Future;* and
- *Barangaroo Integrated Transport Plan.*

- Demonstrate consistency with the terms of approval of the Barangaroo Concept Plan MP 06_0162 (as modified), including the Statement of Commitments (Schedule 3).

2. Land Use and GFA

- Provision of a table identifying the building's different land uses*, including a floor by floor breakdown of Gross Floor Area (GFA), total GFA and site coverage.

* Retail uses must be separately defined as per the Standard Instrument.

- If the proposed uses include pubs, bars or the like, detailed Plans of Management must be prepared in accordance with the *City of Sydney Development Control Plan 2012*.

3. Built Form and Urban Design

- Demonstrate design excellence through a design excellence strategy. The design excellence strategy must include an independent peer review and prior to its implementation, the strategy must be endorsed in writing by the Department.
- Demonstrate design excellence with specific consideration of the site's character, suitability, layout, setbacks, architectural design, materials and finishes, 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.
- Address retail tenancy fit-outs (if proposed), shopfront design and signage.

4. 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.

5. Visual Impact and Views

- A visual impact assessment is to be provided of the proposed building and other significant structures, when viewed from key vantage points. Photomontage images are to be prepared to demonstrate the impact of the proposed works.

6. 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 (e.g. Watermans Quay and Shipwright Walk), and the Harbour foreshore.
- Details on the interface between the proposed uses and the public domain including any measures to improve and activate the public domain.
- Address pedestrian impacts and public accessibility through the site.
- Outline specific design features of the public domain (if applicable) such as footpaths, pavements, street furniture, outdoor seating etc.

7. Transport and Accessibility

- The EIS must include a Traffic Impact Assessment (TIA) for construction and operation that provides, but is not limited to, the following:
 - accurate details of the current and proposed daily and peak hour

	vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development; ○ assessment of road safety at key intersections and locations; ○ details of on-street parking, loading zones, bicycle and pedestrian facilities including pedestrian crossings, bicycle parking, taxi facilities including taxi ranks proposed in the public domain and compliance with relevant Standards; ○ location of pedestrian and bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance; ○ details of pedestrian and cycling connections/circulation and required upgrades to meet the likely future demand within Barangaroo and connections to the external network; and ○ address provision of bicycle parking and changing facilities in accordance with the relevant guidelines and documents. • Demonstrate the proposed development would not adversely impact on the Sydney Metro rail corridor and associated station at Barangaroo station.\ • The EIS shall include an updated Transport Management and Accessibility Plan. • In relation to construction traffic: ○ details of anticipated peak hour and daily truck movements to and from the site; ○ assessment of cumulative traffic impacts associated with all other construction activities within the vicinity of the site, including construction of all other developments at the Barangaroo site, the Sydney Metro and the Sydney Light Rail project; ○ assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; ○ details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; ○ details of temporary pedestrian and cyclist access arrangements during construction, including measures to mitigate any associated pedestrian, cycleway, public transport or traffic impacts; ○ details of proposed construction vehicle access arrangements at all stages of construction; and ○ preparation of a Construction Pedestrian and Traffic Management Plan which includes vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities. 8. Water Management • 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 an Integrated 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. 9. Air Quality • The application must include an Air Quality Impact Assessment prepared in accordance with the relevant Environment Protection Authority guidelines. This assessment must consider any potential air (including odour) impacts on nearby sensitive receivers and outline proposed mitigation and
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monitoring measures

10. 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 nearby sensitive receivers and outline proposed mitigation and monitoring measures.

11. Heritage

- An assessment of the likely impacts of the proposal on any heritage and archaeological items and details of any mitigation and conservation measures.

12. 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.

13. 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.
- Demonstrate that the environmental performance of the proposed development has been assessed against a suitably accredited rating scheme to meet industry best practice.

14. Contamination

- Identify any contaminated material on site and demonstrate compliance with the requirements of SEPP 55.
- 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*.

15. Building Code of Australia

- Prepare a report demonstrating compliance with the Building Code of Australia, including fire safety and accessibility provisions.

16. 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 including dust controls; ○ odour impacts; ○ erosion and sediment controls in accordance with the relevant guidelines; ○ water quality management for the site; and ○ construction waste classification, transportation and management methods in accordance with the EPA's Know Your Responsibilities: Managing Waste from Construction Sites Guideline. 17. Sea Level Rise and Climate Change • An assessment of the risks associated with sea level rise and climate change on the proposal in accordance with the relevant guidelines and policies. 18. Consultation • Undertake an appropriate level of consultation with local and State government agencies. • Provide details on the Community Engagement Framework to guide the public consultation process.
	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; • Environmental Protection Authority; • Office of Heritage and Environment; • Sydney Water; • Transport for NSW; • Roads and Maritime Services; • NSW Police; • Department of Primary Industries; • Fire and Rescue NSW; • 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 *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.
 - 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 boundaries of the land 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. Shadows Diagrams Report and Wind Effects Report.
5. Architectural Design Report.
6. Visual Impact Assessment.
7. Public Domain Plan/s (where relevant).
8. Traffic Impact Assessment and updated Transport Management and Accessibility Plan
9. Stormwater and Drainage Assessment and Integrated Water Management Plan.
10. Noise and Vibration Impact Assessment.
11. Heritage Assessment and Archaeological Assessment (where relevant).
12. Arboricultural Impact Assessment (where relevant).
13. Infrastructure/Utilities Servicing Report.
14. Sustainability Report.
15. Contamination Assessment, Remedial Action Plan/s and Site Audit Statements (where relevant).
16. Building Code of Australia Report.

	17. Environmental, Construction and Site Management Plan.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
Key policies and guidelines	• <i>Guide to Traffic Generating Development (Roads and Maritime Services);</i> • <i>Guide to Road Design (AUSTROADS);</i> • <i>Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS);</i> • <i>Managing Urban Stormwater: Soils & Construction (Landcom);</i> • <i>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ);</i> • <i>The Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH);</i> • <i>The Approved Methods for the Modelling and Assessment of Air Pollutants (August 2005) (DEC);</i> • <i>The Approved Methods for Sampling and Analysis of Air Pollutants (January 2007) (DEC);</i> • <i>Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (2012) (Department of Health);</i> • <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>NSW Industrial Noise Policy 2000 (EPA);</i> • <i>NSW Industrial Noise Policy – application notes 2013 (EPA);</i> • <i>Interim Construction Noise Guideline 2009 (DECC);</i> • <i>Assessing Vibration: A Technical Guideline 2006 (DECC);</i> • <i>NSW Road Noise Policy (DECCW 2001);</i> • <i>NSW Road Noise Policy – application notes 2013 (EPA);</i> • <i>Guidelines made or approved under the Contaminated Land Management Act 1997;</i> • <i>Waste Avoidance and Resource Recovery Strategy (EPA);</i> • <i>Waste Classification Guidelines 2014 (EPA); and</i> • <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline and Waste Classification Guidelines 2008 (EPA).</i>

