

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 8588
Proposal Name	Construction of a retail centre with ancillary uses on Lot 2 within the Eastern Creek Business Hub
Location	Rooty Hill Road South, Eastern Creek
Applicant	Frasers Property Australia
Date of Issue	26 July 2017
General Requirements	<p>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.</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 assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data; • 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: <ul style="list-style-type: none"> ▪ 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; ▪ an 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	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011 ○ State Environmental Planning Policy (Western Sydney Parklands) 2009 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 64 – Signage and Advertising Structures. • Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ○ A Plan for Growing Sydney ○ Draft West Central District Plan ○ NSW Long Term Transport Master Plan 2012 ○ Sydney's Walking Future ○ Sydney's Cycling Future

- Sydney's Bus Future.

2. Consistency with Stage 1 Approval

The EIS shall demonstrate that the proposal is consistent with the Concept Approval (SSD 5175) for the Eastern Creek Business Hub, dated 7 January 2015 and any subsequent modifications.

3. Built Form, Urban Design and Landscaping

The EIS shall:

- address the height, bulk and scale of the proposed development within the context of the locality
- address visual impact when viewed from the public domain and key vantage points surrounding the site
- address design quality, with specific consideration of the overall site layout, siting and design, orientation, vistas and connectivity, street activation, open spaces and edges, façades, massing, setbacks and building articulation
- consider the relationship between different uses within and surrounding the site, and provide built form responses to potential privacy and noise impacts
- demonstrate how the future pad site development can be accommodated on the site and its relationship to the proposed development, including, but not limited to, traffic and parking, noise, urban design and landscaping, and safety
- address screening of at grade car parking and servicing areas when visible from the public domain.

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.
- Demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.

5. Traffic, Access and Car Parking

- Include a detailed assessment of the traffic and transport impacts on the surrounding road network and intersection capacity, considering daily and peak movements.
- Detail measures to support pedestrian and cyclist access to and within the proposal, including sufficient end of trip facilities.
- Demonstrate sufficient loading and access facilities will be provided, including an analysis of likely service vehicle numbers, sizes and arrival times.
- Demonstrate sufficient car and bicycle parking for the proposed uses within Lot 2 (including the future use of the pad site) in accordance with SSD 5175 (as amended) and relevant parking guidelines.
- Analyse the capacity of the public transport network to accommodate the proposed development.
- Consider the scope and timing of road infrastructure works in the surrounding road network.
- Consult with the relevant roads authority/ies regarding any required works to Rooty Hill Road South and/or Beggs Road.

- Consider measures to manage impacts of the operation of the loading area on surrounding residents, particularly the houses on the north-east corner of Rooty Hill Road South and Beggs Road.

6. Construction Impacts

Assess the likely construction impacts of the proposal including (but not limited to) traffic and transport, noise and vibration, construction waste, air quality, water quality, soil erosion, acid sulphate soils and salinity.

7. Noise and Vibration

- Include a detailed site specific noise assessment of the operational impacts of the proposal on sensitive land uses within the proposal and nearby residential properties. Operational impacts must consider heavy vehicle movements
- Outline mitigation measures where necessary.

8. Child Care

The EIS shall address the relevant child care requirements for construction of a child care centre including the *Children (Education and Care Services) Supplementary Provisions Regulation 2012* and *Blacktown Development Control Plan 2015*.

9. Ecology

The EIS shall include details of any revegetation and/or landscaping within the conservation area to the east of the site.

10. Contamination

Outline measures to remediate the site so it is suitable for the intended land uses, in accordance with *State Environmental Planning Policy No 55 – Remediation of Land*. This must include a detailed Remedial Action Plan.

11. Stormwater Management

Include a stormwater management plan in accordance with the requirements of the approved Concept Plan (and any subsequent modifications), and Council's *Engineering Guide for Development 2005* and *Blacktown Development Control Plan 2015*.

12. Flooding

Include a detailed flood impact assessment in accordance with the *NSW Floodplain Development Manual (2005)* identifying minimum floor levels for buildings and flood evacuation strategies, where necessary.

13. Crime Prevention

Include a Crime Prevention Through Environmental Design (CPTED) assessment, including mitigation measures where necessary.

14. Bushfire Safety

Assess the proposal against relevant provisions of *Planning for Bushfire Protection (PBP) (2006)* and the Asset Protection Zones recommended in the *Bushfire Protection Assessment – Subdivision and Early Works, Eastern Creek Business Hub* prepared by Ecological and dated August 2012.

15. Utilities

- In consultation with relevant agencies, ascertain existing capacity and licensing requirements for ongoing water supply and any additional electricity works and or boosted water supply (including need for hydraulic plans) are adequately addressed for the provision of utilities including staging of infrastructure.

	<ul style="list-style-type: none"> • Provide an assessment of potential noise / electromagnetic frequency (EMF) impacts and appropriate mitigation measures related to any existing or proposed electrical infrastructure in the vicinity of the site. <p>16. Public Benefit and Contributions Provide confirmation of the public benefit offer to be derived from the proposal and address any applicable Council contributions plan and/or details of any Voluntary Planning Agreement, including any agreement with RMS for road infrastructure upgrades made subsequent to the approval of SSD 5175.</p> <p>17. Servicing and Waste 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. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p> <p>18. Consultation The EIS must describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</p> <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. In particular, you must consult with Blacktown City Council, Transport for New South Wales, Roads and Maritime Services, Office of Environment and Heritage, the Environment Protection Authority and the Rural Fire Service.</p>
<p>Plans and Documents</p>	<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"> • architectural drawings (to a usable scale at A3); • architectural design statement; • landscape drawings (to a usable scale at A3); • landscape design statement; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • ESD statement; • Crime Prevention through Environmental Design (CPTED) assessment; • pre-submission consultation statement; • acoustic assessment; • bushfire assessment • access impact statement; • traffic and parking assessment; • visual and view impact analysis and photomontages; • stormwater concept plan; • flood risk assessment • sediment and erosion control plan; • operational management plan; • preliminary construction management plan, including a construction traffic management plan, construction noise and vibration management plan,

	<p>construction waste management plan and cumulative impact of construction activities on other nearby sites;</p> <ul style="list-style-type: none">• geotechnical and structural report;• services and infrastructure report;• contamination assessment; and• schedule of materials and finishes.
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>