

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the Environmental Planning and Assessment Act 1979  
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD 8784
<b>Project Name</b>	242-244 Beecroft Road, Epping
<b>Location</b>	Lot 220 DP 1251471 within City of Parramatta
<b>Applicant</b>	Sydney Metro Northwest
<b>Date of Issue</b>	25/06/19
<b>General Requirements</b>	<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 <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The EIS must address matters outlined in Schedule 4 of the <i>Environment Protection and Biodiversity Conservation Regulations 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>• Justification of impacts.</li> <li>• Consideration of potential cumulative impacts due to other development in the vicinity.</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> <li>• The EIS must also be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> <li>▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>), including details of all assumptions and components from which the CIV calculation is derived</li> <li>▪ a close estimate of the jobs that will be created by the development during construction and operation and</li> <li>▪ verification that the CIV was accurate on the date that it was prepared.</li> </ul> </li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments, Policies and Guidelines</b></p> <ul style="list-style-type: none"> <li>• Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)</li> <li>○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and accompanying Apartment Design Guide (SEPP 65)</li> </ul> </li> </ul>

- State Environmental Planning Policy 19 – Bushland in Urban Areas
- Hornsby Local Environmental Plan 2013
- Address the relevant provisions, goals and objectives in the following:
  - *Environment Protection and Biodiversity Conservation Act 1999*
  - *Environment Protection and Biodiversity Conservation Regulations 2000*
  - NSW State Priorities
  - A Plan for Growing Sydney
  - Towards our Greater Sydney 2056
  - Greater Sydney Region Plan
  - Central City District Plan
  - Development Near Rail Corridors and Busy Roads- Interim Guideline
  - Guide to Traffic Generating Developments (RMS)
  - Sydney's Bus Future 2013
  - Sydney's Walking Future 2013
  - Sydney's Cycling Future 2013
  - NSW Planning Guidelines for Walking and Cycling
  - NSW Long Term Transport Master Plan
  - Planning for Bush Fire Protection 2006
- 2. Staging**
  - The EIS shall:
    - outline the proposed stages of the concept development application, including built form, land uses and approval pathways
    - detail alternative design and staging options considered for the redevelopment of the site
- 3. Land Use, Gross Floor Area and Floor Space Ratio**
  - The EIS shall:
    - include a detailed description, analysis and justification of all proposed land uses
    - include a detailed gross floor area (GFA)/floor space ratio (FSR) schedule and calculations
    - include a floor by floor breakdown of GFA and FSR.
- 4. Built Form and Urban Design**
  - The EIS shall:
    - detail consultation with the Office of the Government Architect, demonstrate how the design incorporates feedback from the Office of the Government Architect, outline the design process leading to the proposal, outline how design excellence will be achieved and outline a design excellence strategy for the future stage(s) of the development
    - provide an urban design analysis that considers the proposed building forms, typologies, height, bulk and scale in the context of the immediate locality and the wider Epping area
    - detail the proposed site layout, vehicular access, building entries and the proposed use of buildings
    - demonstrate the suitability of the site and how the proposal will achieve an optimal design and amenity outcome with specific consideration of the site's character, layout, setbacks, amenity, views and vistas, open spaces and public domain, connectivity and street activation
    - address the height, bulk and scale of the proposed development within the context of the locality and ensure it does not create unacceptable environmental impacts. This shall include:
      - view analysis to and from the site from key vantage points and streetscape impacts. Photomontages or perspectives should be provided showing the proposed development

	<ul style="list-style-type: none"> <li>- view impact analysis from adjoining developments</li> <li>- solar access analysis outlining impacts on adjoining developments, and public domain, including design options to minimise impacts.</li> <li>o outline potential design considerations aimed at mitigating any impacts identified.</li> </ul> <p><b>5. Public Domain and Public Access</b></p> <ul style="list-style-type: none"> <li>• Identify proposed streetscape, open space, public domain and key vehicular, bicycle and pedestrian linkages with and between other public domain spaces, proposed buildings and uses, and surrounding areas.</li> <li>• Detail and outline the interface between the proposed uses and the public domain.</li> </ul> <p><b>6. Amenity</b></p> <ul style="list-style-type: none"> <li>• The EIS shall in relation to the concept development application: <ul style="list-style-type: none"> <li>o include a preliminary assessment demonstrating how the proposal will achieve a high level of environmental amenity for future residents consistent with the provisions of SEPP 65 and the recommendations of the ADG including building separation/visual privacy, solar access, and communal and public open space</li> <li>o include shadow diagrams and a wind impact report</li> <li>o demonstrate how the proposal maintains the amenity of surrounding residential development including potential overshadowing, privacy and view impacts</li> <li>o a noise impact assessment identifying: <ul style="list-style-type: none"> <li>- the main noise and vibration generating sources and activities from the site at all stages of operation</li> <li>- measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers</li> <li>- the impacts of likely noise and vibration from surrounding land uses, such as noise from the operation of the rail line and surrounding road networks, including Beecroft Road and management and operational arrangements or mitigation measures to protect the amenity of residents/visitors/employees.</li> </ul> </li> </ul> </li> </ul> <p><b>7. Transport, Traffic, Parking and Access (Operation)</b></p> <ul style="list-style-type: none"> <li>• The EIS must include a Transport and Traffic Impact Assessment that provides, but is not limited to, the following: <ul style="list-style-type: none"> <li>o accurate details of the current 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</li> <li>o estimated total daily and peak hour trips likely to be generated by the proposed development including vehicle, public transport, pedestrian and bicycle trips</li> <li>o detailed assessment of the existing and future safety and performance of key intersections providing access to the site and any road/intersection upgrades or new roads/intersections required as a result of the development. The assessment of the existing and future road network operations needs to consider the cumulative impacts of traffic volumes from other developments in the locality and details of measures to mitigate any associated traffic impacts</li> <li>o proposed car and bicycle parking provision for residents, staff and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards. It should demonstrate a minimalist approach to the provision of on-site parking and how traffic generation (number of</li> </ul> </li> </ul>
--	--

vehicles and time of access) will be managed in response to capacity limitations on the road network

- details of existing and proposed vehicular access for residents, workers, visitors and emergency vehicles
- opportunities to provide safe and efficient loading and servicing for the development
- the adequacy of public transport, pedestrian and bicycle networks and infrastructure to meet the likely future demand of the proposed development and details of measures to mitigate potential impacts including required upgrades to pedestrian/cycle connections
- connections to existing and planned public transport networks and services and opportunities for greater usage for residents, workers and visitors
- outline future provision for end-of-trip facilities (i.e. showers, lockers, change rooms etc) for the use of residents, staff and visitors who choose to walk or cycle to/from work as well as undertake activities during the working hours
- a Transport and Management Accessibility Plan including details of travel demand management measures to minimise the impact on general traffic and bus operations and to encourage sustainable travel choices and details of programs for implementation
- a Green Travel Plan containing details of sustainable travel initiatives for residents, workers and visitors.

#### **8. Ecologically Sustainable Development (ESD)**

- Identify how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing stages and operation of the development.
- Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy.

#### **9. Safety**

- Outline built and management measures to ensure the safety of residents, workers and visitors within the development and in the surrounding public domain.
- Consider Crime Prevention through Environmental Design (CPTED) principles including any opportunities for street activation, surveillance and other crime prevention treatments.

#### **10. Water, Drainage, Stormwater and Groundwater**

- Identify appropriate water quality management measures focussing on the management of the impacts from the proposed works on water courses, riparian corridors and groundwater dependent systems located in the vicinity of Devlins Creek.
- Identify any water licensing requirements or other approvals required under the *Water Act 1912* or *Water Management Act 2000*.
- Prepare an Integrated Water Management Plan/drainage concept. 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.
- Provide details of water supply including consideration of alternative water supply arrangements, water sensitive urban design and water conservation measures.

#### **11. Heritage and Archaeology**

- Address the impacts of the proposal on any heritage significance on the site and adjacent areas, including heritage items, places or relics significant to Aboriginal or European culture or history.

	<p><b>12. Utilities</b></p> <ul style="list-style-type: none"> <li>• Address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities.</li> </ul> <p><b>13. Contributions</b></p> <p>The EIS shall address in regard to contributions:</p> <ul style="list-style-type: none"> <li>• The proposed method of calculating developer contributions payable.</li> <li>• Any additional contributions proposed or material public benefits associated with any proposed floor space above existing planning controls</li> <li>• Any proposed Voluntary Planning Agreement with Council, including staging details if applicable.</li> </ul> <p><b>14. Biodiversity</b></p> <ul style="list-style-type: none"> <li>• Provide an assessment of the proposal's biodiversity impacts in accordance with the requirements of the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report where required under the Act.</li> </ul> <p><b>Consultation</b></p> <ul style="list-style-type: none"> <li>• During the preparation of the EIS, you must consult with neighbouring residents and affected landowners, as relevant.</li> <li>• The EIS must describe the pre-submission consultation 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.</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 and community groups. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Parramatta Council.</li> <li>• Roads and Maritime Services.</li> <li>• Sydney Coordination Office within Transport for NSW.</li> <li>• NSW Department of Primary Industries – Office of Water.</li> <li>• Sydney Trains.</li> <li>• NSW Rural Fire Service.</li> </ul> <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>

## 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.
- The proposed land uses, building locations, building envelopes and heights, new roads and access arrangements, landscaping, public domain works and all other information relevant to the proposed concept development application.
- The height (AHD) of the proposed development in relation to the land and any changes that will be made to the level of the land by excavation, filling or otherwise.

4. Visual Impact Assessment

The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.

#### Visual assessment methodology

- The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.
- As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.
- Visual catchment should be defined and explained (see below).
- An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.

#### Visual catchment

- Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to Beecroft Road, Carlingford Road, Ray Road, Edensor Street and

	<p>Rawson Street.</p> <ul style="list-style-type: none"> <li>• Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined.</li> <li>• Photos are required for representative view categories, plotted on a map.</li> </ul> <p><u>Visual material</u></p> <ul style="list-style-type: none"> <li>• Reference to be made to site analysis.</li> <li>• Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected.</li> <li>• The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.</li> <li>• The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.</li> <li>• Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.</li> <li>• A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.</li> <li>• Assessment must benchmark against the existing situation with the proposed plans.</li> <li>• Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.</li> <li>• As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.</li> </ul> <p>A comparison of 'before' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.</p>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.</li> <li>• 3 hard copies and 10 electronic copies (USB) of the documents and plans (once the application is considered acceptable).</li> </ul>