

Appendix D Secretary's Environmental Assessment Requirements Response Table

Requirement	EIS Reference / Relevant Appendix
<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>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>	Section 5.2
<ul style="list-style-type: none"> • Adequate baseline data. 	Sections 2 and 5
<ul style="list-style-type: none"> • Justification of impacts. 	Sections 5 and 8
<ul style="list-style-type: none"> • Consideration of potential cumulative impacts due to other development in the vicinity. 	Sections 5 and 6
<ul style="list-style-type: none"> • Measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. 	Sections 5 and 7
<ul style="list-style-type: none"> • 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 <i>Environmental Planning and Assessment Regulation 2000</i>), 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 – verification that the CIV was accurate on the date that it was prepared. 	Under separate cover
<p>1. Environmental Planning Instruments, Policies and Guidelines</p> <p>Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:</p> <ul style="list-style-type: none"> • <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 (Affordable Rental Housing) 2009</i> • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> • <i>State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)</i> • <i>State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development and accompanying Apartment Design Guide (SEPP 65)</i> • <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i> • <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> • <i>Draft State Environmental Planning Policy – Environment</i> • <i>Ryde Local Environmental Plan 2014</i> <p>Address the relevant provisions, goals and objectives in the following:</p> <ul style="list-style-type: none"> • <i>NSW State Priorities</i> • <i>A Plan for Growing Sydney</i> • <i>Towards our Greater Sydney 2056</i> • <i>Draft North District Plan</i> • <i>NSW Apartment Design Guide</i> • <i>Development Near Rail Corridors and Busy Roads- Interim Guideline</i> • <i>Guide to Traffic Generating Developments (RMS)</i> • <i>Sydney's Bus Future 2013</i> • <i>Sydney's Walking Future 2013</i> 	Section 5.2

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<ul style="list-style-type: none"> • Sydney’s Cycling Future 2013 • NSW Planning Guidelines for Walking and Cycling • NSW Long Term Transport Master Plan • EIS Guidelines- Road and Related Facilities • Guide to Traffic Management- Part 12: Traffic Impacts of Development (AUSTROADS) • Future Directions for Social Housing in NSW • School Assets Strategic Plan • City of Ryde Development Control Plan 2014 • City of Ryde Section 94 Development Contributions Plan 2007 (Interim Update 2014) • Ryde 2025 Community Strategic Plan. 	
<p>2. Ivanhoe Concept Development Application</p> <ul style="list-style-type: none"> • Demonstrate how the proposal is consistent with the Concept Development Application (SSD 8707). 	Section 5.3
<p>3. Land Use, Gross Floor Area and Floor Space Ratio</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • 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 	Section 5.4
<p>4. Built Form and Urban Design</p> <p>The EIS shall in relation to the concept development application:</p> <ul style="list-style-type: none"> • Provide a design excellence strategy to ensure the buildings are provided with a high level of design quality. This shall include details of an independent design review process. 	Section 5.20 and Appendix X
<ul style="list-style-type: none"> • Provide detailed design and analysis of the works including architectural design and materials 	Section 3 and Section 5.5, Appendices A and B
<ul style="list-style-type: none"> • assess visual impacts 	Section 5.7 and Appendix 5.3 and Appendix A and B
<ul style="list-style-type: none"> • demonstrate consistency with the concept development application 	Section 5.3
<ul style="list-style-type: none"> • outline potential design considerations aimed at mitigating any impacts identified. 	Section 5 and Section 7
<p>5. Public Domain and Public Access</p> <ul style="list-style-type: none"> • Detail and outline the interface between the proposed development, the Ivanhoe Concept Development Application area, surrounding development and the public domain. • Outline specific design features (as applicable): <ul style="list-style-type: none"> – footpaths and pavements, roads and/or rights of carriageways – outdoor seating – materials and finishes – public art – furniture and fixtures – street lighting, pedestrian lighting, and feature lighting – edges, screens and fences – walls, embankments and mounds – steps, ramps, vehicle crossings, decks and pathways – services where affected, utility poles, and service pits – civil and stormwater infrastructure – tree planting – mass planting beds, planter boxes and individual plantings – bicycle parking 	Section 3.3 to 3.6
<p>6. Visual and View Impacts</p> <ul style="list-style-type: none"> • Identify important sight lines and visual connectivity to and through site. • A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plans and documents section) 	Section 5.7
<p>7. Amenity</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • include a detailed assessment demonstrating how the proposal will achieve a high level of environmental amenity for future residents consistent with the provisions of SEPP 65 	Section 5.8, Appendix B

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<ul style="list-style-type: none"> and the recommendations of the Apartment Design Guide including building separation/ visual privacy, solar access, and communal and public open space. include a solar access analysis and shadow diagrams outlining impacts on adjoining developments. 	
<ul style="list-style-type: none"> include a wind impact report 	Section 5.9 and Appendix U
<ul style="list-style-type: none"> demonstrate how the proposal maintains the amenity of surrounding residential development including potential overshadowing, privacy and view impacts 	Section 5.8
<ul style="list-style-type: none"> consider impacts from servicing requirements including waste management, mechanical plant and child care centre activity 	Sections 5.21, 5.24, and 5.26
<p>8. Transport, Traffic, Parking and Access (Construction and Operation)</p> <ul style="list-style-type: none"> Demonstrate consistency with the Concept Development Application (SSD 8707) Transport and Traffic Impact Assessment. Provide detailed plans, including civil engineering plans, of the proposed road network including the proposed Shrimptons Creek bridge. 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"> 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 estimated total daily and peak hour trips likely to be generated by the proposed development including vehicle, public transport, pedestrian and bicycle trips detailed assessment of the existing and future safety and performance of key intersections providing access to the site and/or otherwise nominated by Roads and Maritime Services, 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. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services. details of measures to mitigate any associated traffic impacts including any upgrading or road improvement works required to accommodate the proposed development design and operation of the proposed road network in consultation with Roads and Maritime Services and City of Ryde Council a staging plan for all proposed civil infrastructure works an assessment of traffic impacts in the event external transport infrastructure to be delivered by third parties is not delivered details of the proposed number of car parking spaces and compliance with appropriate parking codes and Australian Standards. It should demonstrate a minimalist approach to the provision of on-site parking and how traffic generation (number of vehicles and time of access) will be managed in response to capacity limitations on the road network 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, visitors, and child care centre users and workers details of existing and proposed vehicular access for residents, visitors, child care centre users and workers, and emergency vehicles opportunities to provide safe and efficient loading and servicing for the development a Green Travel Plan containing details of sustainable travel initiatives for residents, visitors and child care centre users and workers. In relation to the construction traffic <ul style="list-style-type: none"> assessment of cumulative impacts associated with other construction activities in the area details of anticipated truck movements to and from the site details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements details of temporary cycling and pedestrian access during construction details of proposed construction vehicle access arrangements at all stages of construction 	<p>Section 5.10 and Appendix Q</p> <p>Section 3.3 and Appendix L</p> <p>Appendix Q</p>

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<p>assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclist and public transport, including the preparation of a draft Construction Pedestrian and Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.</p>	
<p>9. Social Housing</p> <ul style="list-style-type: none"> Provide a description of the intended operation of the community housing provider/s operating the social housing and the mix of housing (private and social) to be provided. 	Section 5.11
<p>10. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> 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 operation of the development. Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and/or renewable energy and demonstrate compliance with BASIX requirements Provide an Integrated Water Management Plan detailing stormwater and wastewater management, including re-use and disposal requirements, demonstration of water sensitive urban design, and water conservation measures. 	Section 5.12 and Appendix O
<p>11. Safety</p> <ul style="list-style-type: none"> Outline design and operational measures to ensure the safety of residents, visitors, and child care centre users and workers within the development and in the surrounding public domain. Provide a Crime Prevention Through Environmental Design Report. 	Section 5.13 and Appendix V
<p>12. Flora and Fauna Assessment</p> <ul style="list-style-type: none"> Provide a detailed assessment of all vegetation clearing on the site including the removal of trees, and any impact on threatened species populations, endangered ecological communities or their habitat and potential for offset requirements. In accordance with the transitional provisions of the Biodiversity Conservation (Savings and Transitional) Regulation 2017, biodiversity impacts are to be assessed and documented in accordance with the NSW Biodiversity Offsets Policy for Major Projects (2014) and the Framework for Biodiversity Assessment, by a person accredited in accordance with section 142B(1)(c) of the Threatened Species Conservation Act 1995. 	Section 3.1, Section 5.14 and Appendix M
<p>13. Water, Drainage, Stormwater and Groundwater</p> <ul style="list-style-type: none"> Prepare a Stormwater, Groundwater and Drainage Assessment including modelling, contour maps and methodologies, to assess the impacts of the proposal on surface and groundwater hydrology and quality. Detail erosion, sediment and stormwater management controls during construction and management and mitigation measures for the prevention of potential water quality impacts during construction. Detail surface and groundwater monitoring activities and methodologies. Assess impacts from the development, including the new road crossing, on adjacent licensed water users, basic landowner rights, watercourses including Shrimptons Creek, and groundwater dependent systems located in the vicinity of the site and Shrimptons Creek. Measures proposed to reduce and mitigate these impacts must be in accordance with the Guidelines for Controlled Activities on Waterfront Land 2012. 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 adequate and secure water supply for the life of the development including cumulative impacts on water resources, consideration of alternative water supply arrangements, water sensitive urban design and water conservation measures. 	Section 3.7, Section 5.15, Section 5.16 and Appendix F and I
<p>14. Flooding</p> <ul style="list-style-type: none"> The EIS shall include a Flood Impact Assessment which shall address: potential flood impacts of the proposal <ul style="list-style-type: none"> consistency with Council’s floodplain risk management studies and plans compatibility with the flood hazard of the land impact on the flood affectation of other development or properties 	Section 5.16 and Appendix I

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<ul style="list-style-type: none"> - impacts on erosion, siltation, riparian land including riparian vegetation, and bank stability - impacts on existing emergency management measures - impacts in terms of social and economic costs to the community as a consequence of flooding. 	
<p>15. Subdivision</p> <ul style="list-style-type: none"> • The EIS shall: <ul style="list-style-type: none"> - outline subdivision, access and driveway locations - outline consistency with the concept development application • The application must include a Plan of Subdivision which: <ul style="list-style-type: none"> - identifies all lots proposed to be created across the site - identifies the location of all servicing infrastructure across the site - details any covenants, easements or notations proposed to ensure appropriate access is provided to each service provider to enable the on-going maintenance of their assets - details any covenants, easements or notations proposed to enable public access to the public domain areas. 	<p>Section 3.2, Section 5.17 and Appendix N</p>
<p>16. Earthworks</p> <ul style="list-style-type: none"> • Provide a detailed survey showing existing and proposed levels, maximum depth of excavation, and proposed quantities of cut and fill necessary for the proposed works. • Provide details of the fill, including types and materials and their source. • Provide details of the location for the disposal of excess cut and the methodology of transportation to this location. • Provide a geotechnical report. 	<p>Section 3.1 and Appendix L</p>
<p>17. Heritage & Archaeology</p> <ul style="list-style-type: none"> • Provide an assessment that documents and addresses the impacts of the proposal on any heritage significance of the site and adjacent areas, including heritage items, places or relics significant to Aboriginal or European culture or history. The EIS must demonstrate attempts to avoid impact upon the heritage significance or cultural heritage values of the site, identify any conservation outcomes and outline proposed mitigation measures where impacts are unavoidable. • Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS. • Provide a Heritage Interpretation Plan that reflects and interprets the history of the site. 	<p>Section 5.18 and Appendix J</p>
<p>18. Contamination</p> <ul style="list-style-type: none"> • Demonstrate compliance with the requirements of SEPP 55. • Provide a detailed assessment of site contamination including information about groundwater and a detailed assessment of the footprint and surrounds of existing buildings and roads following demolition. • If remediation works are required for the first stage of development, the EIS must include a Remedial Action Plan (RAP). The RAP must be accompanied by a Site B audit statement prepared by an EPA accredited site auditor and 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. 	<p>Section 5.19 and Appendix H and W</p>
<p>19. Utilities</p> <ul style="list-style-type: none"> • Address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities. 	<p>Section 5.26 and Appendix K</p>
<p>20. Child Care Centre</p> <ul style="list-style-type: none"> • The EIS shall include an assessment of the proposed child care centre demonstrating compliance with State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. 	<p>Section 5.21 and Appendix Y</p>
<p>21. Noise and Vibration</p> <ul style="list-style-type: none"> • The EIS shall include a Noise and Vibration Assessment of construction, operation, traffic and cumulative noise impacts prepared in accordance with the relevant EPA guidelines. This assessment must consider any potential noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues. 	<p>Section 5.22 and Appendix Z</p>

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<p>22. Air Quality and Odour</p> <ul style="list-style-type: none"> The EIS shall include an Air Quality Impact Assessment. The assessment must be prepared in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in NSW 2005 and must consider the requirements of the Protection of the Environment Operations (Clean Air) Regulation 2010. The key air quality issues that must be covered in the assessment include, where applicable: <ul style="list-style-type: none"> o the identification of the pollutants of concern including dust and odours - the identification and assessment of all relevant fugitive and point source emissions proposed air quality management and monitoring procedures during the works. 	<p>Section 5.23 and Appendix AA</p>
<p>23. Sediment, Erosion and Dust Controls</p> <ul style="list-style-type: none"> The EIS shall identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and particles. 	<p>Section 3.7, Section 3.10 and Appendix F</p>
<p>24. Waste</p> <ul style="list-style-type: none"> The EIS shall assess the waste impacts and their management during construction including construction waste classification, transportation and management methods in accordance with DECCW’s Know Your Responsibilities: Managing Waste from Construction Sites Guideline. Consideration should also be given to the assessment and management of any acid sulfate soil and potential acid sulfate soil. 	<p>Section 3.9, Section 5.24, and Appendix P</p>
<p>25. Building Code of Australia (BCA)</p> <ul style="list-style-type: none"> The EIS shall include a BCA report, access report and fire safety assessment demonstrating the development would be capable of complying with the BCA. 	<p>Section 5.28 and Appendix CC</p>
<p>26. Staging</p> <ul style="list-style-type: none"> Details of staging of the proposed development including the proposed road network. 	<p>Section 3.11</p>
<p>27. Contributions The EIS shall address:</p> <ul style="list-style-type: none"> The proposed method of calculating developer contributions payable pursuant to the City of Ryde Section 94 Development Contributions Plan 2007 (Interim Update 2014). Any additional contributions proposed or material public benefits associated with any proposed floor space above existing planning controls. Any proposed Voluntary Planning Agreement with Council, including staging details if applicable. 	<p>Section 5.31</p>
<p>28. Consultation</p> <ul style="list-style-type: none"> Undertake an appropriate level of consultation with Council and State Government agencies. Provide details of the consultation activities undertaken in preparation of the application consistent with the Concept Development Application Consultation and Community Engagement Strategy. 	<p>Section 4 and Appendix R</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:</p> <ul style="list-style-type: none"> City of Ryde Council. Roads and Maritime Services. Sydney Coordination Office within Transport for NSW. NSW Office of Environment and Heritage NSW Environment Protection Agency NSW Department of Primary Industries – Office of Water NSW Police Sydney Water Ausgrid Macquarie Connect Appropriate social service organisations Neighbouring residents and the local community <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>	<p>Section 4 and Appendix R</p>