

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*

Application Number	SSD 10154
Project Name	Qantas Flight Training Centre
Development	Construction and operation of a flight training centre, including demolition works, construction of a multi-level car park and associated internal road works and landscaping.
Location	297 King Street, Mascot (Lots 2 & 4 DP 234489, Lot 1 DP 202747, Lot B DP 164829 and Lot 133 of DP 659434)
Applicant	Qantas Airways Limited
Date of Issue	29/03/2019
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> - accurate history of the site, including development consents applying to the site and the 'Mascot Campus' and any parking requirements; - the need for the proposed development; - justification for the proposed development; - likely staging of the development; - likely interactions between the development and existing, approved and proposed operations in the vicinity of the site including Sydney Airport, proposed Sydney Gateway Project and Botany Rail Duplication Project; - plans of any proposed building works; and - operational management details of the development. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data; - an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and - a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive

	<p>management and/or contingency plans to manage significant risks to the environment.</p> <ul style="list-style-type: none"> • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also 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) of the development as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV; • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic and Statutory Context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and the suitability of the site; and – demonstration the proposal is generally consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs) and justification for any inconsistencies. • Traffic and Transport – including: <ul style="list-style-type: none"> – a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle type, access routes and the impacts on nearby intersections; – details of access to the site from the road network including intersection location, design and sight distance; – details of the likely arrival and departure times for vehicles for all components of the proposed development; – an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development; – an assessment of the implications for public and active transport, the potential for implementing a location specific sustainable travel demand management strategy and the provision of end of trip facilities to increase active transport usage to and from the site; – plans of any road upgrades or new roads required for the development, if necessary; – details of the parking provision on-site, including the existing parking provided and its users and a justification for the amount of car parking proposed, demonstrating compliance with the appropriate parking codes; – detailed plans of the proposed layout of the internal road network and parking provision on-site, in accordance with the relevant Australian Standards; and – details of any likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if necessary.

	<ul style="list-style-type: none"> • Urban Design and Visual – including: <ul style="list-style-type: none"> – layout of the development including staging, gross floor area, site coverage, setbacks, proposed open space and landscaped areas and justification for any inconsistencies with the Botany Local Environmental Plan 2013 and the Botany Bay Development Control Plan 2013; – a detailed assessment and justification (including photomontages and perspectives) for the flight training centre and carparking buildings, including building height with reference to the height of surrounding buildings, building materials, architectural treatments and finishes, colour, scale, bulk and overshadowing, from nearby public receivers and significant vantage points within the broader public domain; – an options analysis for the proposed building materials, architectural treatments, finishes and colour of the buildings, prepared in consultation with nearby sensitive receivers with evidence of consultation provided; – a design report that provides an assessment of the proposal against the design excellence requirements of Clause 6.16 of the Botany Local Environmental Plan; – details regarding security requirements and features and lighting; – consideration of the obstacle limitation surface; – suitable landscaping giving preference to local native provenance tree, shrub and groundcover species; – the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, if applicable; – proposed cut and fill works associated with the development; and – measures to minimise the extent of cut and fill. • Noise and Vibration– including: <ul style="list-style-type: none"> – a description of all potential noise and vibration sources during the construction and operational phases of the development, including on and off-site traffic noise; – a noise impact assessment, including a cumulative noise impact assessment in accordance with relevant Environment Protection Authority guidelines; – a detailed construction programme considering sensitive receivers and other nearby construction activities, with justification for any requested extended construction hours; – consideration of the operational requirements of the development in relation to surrounding noise sources such as the proposed Sydney Gateway Project and the Botany Rail Duplication Project; and – details of noise mitigation, management and monitoring measures. • Soils and Water – including: <ul style="list-style-type: none"> – a description of the water demands and a breakdown of water supplies; – a description of the measures to minimise water use; – a detailed water balance; – a description of all wastewater generated on-site; – a description of the proposed erosion and sediment controls during construction and operation; – a description of the surface and stormwater management system, including on-site detention, and measures to treat or re-use water;
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	<ul style="list-style-type: none"> - an assessment of potential surface and groundwater impacts associated with the development; - an assessment of the impact of the development on acid sulfate soils; - an assessment of the impact of flooding on the proposed development for the full range of flood events up to the probable maximum flood; - an assessment of the impact of the proposed development on flood behaviour; and - details of impact mitigation, management and monitoring measures. <ul style="list-style-type: none"> • Social and Economic – including: <ul style="list-style-type: none"> - identifying and analysing the potential social impacts of the development from the point of view of the affected community and other relevant stakeholders; - assessment of the significance of positive, negative and cumulative social impacts; - mitigation measures and monitoring of likely negative social impacts; and - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits. • Air Quality – including: <ul style="list-style-type: none"> - an assessment of the air quality impacts at private properties during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines; and - details of any mitigation, management and monitoring measures required to prevent and/or minimise emissions. • Hazards and Risks including: <ul style="list-style-type: none"> - a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> and <i>Applying SEPP 33</i> (Department of Planning, 2011) with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should the preliminary screening indicate that the development is “potentially hazardous”, a Preliminary Hazard Analysis must be prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’</i> (Department of Planning, 2011) and <i>Multi-level Risk Assessment</i> (Department of Planning, 2011); and - a report on the consultation outcomes with all operators of high pressure dangerous goods or gas pipelines within or in vicinity of the development with regards to requirements under Australian Standard AS 2885 <i>Pipelines – Gas and liquid petroleum</i> and provide sufficient details on how these outcomes will be delivered or implemented. • Biodiversity – including: <ul style="list-style-type: none"> - an assessment of the proposal’s biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. • Infrastructure Requirements – including: <ul style="list-style-type: none"> - a detailed description of the existing infrastructure on-site; - identification of any infrastructure upgrades required to facilitate the development, and describe any arrangements to
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	<p>ensure the upgrades will be implemented in a timely manner and maintained;</p> <ul style="list-style-type: none"> - a detailed description of cooling/heating systems to be installed on-site; - endorsement and/or approval from Sydney Water to ensure the development does not adversely impact on any Sydney Water Asset; - an assessment of any potential impact on the Botany Rail Line; and - preparation of an Infrastructure Management Plan, detailing the existing capacity and any augmentation and easement requirements of the development for the provision of utilities, including any staging. <ul style="list-style-type: none"> • Waste – including: <ul style="list-style-type: none"> - details of the quantities and classification of all waste streams to be generated on-site; - details of waste storage, handling and disposal; and - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>. • Ecologically Sustainable Development – including: <ul style="list-style-type: none"> - an assessment of how the development will incorporate ecologically sustainable development principles in all phases of the development; - the use of green walls, green roof and/or cool roof into the design; and - climate change projections developed for the Sydney Metropolitan area and how they are used to inform the building design and asset life of the project. • Fire and Incident Management – including details of the operational capability of all fire and life safety systems. • Heritage – including: <ul style="list-style-type: none"> - consideration of heritage items within the vicinity of the site and any potential heritage impacts associated with the development; and - the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR). • Greenhouse Gas and Energy Efficiency – including an assessment of the energy use on-site, and demonstrate the measures proposed to ensure the development is energy efficient.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. These documents should be provided as part of the EIS rather than as separate documents.</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. In particular you must consult with:</p> <ul style="list-style-type: none"> • Ausgrid; • Australian Rail and Track Corporation; • Bayside Council; • Civil Aviation Safety Authority; • Department of Industry – Crown Lands and Water; • Environment Protection Authority;

	<ul style="list-style-type: none"> • Jemena; • NSW Fire and Rescue; • NSW Heritage Council; • NSW Office of Environment and Heritage; • Roads and Maritime Services; • Sydney Airport Corporation Limited; • Sydney Water; • Transport for NSW; and • local residents and stakeholders. <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	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.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

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 (sqm) 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 and private open space
 - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
 - significant local features such as 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:
 - detailed plans, sections and elevations of all proposed buildings
 - detailed plans of proposed access driveways, internal roads, carparking and services infrastructure
4. Schedule of materials, colours and finishes

Documents to be Submitted

Documents to submit include:

- 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition
- Other copies as determined by the Department once the development application is lodged.

Policies, Guidelines & Plans

Aspect	Policy / Methodology
Traffic, Transport and Access	
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (Roads and Maritime Services)
	Road Design Guide (Roads and Maritime Services)
	Austrorads Guide to Traffic Management – Pt 12: Traffic Impacts of Development
	Austrorads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
	NSW Long Term Transport Master Plan
Soils and Water	
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
<i>Erosion and Sediment</i>	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	NSW Aquifer Interference Policy (NOW)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Soil</i>	Bunding and Spill Management (EPA)
	State Environmental Planning Policy No. 55 – Remediation of Land
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC) (amended April 2013)
	Designing Sampling Programs for Sites Potentially Contaminated by PFAS – Guidance Document (EPA, 2016)
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
<i>Stormwater</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning (DoP 2011)
Biodiversity	
	The Biodiversity Assessment Method (OEH, 2017)
Heritage	
	Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010)
	Draft Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (Department of Planning 2005)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010)
	<i>Heritage Act 1977</i>
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)
Air Quality	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2016)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Social	
	Social Impact Assessment Guideline (Department of Planning and Environment)