

# SSD-14378717: TELOPEA CONCEPT PLAN AND STAGE 1A

## Planning Secretary's Environmental Assessment Requirements (SEARS)

Table 1 Secretary's Environmental Assessment Requirements

Key Issues	Requirement	EIS Reference
<b>Statutory and strategic context</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines, including the Telopea Masterplan 2017, the draft City of Parramatta (Outside CBD) Development Contributions Plan, and Telopea Precinct Draft DCP (if available)</li> <li>– detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal and provide a detailed strategic assessment justifying any prohibitions</li> <li>– identify compliance with applicable development standards and provide a detailed justification for any non-compliances</li> <li>– include an Isolated Lot Study, including details of efforts made and negotiations to acquire any isolated sites adjacent to the sites contained in the concept proposal</li> <li>– address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination</li> <li>– comply with this SEARs (cl 3(8) of Schedule 2 of the Regulation).</li> </ul>	<p><b>Section 2 – Strategic Context</b></p> <p><b>Section 4 – Statutory Context</b></p>
<b>Design excellence</b>	<p>The EIS must include a Design Excellence Strategy demonstrating:</p> <ul style="list-style-type: none"> <li>– how the development will achieve design excellence in accordance with any relevant EPI provision and the objectives for good design (of the built environment) in Better Placed</li> </ul>	<b>Appendix PP Design Excellence Strategy</b>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>– the concept proposal (layout and building envelopes), design guidelines and future design excellence process have been reviewed by the State Design Review Panel (SDRP), and advice addressed, prior to lodgement</li> <li>– the Stage 1A proposal has been reviewed by the SDRP, and advice addressed, prior to lodgement</li> <li>– a design workshop with Council has been held to consider both the concept and stage 1 proposals and advice addressed prior to lodgement</li> <li>– how design excellence issues will be addressed following exhibition, including a minimum of one further meeting with the SDRP and Council for the concept and Stage 1A proposals</li> <li>– how design integrity will be maintained in subsequent stages of the planning process.</li> </ul>	
<b>Built form and Urban Design</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality</li> <li>– demonstrate how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, street activation, roof design, materials, finishes, colours and integration of services</li> <li>– demonstrate that the proposed built form would result in an appropriate scale, and minimise visual bulk and long facades</li> <li>– demonstrate that the proposed built form appropriately addresses the change in levels across the site and avoids/minimises protruding basements and blank ground floor facades</li> <li>– address how Crime Prevention through Environmental Design principles are to be integrated into the development</li> <li>– assess how the development complies with the relevant accessibility requirements</li> </ul>	<p><b>Section 3 – Project Description</b></p> <p><b>Appendix G Concept Urban Design Report</b></p> <p><b>Appendix H Concept Design Guidelines</b></p> <p><b>Appendix J Stage 1A Design Verification Statement</b></p> <p><b>Appendix S CPTED Report</b></p> <p><b>Appendix LL Connecting with Country</b></p>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>– include tables identifying the proposed land uses, including a lot by lot breakdown of gross floor area (GFA), total GFA and floor space ratio (FSR). For Stage 1A, tables identifying GFA/FSR for each building, including a floor by floor breakdown must be included</li> <li>– identify opportunities for Aboriginal culture and heritage to be incorporated holistically in the design proposal.</li> </ul>	
<b>Visual impacts</b>	The EIS must include a Visual Impact Assessment, with 3D modelling and photomontages, justifying the potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.	<b>Section 6.1 – Visual Impact</b>  <b>Appendix P Visual Impact Assessment</b>
<b>Public domain</b>	<p>The EIS must demonstrate how the development:</p> <ul style="list-style-type: none"> <li>– would impact on the capacity and use of existing public open space and community facilities and addresses demands for open space provision from future residents and workers, including passive and active recreation areas</li> <li>– maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site)</li> <li>– reflects relevant design guidelines and advice from Council, including which public domain elements are to be dedicated to Council and how these will be designed in accordance with Council's Public Domain Guidelines (2017)</li> <li>– ensures the public space is welcoming, attractive and accessible for all</li> <li>– maximise permeability and connectivity</li> <li>– ensures public spaces have excellent amenity, suitable for their intended use through the provision of adequate facilities, solar access, shade, wind protection and frequent resting places</li> <li>– maximises street activation</li> <li>– minimises potential vehicle, bicycle and pedestrian conflicts</li> </ul>	<b>Appendix G Concept Urban Design Report</b>  <b>Appendix H Concept design Guidelines</b>  <b>Appendix K Stage 1A Landscape Plans</b>  <b>Appendix L Stage 1A Public Domain Plans</b>  <b>Appendix Q Social Needs Assessment</b>  <b>Appendix R Social Impact Assessment</b>

<b>Key Issues</b>	<b>Requirement</b>	<b>EIS Reference</b>
	<ul style="list-style-type: none"> <li>– satisfies Council's requirements regarding the public open space forming part of Stage 1A</li> <li>– includes consideration of upgrades to the public domain of the Adderton Road shops on the western side of the light rail line.</li> </ul>	
<b>Trees and landscaping</b>	<p>The EIS must include a Landscape Plan and Arborist Report, that:</p> <ul style="list-style-type: none"> <li>– details the proposed landscaping and planting (including native vegetation communities and plant species)</li> <li>– demonstrates how the proposal would protect and increase the urban tree canopy and provide sufficient deep soil areas and street tree pits to ensure growth of trees to their full potential</li> <li>– includes justification for any tree and vegetation removal and if required, appropriate offsetting commitments (noting that any offsetting proposed in and around the Parramatta Light Rail (PLR) project should be consistent with PLR conditions)</li> <li>– demonstrates how the development maximises opportunities for green infrastructure, consistent with the objectives and opportunities identified in Sydney Green Grid West Central District (Department of Planning and Environment 2017), Greener Places (NSW Government Architect, 2017), and Parramatta Ways (Implementing Sydney's Green Grid) (City of Parramatta, 2017).</li> </ul>	<p><b>Appendix K Stage 1A Landscape Plans</b></p> <p><b>Appendix L Stage 1A Public Domain Plans</b></p> <p><b>Appendix U Biodiversity Assessment</b></p> <p><b>Appendix V Arborist Assessment</b></p>
<b>Environmental amenity</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– demonstrate how the proposal has been designed to achieve a high level of environmental amenity within the proposal and on the surrounding area</li> <li>– provide an assessment of the development against State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the associated guidelines</li> <li>– provide a detailed assessment of view loss, visual and acoustic privacy, lighting and wind impacts</li> </ul>	<p><b>Section 6. Assessment of Impacts</b></p> <p><b>Appendix G Concept Urban Design Report</b></p> <p><b>Appendix J Stage 1A Design Verification Statement</b></p>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>– provide a detailed assessment of overshadowing impacts within the site, on surrounding buildings and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development.</li> </ul>	<p><b>Appendix P Visual Impact Assessment</b></p> <p><b>Appendix HH Acoustic Assessment</b></p> <p><b>Appendix JJ Wind Assessment</b></p>
<b>Development contributions and public benefit</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– include a Social Infrastructure Study to support any proposed community infrastructure on the site</li> <li>– address the requirements of any current or draft contributions plan(s), planning agreement or other EPIs requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposals for further material public benefit</li> <li>– where the development includes an alternative public benefit offer or a departure from an existing or draft contributions framework Council and the relevant State agency must be consulted and comments addressed prior to lodgement</li> <li>– outline the process, including legal mechanism, for dealing with Council owned land, including the potential closure and disposal of roads, and the Council owned 21 Sturt Street.</li> </ul>	<p><b>Section 3.5. Development contributions and public benefits</b></p> <p><b>Section 6.3. Social Impact</b></p> <p><b>Appendix Q Social Needs Assessment</b></p>
<b>Transport, traffic, parking and access (operation and construction)</b>	<p>The EIS must include:</p> <ul style="list-style-type: none"> <li>– a Traffic and Transport Impact Assessment which provides: <ul style="list-style-type: none"> <li>• the predicted transport mode share split for the proposal development</li> <li>• an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle movements and existing performance levels of nearby intersections</li> </ul> </li> </ul>	<p><b>Section 6.5 – Traffic and Transport</b></p> <p><b>Section 6.21 – Construction Management Plan</b></p> <p><b>Appendix T Traffic and Transport</b></p>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>• a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar at 5-year intervals) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict)</li> <li>• information regarding the proposed new roads and upgraded connections, including cross sections of the new and upgraded roads for Stage 1A</li> <li>• swept path assessment to demonstrate the new street designs can accommodate two-way bus movements with no impact to existing bus stops and bus zones on Sturt Street, Marshall Road and Shortland Street</li> <li>• proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance</li> <li>• details of car parking provision, having regard to relevant parking rates, specifications and standards (note: the Department supports suppressed car parking rates in highly accessible areas)</li> <li>• identifies measures to mitigate traffic impacts on the operation of Telopea Public School</li> <li>• details of proposed vehicular access, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.</li> <li>• proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards)</li> <li>• measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities.</li> </ul> <p>a Construction Traffic Management and Pedestrian Management Plan (CPTMP) for Stage 1A providing details of, but not limited to the following:</p>	<p><b>Appendix KK Stage 1A Preliminary Construction Management Plan</b></p>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>• predicted construction traffic movements, routes and access arrangements</li> <li>• an outline of how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated</li> <li>• a consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail builder/contractor</li> <li>• identification of the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</li> </ul>	
<b>Ecologically Sustainable Development (ESD) and climate change</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the development</li> <li>– demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards</li> <li>– demonstrate how the proposal incorporates measures to minimise carbon emissions, and the consumption of resources, water (including through water sensitive urban design) and energy.</li> </ul>	<p><b>Section 4.4 Environmental Planning and Assessment Regulation 2000</b></p> <p><b>Section 6.16 – Ecologically Sustainable Development</b></p> <p><b>Appendix FF Sustainability Report (including BASIX Assessment)</b></p> <p><b>Appendix QQ Expert Sustainability Certificate</b></p>

Key Issues	Requirement	EIS Reference
<b>Contamination</b>	<p>The EIS must include a preliminary investigation assessing and quantifying any soil or groundwater contamination, and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.</p> <p>Where recommended in the preliminary investigation, or requested by the Planning Secretary, the EIS must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.</p>	<p><b>Section 6.11. Contamination</b></p> <p><b>Appendix Z Contamination Assessment</b></p>
<b>Heritage and archaeology</b>	<p>The EIS must include:</p> <ul style="list-style-type: none"> <li>– a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the SHR listed site and: <ul style="list-style-type: none"> <li>• all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance</li> <li>• the impacts of the proposal on heritage item(s) including visual and cultural landscape impacts</li> <li>• the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items</li> </ul> </li> <li>– if the SOHI identifies impact on potential historical archaeology, an historical archaeological assessment shall be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009).</li> </ul>	<p><b>Section 6.8. Aboriginal Cultural Heritage</b></p> <p><b>Section 6.9. Heritage</b></p> <p><b>Appendix W Aboriginal Cultural Heritage Assessment Report</b></p> <p><b>Appendix X Heritage Impact Assessment</b></p>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>– an Aboriginal Cultural Heritage Assessment Report (ACHAR) in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts.</li> </ul>	
<b>Flooding</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– identify any flood risk on-site having regard to adopted studies for the development site, consideration of the relevant provisions of the NSW Floodplain Development Manual and the potential effects of climate change, sea level rise and an increase in rainfall intensity</li> <li>– assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions to mitigate flood risk where required.</li> </ul>	<p><b>Section 6.14 – Flooding</b></p> <p><b>Appendix DD Flooding Assessment</b></p>
<b>Biodiversity</b>	<p>The EIS must assess any biodiversity impacts associated with the proposal in accordance with the <i>Biodiversity Conservation Act 2016</i> and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.</p>	<p><b>Section 4.5 – Biodiversity Conservation Act 2016</b></p> <p><b>Section 6.7 – Biodiversity</b></p> <p><b>Appendix U Biodiversity Assessment</b></p>
<b>Social impact</b>	<p>The EIS must include Social Impact Assessment in accordance with the NSW DPIE (2020) draft Social Impact Assessment Guideline and Technical Supplement.</p>	<p><b>Section 6.3 – Social Impact</b></p> <p><b>Appendix Q Social Needs Assessment</b></p> <p><b>Appendix R Social Impact Assessment</b></p>

<b>Key Issues</b>	<b>Requirement</b>	<b>EIS Reference</b>
<b>Bushfire</b>	If the development is on or near bush fire prone land, the EIS must include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.	<b>N/A The development is not on or near bushfire prone land.</b>
<b>Staging</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– outline the proposed stages of the concept proposal, including built form, land uses and approval pathways</li> <li>– detail alternative design and staging options considered for the redevelopment of the site.</li> </ul>	<p><b>Section 3.1.3. Staging strategy and project timing</b></p> <p><b>Appendix E Staging Plan</b></p>
<b>Social housing</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– detail the integration and mix of private and social housing, including the proposed tenure blind approach</li> <li>– outline the intended operation of the social housing by community housing provider/s</li> <li>– detail measures to prioritise operational efficiency to ensure ongoing housing affordability through reduced utility costs.</li> </ul>	<b>Section 3.1.2. Land Use</b>
<b>Utilities</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– identify and address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities in consultation with relevant agencies. In particular, the EIS must demonstrate that satisfactory arrangements for drinking water, wastewater and recycled water services have been made</li> <li>– outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed</li> </ul>	<p><b>Section 6.13 – Utility Services</b></p> <p><b>Appendix AA Utility Services Report</b></p>

<b>Key Issues</b>	<b>Requirement</b>	<b>EIS Reference</b>
	<ul style="list-style-type: none"> <li>– identify any potential impacts of the proposed construction and operation on existing utility infrastructure and demonstrate how these assets will be protected, or impacts mitigated.</li> </ul>	
<b>Infrastructure Delivery</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– identify key infrastructure components to be delivered with the development including open space land and embellishments, roads, drainage, power, telecommunications and community facilities</li> <li>– identify future asset owners of key infrastructure, including consultation with future asset owners in relation to design, embellishment, costings, operation and maintenance</li> <li>– provide details of the proposed staging delivery of key infrastructure, including any disruptions to existing conditions and where any disruptions to community facilities occur, provide details of measures to minimise disruption</li> <li>– the estimated value of key infrastructure, including copies to future asset owners of any Quantity Surveyor or valuation reports</li> <li>– detail which public domain elements are to be dedicated to Council and how these elements are designed in accordance with Council's Public Domain Guidelines (2017).</li> </ul>	<p><b>Section 3.5. Development contributions and public benefits</b></p> <p><b>Section 3.6.8. Public Infrastructure</b></p> <p><b>Appendix T Traffic and Transport</b></p> <p><b>Appendix AA Utility Services Report</b></p>
<b>Ground conditions</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– map features relevant to water and soils, including acid sulfate soils, wetlands, groundwater, groundwater dependent ecosystems, proposed intake and discharge locations</li> <li>– describe background conditions for any water resource likely to be affected by the development</li> <li>– assess the impact of the proposed development on water quality and hydrology</li> <li>– demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts.</li> </ul>	<p><b>Section 6.10 – Geotechnical</b></p> <p><b>Appendix X Geotechnical Assessment</b></p>

Key Issues	Requirement	EIS Reference
<b>Stormwater and drainage</b>	<p>The EIS must include an Integrated Water Management Plan that:</p> <ul style="list-style-type: none"> <li>– is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority</li> <li>– details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point</li> <li>– demonstrates compliance with Council or other drainage authority requirements and avoid adverse impacts on any downstream properties.</li> </ul> <p>For Stage 1A, the EIS must:</p> <ul style="list-style-type: none"> <li>– demonstrate that satisfactory steps/measures have been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets</li> <li>– include consideration of measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required. provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards.</li> </ul>	<p><b>Section 6.15 – Stormwater and Drainage</b></p> <p><b>Appendix EE Integrated Water Management Plan</b></p>
<b>Earthworks (Stage 1A only)</b>	<p>The EIS must include:</p> <ul style="list-style-type: none"> <li>– a detailed survey showing existing and proposed levels, maximum depth of excavation, and proposed quantities of cut and fill necessary for the proposed works</li> <li>– details of the fill, including types and materials and their source</li> <li>– details of the location for the disposal of excess cut and the methodology of transportation to this location</li> <li>– a geotechnical report.</li> </ul>	<p><b>Appendix C Survey Plan</b></p> <p><b>Appendix X Geotechnical Assessment</b></p>

Key Issues	Requirement	EIS Reference
<b>Development adjacent to the Parramatta Light Rail (PLR) corridor (Stage 1A only)</b>	<p>The EIS must include:</p> <ul style="list-style-type: none"> <li>– a Geotechnical Investigation Report that is based on actual boreholes and include an assessment of: <ul style="list-style-type: none"> <li>• the potential impact of demolition, excavation and operation of the development on the rail corridor and rail infrastructure</li> <li>• demolition and excavation induced vibration impacts on the rail corridor and rail infrastructure</li> <li>• potential loadings of the development on the rail corridor and rail infrastructure.</li> </ul> </li> <li>– Structural drawings and report which include: <ul style="list-style-type: none"> <li>• excavation/ground penetration works adjacent to the rail corridor, including drainage works and footings, to satisfy the applicable clauses (Clause 85 or Clause 86) of the SEPP Infrastructure 2007</li> <li>• the foundation design and associated works has taken into appropriate consideration of the future PLR to enable verification of compliance to TfNSW requirements</li> <li>• any deformation induced by bulk excavation will not have adverse impacts on the rail corridor, rail infrastructure or rail easements</li> <li>• plan and cross-sectional drawings showing the rail corridor, sub soil profile, proposed basement and/or foundation excavation and structure design of the development's sub-ground support adjacent to the rail corridor. All measurements contained within the cross-sectional drawings must be verified by a registered surveyor</li> <li>• drainage details (no drainage into the rail corridor)</li> <li>• balcony design (if applicable, for development within 20 m and facing above ground rail corridor) – enclosed balconies/anti-throw</li> </ul> </li> </ul>	<p><b>Section 6.10 – Geotechnical</b></p> <p><b>Appendix X Geotechnical Assessment</b></p> <p><b>Appendix HH Acoustic Assessment</b></p> <p><b>Appendix OO Electrolysis Testing Report</b></p>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>Noise and Vibration – Acoustics Report shall be updated in accordance with the TfNSW Corridor Protection requirements such as all structures must be designed, constructed and maintained so as to avoid any damage or other interference which may occur as a result of noise and vibration from railway operations, on the assumption that source vibration level from trains as a result of attenuation provided by the track structure</li> <li>Electrolysis Report – All structures must be designed, constructed and maintained so as to avoid any damage or other interference, which may occur as a result of stray electrical currents, electromagnetic effects and the like from the future light rail operations. The applicant must incorporate in the development all the measures recommended in the report to control the risk.</li> </ul> <p>– A suite of survey plans that shows the rail corridor and rail infrastructure (including easements).</p>	
<b>Construction of level crossing over rail corridor (Stage 1A only)</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>assess the impact of queuing at the proposed intersection of the Sturt Street extension and outline appropriate measures that would manage traffic impacts associated with this proposed intersection, to ensure the light rail corridor is not impacted by this proposed road crossing</li> <li>provide details of all proposed works in and adjacent to the rail corridor including a strategic design drawing (2D).</li> </ul>	<b>Appendix CC Stage 1A Civil Drawings</b>
<b>Noise and vibration (Stage 1A only)</b>	<p>The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines, including Development Near Rail Corridors and Busy Roads – Interim Guideline. This assessment must detail construction and operational noise impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.</p>	<b>Section 6.18 – Noise</b> <b>Appendix HH Noise Impact Assessment</b>
<b>Waste and servicing (Stage 1A only)</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>identify, quantify and classify the likely waste to be generated during construction and operation</li> </ul>	<b>Section 6.20 – Waste Management</b>

Key Issues	Requirement	EIS Reference
	<ul style="list-style-type: none"> <li>– describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste</li> <li>– identify appropriate servicing arrangements in consultation with Council.</li> </ul>	<b>Appendix II – Waste Management Plan</b>
<b>Subdivision (Stage 1A only)</b>	<p>The EIS must:</p> <ul style="list-style-type: none"> <li>– outline subdivision, access and driveway locations</li> <li>– outline consistency with the concept development application</li> </ul> <p>The application must include a Plan of Subdivision which:</p> <ul style="list-style-type: none"> <li>– identifies all lots proposed to be created across the site</li> <li>– identifies the location of all servicing infrastructure across the site</li> <li>– 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</li> <li>– details any covenants, easements or notations proposed to enable public access to the public domain areas</li> <li>– details any easements for rail noise and vibration to benefit Transport Asset Holding Entity of New South Wales (TAHE)/ Transport for NSW (TfNSW) as the Parramatta Light Rail is expected to be operational in 2023.</li> </ul>	<p><b>Section 3.6.9. Subdivision</b></p> <p><b>Appendix D Draft Plan of Subdivision</b></p>
<b>Construction Impacts</b>	<p>The EIS must include an assessment of potential construction impacts on the amenity of the surrounding area (including the public domain) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and include measures required to mitigate potential impacts to acceptable levels.</p>	<p><b>Section 6.21. Construction Management Plan</b></p> <p><b>Appendix KK Stage 1A Preliminary Construction Management Plan</b></p>