

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-15822622
Project Name	Ivanhoe Estate Redevelopment – Stage 2
Location	Former Ivanhoe Estate, Lot 100/DP 1262209 within the City of Ryde Local Government Area
Applicant	NSW Land and Housing Corporation
Date of Issue	06/04/2021
General Requirements	<p>A development application (DA) for State significant development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental impact statement (EIS) (section 4.12(8) of the Act and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW planning portal (clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (clause 9(1) of Schedule 2 of the Regulation).</p> <p>The EIS must include a report certified to be accurate at the time of publication by a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs - an estimate of jobs that will be created during the construction and operational phases of the proposal.
Key issues to be addressed	<p>1. Statutory and strategic context</p> <p>The EIS must:</p> <ul style="list-style-type: none"> - 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 (EPs), draft EPs, plans, policies and guidelines - detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal - demonstrate the reasons for the proposed development being SSD - identify compliance with applicable development standards and provide a detailed justification for any non-compliances - address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination

- comply with these SEARs (cl 3(8) of Schedule 2 of the Regulation).

2. Design excellence

The EIS must include a Design Excellence Strategy demonstrating:

- how the development will achieve design excellence in accordance with the requirements of the Design Excellence Strategy and Design Guidelines that formed part of the concept approval, and objectives for good design (of the built environment) in Better Placed
- the Stage 2 proposal has been reviewed by the State Design Review Panel (SDRP), and advice addressed, prior to lodgement
- how design excellence issues will be addressed following exhibition, including a minimum of one further meeting with the SDRP
- how design integrity will be maintained in subsequent stages of the planning process.

3. Built form and urban design

The EIS must:

- demonstrate how the proposed building or building envelope 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
- demonstrate how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours and integration of services
- demonstrate how the proposed built form would result in appropriate scale and minimise visual bulk and long facades
- demonstrate the proposed built form appropriately addressed the change in levels across the site and avoids/minimises protruding basements and blank ground floor facades
- address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development
- assess how the proposed development complies with the relevant accessibility requirements
- include tables identifying the proposed land uses, including tables identifying gross floor area (GFA)/floor space ration (FSR) for each building, including a floor by floor breakdown, and total GFA and FSR
- identify opportunities for Aboriginal culture and heritage to be incorporated holistically in the design proposal.

4. Visual impacts

The EIS must include a Visual Impact Assessment, with photomontages, justifying 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.

5. Public domain

The EIS must demonstrate how the proposed development:

- satisfies the approved concept plan in relation to public domain and open space outcomes
- maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site)
- reflects relevant design guidelines and advice from Council and the Department
- ensures the public space is welcoming, attractive and accessible for all
- maximises permeability and connectivity
- ensures public spaces have excellent amenity, suitable for their intended use, such as through adequate facilities, solar access, shade and wind protection
- maximises street activation
- minimises potential vehicle, bicycle and pedestrian conflicts.

The EIS must include:

- a masterplan for the Village Green that demonstrates universal design, public art, soil depths, vegetation types, solar access, CPTED, materiality and lighting and outlines the following specific design features (as applicable):
 - o footpaths and pavements, roads and/or rights of carriageways
 - o outdoor seating
 - o materials and finishes
 - o public art
 - o furniture and fixtures
 - o street lighting, pedestrian lighting and feature lighting
 - o edges, screens and fences
 - o walls, embankments and mounds
 - o steps, ramps, vehicle crossings, decks and pathways
 - o services, utility poles, and service pits
 - o civil and stormwater infrastructure
 - o tree planting
 - o mass planting beds, planter boxes and individual plantings
 - o bicycle parking.
- detailed plans for the proposed community centre, pool and gym. The plans should demonstrate its location, area, levels, access, GFA, capacity etc.
- a draft operational management plan for the proposed community centre, pool and gym.

6. Trees and landscaping

The EIS must include a Landscape Plan and Arborist Report, that:

- demonstrates how the proposal satisfies the approved concept plan in relation to tree protection measures, tree retention and tree planting and landscaping outcomes with respect to trees on the site or immediately adjoining
- details the proposed landscaping and planting, including proposals for native vegetation communities and plant species
- demonstrates how the development proposes to protect and increase the urban

tree canopy

- demonstrates how the proposed development maximises opportunities for green infrastructure, consistent with Greener Places.

7. Environmental amenity

The EIS must:

- demonstrate how the proposal has been designed to achieve a high level of environmental amenity within the proposed development and on the surrounding area
- provide an assessment of the proposed development against State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the associated guidelines
- provide a detailed assessment of view loss, ventilation, pedestrian movement, access to landscape and outdoor spaces, visual privacy, lighting, reflectivity and wind impacts
- 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.

8. Development contributions and public benefit

The EIS must:

- address the requirements of the concept approval, including monetary contributions and/or works-in-kind, and include details of any proposals for further material public benefit
- include a certificate from an independent quantity surveyor certifying the value of the works for each contribution item applicable to Stage 2, as referred to in Condition A30 of the concept approval.

9. Transport, traffic, parking and access (operation and construction)

The EIS must include:

- a Traffic and Transport Impact Assessment which provides:
 - o an assessment of the proposed stage within the context of the approved concept plan and cumulative impacts of prior developments
 - o the predicted transport mode share split and daily trip numbers for the proposal development
 - o an analysis of the existing traffic conditions within the surrounding road network, including but not limited to a description of the surrounding road hierarchy, current daily and peak hour vehicle movements and an assessment of the existing performance levels of nearby intersections
 - o 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)

- o proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance
- o details of car parking provision, having regard to relevant parking rates, specifications and standards
- o details of proposed vehicular access, parking areas, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.
- o 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)
- o measures to promote sustainable travel choices for employees and 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 and how this can be demonstrated to be implemented
- o details of any new sustainable transport infrastructure or technology to be provided i.e. future electric charging to each parking spot (ensuring buildings have EV distribution boards sufficient to cater for and manage to allow for future connections and that an EV load management system is provided)
- o a detailed Framework Green Travel Plan
- a draft Construction Pedestrian and Traffic Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated.

10. Ecologically Sustainable Development (ESD) and climate change

The EIS must:

- 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 proposed development
- demonstrate how the development will achieve the commitments identified in the approved concept plan (see Condition C2(q))
- demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, including any green accreditation
- demonstrate how the proposal incorporates measures to minimise carbon emissions both construction/waste materials and in built, embodied design, reflecting the Government's goal of net zero emissions by 2050, and the consumption of resources, water (including through water sensitive design principles and water re-use) and energy.

11. Contamination

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.

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.

12. Heritage and archaeology

The EIS must:

- address any archaeological potential and significance on the site and the impacts the proposed development may have on this significance
- include an Aboriginal Cultural Heritage Assessment Report 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.

13. Biodiversity

The EIS must assess any biodiversity impacts associated with the proposal in accordance with the *Biodiversity Conservation Act 2016* and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted and all applicable offset certifications and obligations are undertaken.

14. Flooding

The EIS must:

- identify any flood risk on-site having regard to adopted studies for the development site, consideration of any relevant provisions of the NSW Floodplain Development Manual and the potential effects of climate change, sea level rise and an increase in rainfall intensity
- 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.
- identifies required management measures and design solutions, including water sensitive urban design and detention, to minimise the impacts of flooding on the proposed development.

The EIS must also address the following flood related issues:

- Finished Floor Levels (FFLs) shall be set at levels that comply with Council's freeboard requirements defined in DCP-2014-8.2 - Stormwater Management Technical Manual.
- basement ramps shall raise up to PMF levels, at each location, before descending to the basements, to fully flood proof every basement
- no gaps/openings connected to any basement are allowed below the PMF level at each location

- fences located in overland flow paths shall allow flows to pass through.

15. Stormwater and drainage

The EIS must include an Integrated Water Management Plan that:

- is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority (including Office of Water for works impacting riparian zones and required approvals for works)
- assesses any stormwater, drainage, erosion and sedimentation impacting water quality and flows associated with the proposal
- assesses the water quality impacts and any downstream impacts for both surface and groundwater on any water courses, riparian zones, estuaries and marine areas
- details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
- caters for a failure mode in the event the system is blocked or exceeds capacity, including nominating surface levels and surcharge grates/ weirs designed to convey stormwater runoff away from habitable areas
- demonstrates compliance against any relevant provisions of the Sydney Drinking Water Catchment SEPP with Council or other drainage authority requirements and avoids adverse impacts on any downstream properties
- provides details of the existing/proposed Council drainage network, including easements required, in favour of Council, centred on the pipes and compliant with Council's DCP-2014-8.2 - Stormwater Management Technical Manual.

Where drainage infrastructure works are required that would be handed over to Council, 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.

16. Noise and vibration

The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.

17. Ground conditions

The EIS must:

- map features and assess impacts relevant to water and soils, including acid sulfate soils, adjacent licenced water users, basic landholder rights, wetlands, watercourses, riparian land, groundwater, groundwater dependent ecosystems, proposed intake and discharge locations and include measures proposed to reduce and mitigate any impacts
- describe background conditions for any water resource likely to be affected by

the development

- include proposed surface and ground water monitoring activities and methodologies.
- assess the impact of the proposed development on water quality and hydrology
- demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts.

18. Earthworks

The EIS must include:

- a detailed survey showing existing and proposed levels, maximum depth of excavation, and proposed quantities of cut and fill necessary for the proposed works
- details of the fill, including types and materials and their source
- details of the location for the disposal of excess cut and the methodology of transportation to this location
- a geotechnical report.

19. Waste and servicing

The EIS must:

- identify, quantify and classify the likely waste to be generated during construction and operation
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste
- identify appropriate servicing arrangements.

20. Staging

If relevant, the EIS must provide details regarding the staging of the proposed development.

21. Social housing

The EIS must:

- detail the integration and mix of private and social housing, including the proposed tenure blind approach
- outline the intended operation of the social housing by community housing provider/s
- detail measures to prioritise operational efficiency to ensure ongoing housing affordability through reduced utility costs.

22. Utilities

The EIS must:

- identify and address the existing capacity of the site to service the proposed

	<p>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</p> <ul style="list-style-type: none"> - 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 - 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. <p>23. Subdivision</p> <p>The EIS must:</p> <ul style="list-style-type: none"> - outline subdivision, access and driveway locations - outline consistency with the concept development application. <p>The application must include a Plan of Subdivision which:</p> <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 - wherever the proposed lot falls to a neighbouring lot, nominate the configuration of drainage easements aligned with the fall of the land so as to permit the natural conveyance of water by gravity to a legal discharge point.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. In particular, the EIS must include a detailed schedule and plans showing proposed gross floor area and floor space ratio, and a report demonstrating compliance with relevant requirements of the Building Code of Australia.</p> <p>If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments</p>

	have not been made to address an issue, a succinct explanation should be provided.
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 Planning Secretary in relation to the preparation of the EIS.