

## Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*  
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 6387
<b>Proposal Name</b>	Mixed Use Development
<b>Location</b>	Burroway Road, Wentworth Point
<b>Applicant</b>	Payce Communities Wentworth Point Pty Limited & SH FWT Development Pty Limited
<b>Date of Issue</b>	26 February 2014
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 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> <ul style="list-style-type: none"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>• an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory Context</b> – including: Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>• State Environmental Planning Policy (Major Development) 2005;</li> <li>• State Environmental Planning Policy (Infrastructure) 2007;</li> <li>• State Environmental Planning Policy No 55 - Remediation of Land;</li> <li>• State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development;</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</li> </ul>

	<p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify compliance with the development standards applying to the site.</p> <p><i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. → <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021;</li> <li>• Residential Flat Design Code;</li> <li>• Draft Metropolitan Strategy for Sydney 2031;</li> <li>• Sydney Olympic Park Master Plan 2030;</li> <li>• Sydney Olympic Park Wentworth Point Precinct Master Plan 2030;</li> <li>• Sydney Olympic Park Access Guidelines 2011;</li> <li>• Sydney Olympic Park Major Event Impact Assessment Guidelines;</li> <li>• Sydney Olympic Park Urban Elements Design Manual;</li> <li>• Sydney Olympic Park Environmental Guidelines; and</li> <li>• Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.</li> </ul> <p><b>3. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Address the height, bulk and scale of the proposed development within the context of the locality, including the indicative controls for the Wentworth Point Activation Precinct.</li> <li>• Demonstrate design quality, with specific consideration of the overall site layout, open spaces and edges, interface with the public domain, gateways, façade, rooftop, massing, setbacks, building articulation, materials, colours, and signage or signage envelopes.</li> <li>• Detail how services, including but not limited to, waste management, loading zones, and mechanical plant are integrated into the design of the development.</li> <li>• Demonstrate how the design responds to any comments and recommendations made by the Sydney Olympic Park Authority Design Review Panel.</li> </ul> <p><b>4. Environmental Amenity</b> Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated.</p> <p><b>5. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.</li> <li>• Demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice.</li> <li>• Provide an Integrated Water Management Plan which details any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design measures.</li> </ul>
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## 6. Noise and Vibration

Identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *NSW Road Noise Policy (DECCW 2011)*
- *Interim Construction Noise Guideline (DECC)*
- *Development Near Rail Corridors and Busy Roads (DoPI)*
- *Assessing Vibration: A Technical Guideline 2006*

## 7. Transport and Accessibility

The transport and accessibility assessment shall detail:

- existing pedestrian and cycle movements within the vicinity of the site;
- the adequacy of public transport to meet the likely future demand of the proposed development;
- measures to promote travel choices that support the achievement of State Plan targets, such as a location-specific sustainable travel plan;
- the daily and peak vehicle movements likely to be generated by the development, including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
- the proposed access and parking provisions associated with the proposed development, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;
- the proposed service vehicle movements (including vehicle type and the likely arrival and departure times);
- access and car parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, public transport or traffic impacts.

→ *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RMS)*
- *Sydney Olympic Park Master Plan 2030*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling.*

## 8. Major Events

Demonstrate how the proposed development will be constructed and operated during major event periods at Sydney Olympic Park with reference to the Major Event Impact Assessment Guidelines, 2007, in particular implications of the ferry terminal operations on the development.

## 9. Utilities

In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.

## 10. Staging

Provide details regarding the staging of the proposed development (if proposed).

## 11. Contributions

Address any Contributions Plan and/or details of any Voluntary Planning Agreement.

	<p><b>12. Biodiversity</b> Identify any impacts on the riparian corridor and measures to mitigate any impacts.</p> <p><b>13. Flooding</b> As assessment of any flood risk on site and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</p> <p><b>14. Drainage</b> Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</p> <p><b>15. Water Quality</b></p> <ul style="list-style-type: none"> <li>• Identify if the proposal involves any intake or discharge of water from or to the Parramatta River and any associated impacts.</li> <li>• Provide an assessment of any thermal water discharges against relevant guidelines.</li> <li>• Identify the likely amount of any construction water, the discharge procedures and the receiving water body, the treatment of any construction water and any impacts on water quality of the receiving body.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Australian and New Zealand Guidelines for Fresh and Marine Quality (ANZECC 2000).</i></li> </ul> <p><b>16. Servicing and Waste</b> Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</p>
<b>Plans and Documents</b>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• Architectural drawings, including plans for excavation;</li> <li>• Plan of subdivision;</li> <li>• Site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings;</li> <li>• Site analysis plan;</li> <li>• Shadow diagrams;</li> <li>• Access Impact Statement;</li> <li>• View analysis/photomontage;</li> <li>• Acid Sulfate soil Assessment;</li> <li>• Stormwater Concept Plan;</li> <li>• Sediment and Erosion Control Plan;</li> <li>• Landscape Plan;</li> <li>• Public Domain Interface Plan;</li> <li>• Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan;</li> <li>• Geotechnical and Structural Report; and</li> <li>• Schedule of materials and finishes.</li> </ul>

<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with the Sydney Olympic Park Authority.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>