

# Secretary'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 6603
<b>Proposal Name</b>	Site 68 Mixed Use Development
<b>Location</b>	Site 68, Sydney Olympic Park
<b>Applicant</b>	Ecove Group Pty Ltd
<b>Date of Issue</b>	31 July 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 and Strategic 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 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>

#### *Permissibility*

Detail the nature and extent of any prohibitions that apply to the development.

#### *Development Standards*

Identify compliance with the development standards applying to the site.

#### *Contamination*

Demonstrate that the site is suitable for the proposed use in accordance with State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55). The EIS must include an assessment of contamination in accordance with relevant NSW Environment Protection Authority (EPA) guidelines made or approached under section 105 of the *Contaminated Land Management Act 1997*.

→ *Relevant Policies and Guidelines:*

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

### **2. Policies**

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Residential Flat Design Code;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Access Guidelines 2011;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines; and
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.

### **3. Built Form and Urban Design**

- Address the height, bulk and scale of the proposed development within the context of the locality, including development adjacent at Site 3, Sydney Olympic Park and Bicentennial Park.
- Demonstrate design quality, with specific consideration of the overall site layout, open spaces, interface with the public domain, façade, rooftop, massing, setbacks, building articulation, materials, choice of colours, signage or signage envelopes.
- Detail how services, including but not limited to, waste management, loading zones, and mechanical plant are integrated into the design of the development.
- Demonstrate how the design responds to the comments and recommendations made by the Sydney Olympic Park Authority Design Review Panel.

### **4. Public Domain**

- Identify proposed open space, public domain, and pedestrian linkages with and between other public domain spaces (i.e. Bicentennial Park and railway underpass).
- Provide landscaping and public domain details, including details on the interface with the proposed development.

### **5. Environmental Amenity**

- Provide information detailing the provision of solar access to the building and any overshadowing impacts, acoustic impacts, privacy, view loss and wind impacts. A high level of environmental amenity must be demonstrated.

## **6. Flora and Fauna**

- Provide a detailed survey (using a variety of survey methods by a suitably qualified person) for threatened flora and fauna likely to be present on the site.
- Identify and assess any impacts on flora and fauna, including potentially occurring threatened species and populations, including but not limited to migratory shorebirds, the Green and Golden Bell Frog, *Wilsonia backhousei*, and their habitats, in accordance with the relevant principles and policies of the NSW Office of Environment and Heritage (OEH) for assessing and offsetting biodiversity impacts.

## **7. Ecology**

- Where relevant, assess the potential on-site and off-site risks, issues and impacts on riparian and aquatic ecology, including watercourses, riparian land, wetlands and groundwater dependent ecosystems and a detailed description of measures to mitigate potential impacts.

## **8. Ecologically Sustainable Development (ESD)**

- 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.
- Include a description of the measures that would be implemented to minimise consumption of resources, water and energy, including 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.

## **9. 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.
- Assess the impacts on the proposed development from surrounding land uses, including noise from the Olympic Park Rail Line and Sydney Olympic Park events.

### **→ Relevant Policies and Guidelines:**

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

## **10. Transport and Accessibility**

- Detail existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access.
- Identify measures to promote travel choices that support the achievement of State Plan targets, such as implementing a location-specific sustainable travel plan.
- Provide details of the total daily and peak hour trips generated by the proposed development, including accurate details of the current and future daily vehicle movements and assess the impacts of the traffic generated on the local road network, including intersection capacity and any potential need for upgrading or road works (if required).
- Detail the proposed access and parking provisions associated with the proposed development, including compliance with the requirements of the relevant parking codes and Australian Standards, and measures to mitigate any associated traffic impacts and impacts on public transport,

	<p>pedestrian and cycle networks.</p> <ul style="list-style-type: none"> <li>• Demonstrate the provision of sufficient on-site car parking having regard to the availability of public transport and car parking controls of Master Plan 2030.</li> <li>• Detail the proposed service vehicle movements (including vehicle type and the likely arrival and departure times).</li> <li>• Detail access and car parking arrangements at all stages of construction and measures to mitigate any associated pedestrian, cycleway, public transport or traffic impacts.</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>○ <i>Guide to Traffic Generating Developments (RMS)</i></li> <li>○ <i>EIS Guidelines – Road and Related Facilities (DoPI)</i></li> <li>○ <i>NSW Planning Guidelines for Walking and Cycling.</i></li> </ul> <p><b>11. Major Events</b></p> <ul style="list-style-type: none"> <li>• Adequately address the impact of major events in the precinct as it relates to the proposed development within the Town Centre (SOP Major Event Impact Assessment Guidelines).</li> <li>• Demonstrate that the proposed development and future operation can work in major event mode.</li> </ul> <p><b>12. Utilities</b></p> <ul style="list-style-type: none"> <li>• Address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure in consultation with relevant agencies.</li> </ul> <p><b>13. Staging</b></p> <ul style="list-style-type: none"> <li>• Provide details regarding the staging of the proposed development (if proposed).</li> </ul> <p><b>14. Contributions</b></p> <ul style="list-style-type: none"> <li>• Address any Contributions Plan and/or details of any Voluntary Planning Agreement.</li> </ul> <p><b>15. Sediment, Erosion and Dust Controls</b></p> <ul style="list-style-type: none"> <li>• Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.</li> <li>• Assess the presence of acid sulphate soils and, where the possible presence of acid sulphate soils is confirmed, carry out an acid sulphate soils assessment in accordance with the Acid Sulphate Soils Manual (Stone <i>et al.</i> 1998).</li> </ul> <p>→ <i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>○ <i>Managing urban stormwater: soils and construction, Volume 1 (Landcom 2004)</i></li> </ul> <p><b>16. Water Quality and Flooding</b></p> <ul style="list-style-type: none"> <li>• Identify if the proposal involves any discharges to waters or dewatering requirements from the construction site and any associated impacts, including an assessment of any water discharges against relevant guidelines and licencing requirements under the <i>Water Act 1912</i> and <i>Protection of the Environment Operations Act 1997</i>.</li> <li>• Identify the source, volume and quality of any construction water (i.e. groundwater and rainwater collected from excavations), 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> <li>• 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.</li> </ul>
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	<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 Water Quality (ANZECC and ARMCANZ 2000)</i></li> <li>○ <i>The NSW Wetlands Management Policy (1996)</i></li> <li>○ <i>Australian Groundwater Modelling Guidelines (NWC 2012)</i></li> </ul> <p><b>17. Drainage</b></p> <ul style="list-style-type: none"> <li>• Detail drainage associated with the proposal, including stormwater and drainage infrastructure.</li> </ul> <p><b>18. Servicing and Waste</b></p> <ul style="list-style-type: none"> <li>• 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. This should include the preparation of a construction waste management plan.</li> <li>• Identify the annual volume of material to be extracted, processed or stored on site during construction and how the extracted material will be disposed of or re-used, having regard to relevant EPA licencing guidelines and schedule 1 of the <i>Protection of the Environment Operations Act 1997</i></li> <li>• Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.</li> </ul>
<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;</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>• 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, including the Sydney Olympic Park Authority Design Review Panel.</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</b>	<p>If you do not lodge a development application and EIS for the development</p>

**after 2 years**

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.