

**Secretary's Environmental Assessment Requirements**  
**Schedule 2 of the *Environmental Planning and Assessment Regulation 2000***  
**Section 78A(8A) of the *Environmental Planning and Assessment Act 1979***

<b>Application Number</b>	SSD 6956 - 2015
<b>Proposal Name</b>	Stage 1C remediation, excavation and landforming works
<b>Location</b>	Barangaroo South, Hickson Road, Barangaroo
<b>Applicant</b>	Crown Sydney Property Pty Ltd
<b>Date of Issue</b>	XXXX
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and 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 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.</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 (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) 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 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. Environmental Planning Instruments, Policies and Guidelines</b></p> <ul style="list-style-type: none"> <li>• Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> <li>◦ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>;</li> <li>◦ <i>State Environmental Planning Policy (Major Development) 2005</i>;</li> <li>◦ <i>State Environmental Planning Policy No 55 – Remediation of Land</i>;</li> <li>◦ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; and</li> <li>◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>.</li> </ul> </li> <li>• Address the relevant provisions, goals and strategic objectives in the following: <ul style="list-style-type: none"> <li>◦ <i>NSW 20212</i>;</li> <li>◦ <i>Draft Sydney Sub-Regional Strategy</i>;</li> <li>◦ <i>Barangaroo Integrated Transport Plan</i>; and</li> <li>◦ <i>Sydney City Centre Access Strategy</i>.</li> </ul> </li> </ul>



- *NSW Long Term Master Transport Plan;*
- *Sydney's Cycling Future; and*
- *Sydney's Walking Future.*

## **2. Barangaroo Concept Plan**

- Demonstrate consistency with the terms of approval of Concept Plan MP06\_0162 (as modified).

## **3. Remediation and contamination**

- Demonstrate compliance with the requirements of SEPP 55.
- The Environmental Impact Statement must include a Remedial Action Plan (RAP). The RAP must be accompanied by a Site Audit Statement from an Environment Protection Authority (EPA) accredited site auditor and prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.
- The EIS must clearly explain and provide detailed justification for the preferred treatment methodology (on site or off-site) of contaminated material.
- The EIS must provide detailed justification for the preferred treatment methodology for contaminated material consistent with the RAP.

Note: The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the Department's *Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998*.

## **4. Waste Management**

- Provide details of the quantity and type of liquid and non-liquid waste generated, handled, processed or disposed of on-site. Waste must be classified according to the EPA's *Waste Classification Guidelines 2008*.
- Provide details of the quantity, type and specifications for all output products proposed to be produced. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply.
- Provide details of intended (or potential) end uses for output products and the relevant product standards used against which those products would be assessed.
- Provide details of the layout, the treatment process and the environmental controls of the proposal.
- Provide details of liquid waste and non-liquid waste management, including:
  - the transportation, assessment and handling of waste arriving at or generated at the site;
  - any stockpiling of wastes or recovered materials at the site;
  - any waste processing related to the proposal, including reuse, recycling, reprocessing or treatment both on- and off-site;
  - the method for disposing of all wastes or recovered materials;
  - the emissions arising from the handling, storage, processing and reprocessing of waste; and
  - the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal (if applicable) with particular attention to:
  - the quantity of spoil material likely to be generated;
  - proposed strategies for the tracking, handling, stockpiling, reuse/recycling and disposal of spoil;
  - proposed strategies for confirming that waste treatment and/or disposal facilities can lawfully accept waste generated by the

	<p>proposed development and have received the waste once transported off-site;</p> <ul style="list-style-type: none"> <li>○ the need to maximise reuse of spoil material in the construction industry;</li> <li>○ identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material; and</li> <li>○ designation of transportation routes for transport of spoil.</li> </ul> <ul style="list-style-type: none"> <li>• Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of, in addition to the requirements for liquid and non-liquid wastes.</li> <li>• Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage</li> </ul> <p><b>5. Soil and Water</b></p> <ul style="list-style-type: none"> <li>• Undertake an assessment of the potential impacts on water quality of Sydney Harbour and associated marine ecology impacts.</li> <li>• Assess impacts on water quality of Sydney Harbour and surface and groundwater hydrology and quality including proposed management, mitigation and monitoring measures.</li> <li>• Detail erosion, sediment and stormwater management and controls during construction and management and mitigation measures for the prevention of potential water quality impacts during construction.</li> <li>• Assess the potential impact of the development on groundwater flow paths and discharge flows.</li> <li>• Identification of any water licensing requirements or other approvals required under the <i>Water Act 1912</i> or <i>Water Management Act 2000</i>.</li> <li>• Assess the geotechnical and contamination issues (including Acid Sulphate Soils) associated with the construction of the development.</li> <li>• Include a suitable water quality monitoring program.</li> <li>• Consideration of any impacts on groundwater dependent ecosystems.</li> <li>• Details of water supply including consideration of alternative water supply arrangements and water conservation measures.</li> </ul> <p><b>6. Earthworks</b></p> <ul style="list-style-type: none"> <li>• Provide a detailed survey showing existing and proposed levels 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> </ul> <p><b>7. Air and Odour</b></p> <ul style="list-style-type: none"> <li>• The EIS must include an Air Quality Impact Assessment (AQIA) that is prepared strictly in accordance with the EPA's <i>Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005</i>.</li> <li>• The AQIA must also make appropriate reference to the EPA's <i>Assessment and Management of Odour from Stationary Sources in New South Wales: Technical Framework 2006</i> and <i>Management of Odour from Stationary Sources in New South Wales: Technical Notes 2006</i>.</li> <li>• The AQIA shall include, where applicable: <ul style="list-style-type: none"> <li>○ the identification of all pollutants of concern, including individual toxic air pollutants, dust and odours;</li> <li>○ the identification and assessment of all relevant fugitive and point source emissions;</li> <li>○ appropriate coverage of all aspects of the remediation, including the excavation, storage, transport and treatment of contaminated material;</li> <li>○ proposed air quality management and monitoring procedures during</li> </ul> </li> </ul>
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remediation; and

- consideration of the requirements of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

#### 8. Health Impacts

- Assess the impacts on health (including extraction of sediments, off-site transport and treatment as well as disposal of sediments), during and following remediation, including details of human exposure scenarios and demonstration that the project will not have unacceptable acute or chronic health effects.

#### 9. Noise

- The application must include a Noise and Vibration Impact Assessment of construction, operation, traffic and cumulative noise impacts prepared in accordance with the relevant Environment Protection Authority guidelines. This assessment must consider any potential impacts on noise sensitive receivers and outline proposed noise mitigation and monitoring measures.

#### 10. Traffic

- Demonstrate consistency with the Barangaroo Integrated Transport Plan and Sydney City Centre Access Strategy.
- The EIS shall ~~must~~ include a Traffic Impact Assessment (TIA) that provides, but is not limited to, evaluates the following:
  - Current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network;
  - Daily and peak traffic movements likely to be generated by the remediation, excavation and landforming works; development;
  - Assessment of sSafety and performance of the surrounding road network for existing situation and with the construction activities;
  - Indicative construction program and other construction projects likely to occur during the remediation works;
  - Proposed transportation of materials to/from the site including haulage routes, type of vehicles accessing the site and proposed locations for handling materials;
  - Assessment of aAccess and car parking arrangements for workers to/from the site, emergency vehicles and service vehicle movements (including vehicle type and likely arrival and departure times of service vehicles);
  - Assessment of access arrangements for construction vehicles for all stages of construction;
  - Arrangements for temporary cycling and pedestrian access during construction;
  - Arrangements for public transport services during construction;
  - Existing public transport services and opportunities for greater usage for workers, including the preparation of a Work Place Travel Plan;
  - Sustainable travel initiatives for workers, particularly for the provision of end-of-trip facilities;
  - Assessment of cCumulative impacts associated with existing uses and other construction activities within the Barangaroo and Wynyard precincts;
  - Assessment of iImpacts of any road closures (partial or full closures) on the operation of the road network, public transport, parking, pedestrians and cyclists; and
  - Details of measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks Mitigation measures for the impacts identified in the TIA.



	<p><b>11. Heritage</b></p> <ul style="list-style-type: none"> <li>• Undertake an assessment of the likely impacts of the works on any heritage or archaeological items and proposed mitigation and conservation measures.</li> </ul> <p><b>12. Public Domain and Public Access</b></p> <ul style="list-style-type: none"> <li>• Detail and outline the interface between the proposed development and the public domain.</li> <li>• Consider the potential impacts of the proposal on future public domain areas and public access in the vicinity of the site including measures to mitigate these impacts.</li> </ul> <p><b>13. Hazards and Risks</b></p> <ul style="list-style-type: none"> <li>• Including a Preliminary Hazards Analysis of the development.</li> </ul> <p><b>14. Visual impacts</b></p> <ul style="list-style-type: none"> <li>• Identify and assess the visual impacts of the proposal.</li> </ul> <p><b>15. Environmental, Construction and Site Management Plan</b></p> <ul style="list-style-type: none"> <li>• The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: <ul style="list-style-type: none"> <li>○ community consultation, notification and complaints handling;</li> <li>○ impacts of construction on adjoining development and proposed measures to mitigate construction impacts;</li> <li>○ noise and vibration impacts on and off site;</li> <li>○ air quality impacts on the neighbourhood;</li> <li>○ odour impacts;</li> <li>○ water quality management for the site; and</li> <li>○ construction waste classification, transportation and management methods in accordance with DECCW's <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i>.</li> </ul> </li> </ul> <p><b>16. Sea Level Rise</b></p> <ul style="list-style-type: none"> <li>• The EIS must assess the risks associated with sea level rise on the proposal.</li> </ul> <p><b>17. Staging</b></p> <ul style="list-style-type: none"> <li>• Provide an outline on the staging of the works.</li> <li>• Consider the interrelationship between the staging of the development and the staging of other developments at Barangaroo (including other remediation works).</li> </ul> <p><b>18. Infrastructure Servicing</b></p> <ul style="list-style-type: none"> <li>• Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced.</li> <li>• Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works.</li> <li>• Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations.</li> </ul> <p><b>19. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>• Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&amp;A Regulation 2000) will be incorporated in the design and construction phases of the development.</li> <li>• Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy.</li> </ul> <p><b>20. Consultation</b></p> <ul style="list-style-type: none"> <li>• Undertake an appropriate level of consultation with council and State</li> </ul>
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	<p>government agencies; and</p> <ul style="list-style-type: none"> <li>• Provide details on the Community Engagement Framework to guide the public consultation process.</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:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• Transport for NSW;</li> <li>• Roads and Maritime Services;</li> <li>• Environment Protection Authority;</li> <li>• Office of Environment and Heritage;</li> <li>• Sydney Water Corporation;</li> <li>• Ausgrid;</li> <li>• Local Aboriginal Land Council and stakeholders, if relevant; and</li> <li>• Local heritage groups, if relevant.</li> </ul> <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 SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>

## Policies & Guidelines

Aspect	Policy /Guideline/Plan
<b>Air Quality &amp; Health</b>	<p>Protection of the Environment Operations Act 1997</p> <p>Protection of the Environment Operations (Clean Air) Regulation 2002</p> <p>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005)</p> <p>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007)</p> <p>Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and Health Council, 2012)</p> <p>Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework (DEC, 2006)</p> <p>Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes (DEC, 2006)</p>
<b>Water</b>	<p>Managing Urban Stormwater: Treatment Techniques (OEH)</p> <p>Managing Urban Stormwater: Source Control (OEH)</p> <p>Managing Urban Stormwater: Erosion and Sediment Control and Managing Urban Stormwater: Harvesting and Reuse (OEH)</p> <p>Managing Urban Stormwater: Soils &amp; Construction (Landcom)</p> <p>Australia Runoff Quality 2004 (Engineers Australia)</p> <p>Water Sensitive Urban Design Engineering Procedures: Stormwater 2005 (Melbourne Water)</p> <p>Water Sensitive Urban Design: Basic Procedures for 'Source Control' of Stormwater – A Handbook for Australian Practice 2007 (Engineers Australia)</p> <p>Technical Guidelines: Bunding &amp; Spill Management (OEH)</p> <p>National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)</p> <p>Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH)</p> <p>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)</p>
<b>Noise</b>	<p>NSW Industrial Noise Policy 2000 (EPA)</p> <p>NSW Industrial Noise Policy – application notes 2013 (EPA)</p> <p>NSW Road Noise Policy 2001 (DECCW)</p> <p>NSW Road Noise Policy – application notes 2013 (EPA)</p> <p>Assessing Vibration: A Technical Guideline 2006 (DEC)</p> <p>Interim Construction Noise Guideline 2009 (DECC)</p>
<b>Waste</b>	<p>Waste Avoidance and Resource Recovery Strategy (Resource NSW)</p> <p>Waste Classification Guidelines 2008 (OEH)</p>
<b>Transport</b>	<p>Guide to Traffic Generating Developments (<b>RMS Roads and Maritime Services</b>)</p> <p>Guide to Road Design (AUSTROADS)</p> <p>Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)</p>

<b>Hazards and Risk</b>	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
<b>Visual</b>	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
<b>Contamination</b>	State Environmental Planning Policy (Remediation of Land) No.55
	Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land 1998 (DP&I)
	Guidelines for Consultants on Reporting on Contaminated Sites (1997) (EPA)
	Contaminated Land Management Act 1997
	National Environment Protection (Assessment of Site Contamination) Measure 1999
	Environment Protection Licence No. 13336



## Plans & Documents

<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> <ol style="list-style-type: none"> <li>1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum (AHD).</li> </ul> </li> <li>2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas; and</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• detailed plans, sections and elevations of the promenade and parkland, including all temporary and permanent structures;</li> <li>• the height (AHD) of the proposed development in relation to the land; and</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> </li> </ol>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition;</li> <li>• 13 hard copies and 13 electronic copies of the documents and plans (once the application is considered acceptable); and</li> <li>• 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>

## **Attachment 1 – Government Authority Comments**

## Andrew Hartcher

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**From:** Belinda Leo <Belinda.Leo@environment.nsw.gov.au>  
**Sent:** Monday, 23 March 2015 4:39 PM  
**To:** Andrew Hartcher  
**Subject:** Request for SEARS for Stage 1C Remediation and Earthworks (SSD 6956) and Crown Sydney Hotel Resort (SSD 6957), Barangaroo South

Dear Mr Hartcher,

Thank you for your email regarding your request for SEARS for Stage 1C Remediation and Earthworks (SSD 6956) and Crown Sydney Hotel Resort (SSD 6957), Barangaroo South.

OEH has no comments on this matter.

Kind regards  
Belinda

**Belinda Leo**

Operations Officer, Greater Sydney Region  
Regional Operations Group, Office of Environment and Heritage  
Level 6, 10 Valentine Ave Parramatta (PO Box 644) NSW 2124  
T: 9995 6820 W: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
*Please note I do not work Thursday or Fridays*

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## Andrew Hartcher

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**From:** JEGATHESAN Jana <Jana.JEGATHESAN@rms.nsw.gov.au>  
**Sent:** Friday, 20 March 2015 11:28 AM  
**To:** Andrew Hartcher  
**Cc:** Para Sangar  
**Subject:** Request for SEAR's for Stage 1C Remediation and Earthworks & Crown Sydney Hotel Resort  
**Attachments:** SEARs Stage 1C Remediation and Earthworks & Crown Sydney Hotel Resort Ba....pdf

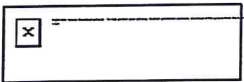
Hi Andrew,

Roads and Maritime has reviewed the Draft SEAR's and has no further comments to provide as the Traffic and Transport impact assessment includes all necessary information. Thanks and much appreciated.

Regards,

Jana Jegathesan  
Land Use Planner  
Network Management | Journey Management  
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***Every journey matters***

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