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Our ref: SSD 7033

Dear Mr Prashant

**SEARs for Site 53, 2 Figtree Drive, Sydney Olympic Park**

**Mixed Use Development (SSD 7033)**

Please find attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed mixed use development at Site 53, Sydney Olympic Park. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Your contact officer, Pilar Aberasturi, can be contacted on 9228 6496 or at [pilar.aberasturi@planning.nsw.gov.au](mailto:pilar.aberasturi@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Ben Lusher  
**A/Director**  
**Key Site Assessments**  
as delegate for the Secretary

# 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 7033
<b>Proposal Name</b>	Mixed Use Development
<b>Location</b>	Site 53, 2 Figtree Drive, Sydney Olympic Park
<b>Applicant</b>	Mirvac Projects Pty Ltd
<b>Date of Issue</b>	20 MAY 2015
<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 <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 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 65 – Design Quality of Residential Flat Development;</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>Draft State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development (Amendment No.3); and</li> </ul>



- State Environmental Planning Policy No 55 – Remediation of Land.

*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 and justification for any variations proposed.

**2. Policies**

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

- NSW 2021;
- A Plan for Growing Sydney;
- Residential Flat Design Code;
- Draft Apartment Design Guide;
- 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;
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy; and
- Development near Rail Corridors & Busy Roads - Interim Guideline 2008.

**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, the new street and pedestrian linkages within the site, at the interface with adjoining sites and connection to the linear park to the south.
- Provide landscaping and public domain details, including details on the interface with the proposed development.
- Identify any interim or temporary road works to provide access to the development ahead of the future redevelopment of the adjoining Site 52 to the west.

**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.
- Address any wind impacts on the adjacent linear park including detailing mitigation measures to demonstrate an acceptable level of amenity.
- Prepare an Odour Impact Assessment detailing the likely impacts and any

proposed management (including operational) and mitigation measures to protect the amenity of residents/visitors/employees from the nearby Homebush Liquid Waste Treatment Plant.

**6. 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, which details of any proposed alternative water supplies, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

**7. 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.

**8. 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 increase in public transport, pedestrian and cycle demands.
- Identify measures, for residents, employees and visitors, to promote travel choices that support the achievement of State Plan targets, such as implementing a location-specific sustainable travel plan and provision of end of trip facilities.
- 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, bicycle and car parking provisions associated with the proposed development, including compliance with the relevant parking codes and Australian Standards, and propose measures to mitigate any associated impacts on public transport, pedestrian, cycle and traffic networks.
- Demonstrate the provision and sufficient arrangement of on-site bicycle and car parking having regard to the availability of public transport and parking controls of Master Plan 2030.

**9. Major Events**

- 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).
- Demonstrate that the proposed development and future operation can work (provide acceptable amenity) in major event mode. This will require clear understanding of the major event operating mode and implications (management and mitigation measures to address potential noise impacts associated with operation) for the development.

**10. Utilities**

- 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.

**11. Staging**

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

**12. Contributions**

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

**13. Sediment, Erosion and Dust Controls**

- Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

**14. Water Quality and Flooding**

- Identify if the proposal involves any discharges to waters or dewatering requirements from the construction site and any associated impacts on water quality, including an assessment of any water discharges against relevant guidelines and licencing requirements under the Water Act 1912 and Protection of the Environment Operations Act 1997.
- An 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, an increase in rainfall intensity.

**15. Drainage**

- Detail drainage associated with the proposal, including stormwater, and drainage infrastructure.

**16. Servicing and Waste**

- 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.

**17. Tree Protection**

- Provide an Arborist Report identifying all trees within the site and those immediately adjacent where there is impact from the proposed development, including trees proposed to be removed and the means of protecting those that are to be retained and relocated (including the identified Fig Tree).
- Provide details of finished levels for the new road, pedestrian link and coordination of new service easements integrated with the final position of the relocated Fig Tree and ground levels.

**18. Construction Impacts**

- Assess traffic impacts during construction detailing management and mitigation measures.
- Address construction impacts on the adjacent rail corridor.

**19. Heritage**

- Prepare an Aboriginal and non-Aboriginal archaeological assessment detailing the likely impacts and outline the proposed management and mitigation measures to protect and preserve the archaeology.
- Prepare a Heritage Impact Assessment addressing visual impact of the proposed high rise development on State Heritage Items in the vicinity, including the Newington Armament Depot and Nature Reserve.

<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 and relationship to the rail corridor;</li> <li>• Site analysis plan;</li> <li>• Shadow diagrams;</li> <li>• Access Impact Statement;</li> <li>• View analysis/photomontages including a view taken from Australia Ave, near the roundabout at the intersection of Homebush Bay Drive, and a view taken from the elevated section of Homebush Bay Drive (above the M4 Motorway);</li> <li>• Stormwater Concept Plan;</li> <li>• Sediment and Erosion Control Plan;</li> <li>• Landscape Plan;</li> <li>• Public Domain Interface Plan prepared in accordance with the requirements set out in the Sydney Olympic Park Urban Elements Design Manual;</li> <li>• Preliminary Construction Management Plan, inclusive of a Construction Traffic Management Plan;</li> <li>• Geotechnical and Structural Report;</li> <li>• Schedule of materials and finishes; and</li> <li>• Integrated Water Management Plan.</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 and Sydney Trains.</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 SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>