

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

Application Number	SSD 7603
Proposal Name	Staged development application for a concept proposal and Stage 1 works (consisting of early works, site preparation, basement excavation and multi-deck car park) application for a hotel and tourist related development at Dooleys Lidcombe Catholic Club.
Location	4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 and 28 Board Street; 3, 5, 7, 11 and 17 Ann Street; and 24-28 John Street, Lidcombe
Applicant	Dooleys Lidcombe Catholic Club
Date of Issue	10 May 2016
General Requirements	<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 Environmental Planning and Assessment Regulation 2000.</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"> • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • 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; • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • address the relevant planning provisions applying to the site, including permissibility and the provisions of all plans and policies

including:

- *Environmental Planning and Assessment Act 1979;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No 55 - Remediation of Land;*
- *State Environmental Planning Policy No 64 – Advertising and Signage; and*
- *Auburn Local Environmental Plan 2010;*
- address the relevant planning provisions, goals and strategic planning objectives in the following:
 - *NSW State Priorities;*
 - *A Plan for Growing Sydney;*
 - *NSW Long Term Transport Master Plan;*
 - *Planning Guidelines for Walking & Cycling;*
 - *Crime Prevention Through Environmental Design;*
 - *Development near Rail Corridors and Busy Roads;*
 - *Auburn Development Control Plan 2010;*
 - *Auburn Development Contributions Plan 2007; and*
 - *Auburn Employment Lands Strategy; and*
- justify the potential impact and acceptability of the proposed development in relation to relevant strategic planning documents, considering its prohibition within the part of the site zoned B4 High Density Residential.

2. Staging

The EIS shall:

- outline the stages of the proposal, including built form, land uses, and approval pathways;
- detail alternative design and staging options considered for the redevelopment of the site;
- clarify works to be conducted during Stage 1 of the proposal; and
- outline potential development to be conducted on the site as part of the Dooleys Master Plan and its potential planning pathways.

3. Built Form, Urban Design and Public Domain

The EIS shall:

- in relation to the concept proposal (including Stage 1 built form works):
 - provide an urban design analysis that considers the proposed building forms, typologies, height, bulk and scale in the context of the immediate locality and the wider Lidcombe town centre;
 - detail the proposed site layout, including open space and the public domain, vehicular access, building entries, and the proposed use of buildings;
 - identify proposed streetscape, open space, public domain and key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas;
 - identify and assess the impacts of any proposed building identification signage, including safety impacts on traffic and public transport operations;
 - address visual impact when viewed from the public domain

- and key vantage points surrounding the site;
- identify important sight lines and visual connectivity to and through the site;
- outline how the proposal will achieve and demonstrate design excellence;
- provide an indicative floor space ratio for the concept plan clearly indicating inclusions and exclusions;
- identify any potential for built form impacts at the residential interface and outline any mitigation measures; and
- in relation to the Stage 1 proposal:
 - provide the detailed design of the Stage 1 works; and
 - in relation to the multi-level carpark:
 - consider alternative design options to the carpark;
 - consider active land uses at ground and first floor levels;
 - assess the visual impact of the structure;
 - provide measures to mitigate the bulk of the structure, including setbacks, landscaping and design measures; and
 - provide screening measures to add visual interest.

4. Public Access and Connectivity

The EIS shall:

- consider the proposal's relationship to the Lidcombe town centre and Lidcombe Railway Station;
- identify opportunities for permeability through the site;
- identify opportunities to activate John and Church Streets;
- identify any change to the use and/or layout of the site and development and associated impacts on circulation movements, access and linkages;
- consider Crime Prevention Through Environmental Design principles; and
- address cumulative management of proposed access arrangements.

5. Ecologically Sustainable Development (ESD)

Identify how the development will incorporate best practice ESD principles in the design, construction and ongoing operation phases of the development.

6. Amenity

The EIS shall:

- outline and address the proposed development's impacts in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security; and
- include a shadow diagrams report and wind effects report.

7. Site Isolation

The EIS shall:

- outline efforts made to acquire sites and amalgamate sites within the area bounded by Church Street, Olympic Drive, Ann Street and John Street, in order to avoid the isolation of adjoining residual lots within the development site;
- In the event that properties are not acquired, the EIS must include written details of the Applicant's fair and reasonable offer/s for

properties, the property owner's response, and an independent valuation of the property, in accordance with relevant Land and Environment Court planning principles; and

- consider the relationship to isolated non-acquired sites within and adjacent to the development site in accordance with relevant Land and Environment Court planning principles. This shall include
 - impacts on residential amenity; and
 - impacts on development potential, including an indicative building envelope of potential development on isolated sites.

8. Traffic, Parking and Access

The EIS must include a Traffic Impact Assessment (TIA) that evaluates:

- existing traffic transport networks and service levels;
- daily and peak traffic movements generated by the project;
- safety and performance of the surrounding local and regional road network;
- demonstration of the provision of sufficient car parking in accordance with the relevant guidelines/standards and/or justification for any inconsistencies;
- connections to existing and planned public transport;
- pedestrian and cycle access within and to the site;
- any proposed or required temporary or permanent changes to transport and access on surrounding streets;
- opportunities to provide safe and efficient loading and servicing for the development;
- mitigation measures for the impacts identified in the TIA; and
- in relation to the Stage 1 works, traffic, transport and safety impacts during construction.

9. Social and Economic Impacts

The EIS shall:

- outline the social and economic benefits and disbenefits of the proposal; and
- include a Social Impact Assessment, including but not limited to the impact of increased gaming facilities.

10. Noise and Vibration

The EIS shall:

- include a noise and vibration assessment of construction, operation (including but not limited to the proposed car park and proposed outdoor areas of the club), traffic and cumulative noise impacts prepared in accordance with the relevant EPA guidelines. This assessment must consider any potential noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues; and
- consider impacts of road and rail noise on the proposal and outline proposed mitigation measures.

11. Heritage

The EIS shall include an assessment of the likely impacts of the proposal on any historic and/or Aboriginal cultural heritage and archaeological items, objects or cultural values and outline mitigation

and conservation measures.

12. Soil and Water

The EIS shall:

- include an integrated water management system including consideration of stormwater and wastewater;
- 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;
- assess the potential impact of the development on groundwater levels, flow paths and quality;
- assess impacts in terms of the *NSW Aquifer Policy* (DPI, 2012);
- identify any water licensing requirements or other approvals required under the *Water Act 1912* or *Water Management Act 2000*;
- assess the geotechnical and contamination issues (including Acid Sulphate Soils) associated with the construction of the development; and
- provide details of water supply including consideration of alternative water supply arrangements, water sensitive urban design and water conservation measures.

13. Flooding

The EIS shall:

- model the effect of the proposal (including earthworks) on flood behaviour under the following scenarios:
 - the 1 in 10 year, 1 in 100 year and probable maximum flood (PMF);
 - the 1 in 200 and 1 in 500 year flood levels as a proxies for increased rainfall intensity due to climate change;
- assess the flood impacts of the proposal in terms of:
 - consistency with Council's floodplain risk management studies and plans;
 - compatibility with the flood hazard of the land;
 - impact on the flood affectation of other development or properties;
 - impacts on erosion, siltation, riparian vegetation, and bank stability;
 - impacts on existing emergency management measures; and
 - impacts in terms of social and economic costs to the community as a consequence of flooding.

14. Air Quality, Odour and Waste

The EIS shall address potential air quality, noise, odour and waste impacts (including but not limited to the impacts of the proposed car park), in particular during the construction and operation of the development and appropriate mitigation measures.

15. Infrastructure

The EIS shall:

- detail any infrastructure proposed to service the development proposed by the concept plan and demonstrate that the site can be suitably serviced;
- detail the existing infrastructure on site, and identify any possible

	<p>impacts on infrastructure arising from the construction of the proposed development; and</p> <ul style="list-style-type: none"> • where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations. <p>16. Contributions The EIS shall address:</p> <ul style="list-style-type: none"> • the contributions payable pursuant to the <i>Auburn Development Contributions Plan 2007</i>; and • additional contributions proposed or material public benefits associated with any proposed floor space above existing planning controls; and • any proposed Voluntary Planning Agreement with Council, including staging details if applicable.
Consultation	<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. In particular, you must consult with:</p> <ul style="list-style-type: none"> • Auburn Council; • Independent Liquor and Gaming Authority; • NSW Police; • NSW Ambulance Service; • Fire and Rescue NSW; • EPA; • Office of Heritage and Environment; • Sydney Water; • Ausgrid; • Transport for NSW; • Roads and Maritime Services; • Sydney Trains; and • Local Aboriginal Land Council and stakeholders, if relevant. <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>
Further consultation after 2 years	<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>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>

Plans & Documents

Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. 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"> • Site survey plan drawn at an appropriate scale; • Locality/context plan drawn, including significant local features such as heritage items; • Detailed plans, sections and elevations including all temporary and permanent structures at A3; • Heritage impact statement; • Conservation management plans; • Aboriginal and historical archaeological impact assessment; • Access impact statement; • Photomontages and perspectives (showing before / after); • Visual impact assessment; • Public domain plan; • ESD report; • Geotechnical report; • Flooding report and Flood Risk Management report; • Acid Sulfate Soils report; • Building Code of Australia statement; • Consultation summary report; • Air quality assessment; • Noise impact assessment; • Signage strategy, including commercial signage / building name signage (if proposed); • Traffic and transport impact assessment; • Construction impacts and management plan, including a construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites; • Utilities and services statement; and • Schedule of materials and finishes.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 7 hard copies and 7 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 10Mb in size.