

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS CHECKLIST

Environmental Assessment Requirements	Addressed
Executive Summary	✓
Table demonstrating SEAR's addressed	✓
Owner's consent	✓
Site Description	Section 1.1
Details of layout, land use, size, scale and staging	✓
Justification of height, FSR and land use mix	Section 4.0 & 5.0
Assessment of environmental impacts	Section 7.0
Description of measures to mitigate impacts	To be addressed in conditions of approval
Statement of Commitments	Section 2.5
Conclusion	Section 9.0
1. Relevant EPIs, Strategies, Plans and Guidelines:	
State Environmental Planning Policy (State and Regional Development) 2011	Section 6.2
State Environmental Planning Policy (State Significant Precincts) 2005	Section 6.1
State Environmental Planning Policy No. 55 – Remediation of Land	Section 6.3.3
State Environmental Planning Policy (Infrastructure) 2007	Section 6.3.2
NSW State Priorities	Section 6.4
A Plan for Growing Sydney	Section 4.4
Draft Central District Plan	Section 4.6
Central to Eveleigh Urban Transformation Strategy	Section 4.5
Draft Architecture and Design Policy for NSW	Section 6.4
NSW Long Term Transport Master Plan	Section 6.4
Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013	Section 6.4
Sydney's Walking Future 2013	Section 6.4
Sydney's Cycling Future 2013	Section 6.4
Sydney's Bus Future 2013	Section 6.4
Sydney's Rail Future 2013	Section 6.4
Development Near Rail Corridors and Busy Roads 2008	Section 6.4
Redfern-Waterloo Built Environment Plan (Stage One) August 2006	Section 6.4
Redfern-Waterloo Development Contributions Plan 2006	Section 6.4
Redfern-Waterloo Affordable Housing Contributions Plan 2006	Section 6.4
City of Sydney Development Control Plan 2012	Section 6.4
2. Design Excellence	
Selection of Architect in consultation with Government Architect	Section 5.2
Establishment of a Design Review Panel	Section 5.2
Minutes and documentation of Design Review Panel meetings	Appendix 7
3. Built Form and Urban Design	
Urban design strategy	Section 4.0 & 5.0
Crime prevention through environmental design analysis	Appendix 25
Justification of GFA and height	Section 4.0 & 5.0
Design excellence	Section 5.2
Public domain treatment	Appendix 10
ESD	Appendix 12 & 13
Engagement with Aboriginal stakeholders	Appendix 21
Overshadowing impacts	Appendix 5 & 9

Environmental Assessment Requirements	Addressed
Finished material details	Appendix 5
4. Amenity	
Impacts associated with sunlight/overshadowing, natural ventilation, wind, reflectivity, visual and acoustic privacy and safety and security	Section 7.0 Appendix 3, 9, 14, 15, 25 & 26
5. Ecologically Sustainable Development	Appendix 12 & 13
6. Visual Impacts	
Photomontages or perspectives	Appendix 5
7. Employment and Enterprise	Section 2.1
8. Social Impacts	Appendix 28
9. Pre-submission Consultation Statement	Appendix 21
10. Safety/Public Domain/Pedestrians	Appendix 10
11. Heritage	Appendix 22 & 23
Heritage impact statement	Appendix 22
Historical archaeological assessment	Appendix 23
Aboriginal cultural heritage assessment	Appendix 23
12. Traffic Impacts (Construction and Operational)	Appendix 24
13. Noise and Vibration	Appendix 26
14. Construction Impacts	Appendix 34
15. Drainage and Flooding	Appendix 30
16. Services/Infrastructure and Utilities	Appendix 29
17. Land Ownership and Tenure	✓
18. Student Accommodation Use	Section 2.2
Plan of Management	Appendix 33
Waste Management Plan	Appendix 35
Plans and Documents	
Architectural drawings	Appendix 5
Architectural and urban design statement	Appendix 6
Landscape plan	Appendix 10
Landscape design statement	Appendix 10
Survey plan	Appendix 11
Site analysis plan	Appendix 5
Shadow diagrams	Appendix 5
ESD statement	Appendix 12 & 13
Pre-application consultation statement	Appendix 21
Heritage impact statement	Appendix 22
Archaeological impact assessment	Appendix 23
Access impact statement	Appendix 27
Social impact statement	Appendix 28
Traffic and parking assessment	Appendix 24
Visual and view impact analysis and photomontages	Appendix 5 & 9
Stormwater concept plan	Appendix 30
Flood risk assessment	Appendix 30
Sediment and erosion control plan	Appendix 30
Operational management plan	Appendix 33
Preliminary construction management plan	Appendix 34
Geotechnical investigation and report	Appendix 16
Services and infrastructure report	Appendix 29
Contamination assessment	Appendix 19
Schedule of materials and finishes	Appendix 5

Environmental Assessment Requirements	Addressed
Model	✓
3D model	✓
Consultation	
UrbanGrowth NSW	Appendix 21
Office of the Government Architect	Appendix 21
Sydney Trains'	Appendix 21
Roads & Maritime Services	Appendix 21
Transport for NSW	Appendix 21
Office of Environment & Heritage	Appendix 21
NSW Police Force	Appendix 21
City of Sydney Council	Appendix 21
Local Aboriginal and community groups	Appendix 21
Commonwealth Department of the Environment	Appendix 21