

Secretary's Environmental Assessment Requirements

Section 78A(8) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 8800
Proposal Name	Parramatta Leagues Club Hotel
Location	Parramatta Leagues Club Car Park, 1 Eels Place, Parramatta
Applicant	Perica & Associates Urban Planning P/L
Date of Issue	6 November 2017
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 of 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 as listed below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data • justification of impacts • consideration of potential cumulative impacts due to other development in the vicinity • 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 also 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 (CIV) of the development (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>), 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 construction and operation • verification that the CIV was accurate on the date that it was prepared.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <ul style="list-style-type: none"> • The relevant statutory provisions contained within the applicable EPIs, including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No 19 – Bushland in Urban Areas ○ State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) ○ State Environmental Planning Policy No 64—Advertising and Signage ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
 - Parramatta Local Environmental Plan 2011
 - Parramatta Development Plan 2011.
- The relevant provisions, goals and objectives in the following:
 - *NSW State Priorities*
 - *A Plan for Growing Sydney*
 - *Towards our Greater Sydney 2056*
 - *Draft West Central District Plan*
 - *Guide to Traffic Generating Developments (RMS)*
 - *Sydney's Bus Future 2013*
 - *Sydney's Walking Future 2013*
 - *Sydney's Cycling Future 2013*
 - *NSW Planning Guidelines for Walking and Cycling*
 - *NSW Long Term Transport Master Plan*
 - *Better Placed – An integrated design policy for the built environment of New South Wales.*
- 2. Design excellence**
- A design excellence strategy, prepared in consultation with the Government Architect NSW, demonstrating how the proposal will achieve design excellence consistently at each stage of the planning process. This strategy shall identify:
 - the process to ensure that design excellence is achieved
 - how comments from the Government Architect NSW and Design Review Panel will be addressed.
- 3. Built Form and Urban Design**
- An outline of the design process leading to the proposal with justification of the suitability of the site for the proposal.
 - An urban design analysis with consideration of the proposed building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area, street activation and the desired future character of the area, including views, vistas, open space, the public domain and connectivity.
 - The impacts of any proposed building identification signage, including traffic safety and public transport operations.
 - A table identifying the proposed development's different land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage.
- 4. Amenity**
- The proposal shall consider and justify any impacts on view loss, sunlight/overshadowing, wind impacts, reflectivity, visual and acoustic privacy, and safety and security to achieve a high level of environmental amenity.
- 5. Visual Impacts**
- A visual impact assessment is required to identify the visual changes and view impacts of the project to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the project.
 - The visual impact assessment must consider the impact of the project on key views to and from places of heritage significance including important views as identified within the *Conservation Agreement for the protection and conservation of World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta.*
- 6. Transport, Traffic, Parking and Access**
- A transport and accessibility impact assessment prepared in accordance with the relevant guidelines identifying:

Operation

- current daily and peak hour traffic generation (light and heavy vehicle), public transport, walking and cycling movements and existing traffic and transport facilities located within the vicinity of the proposed development
- proposed daily and peak hour traffic generation (light and heavy vehicle), public transport, walking and cycling trip generation during operation
- access to, from and within the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements)
- proposed access arrangements including service vehicles, emergency vehicles and loading areas for the development
- the impact of the proposed development on vehicular and pedestrian access into Parramatta Park and the riverside
- the cumulative traffic impacts of existing, approved and planned developments in the area including the impact of traffic generated on nearby intersections and any road infrastructure works required
- the existing and future performance of key intersections providing access to the site, and any required upgrades (road/ intersections) as a result of the development.
- an assessment of predicted impacts on road safety
- the adequacy of existing and future public transport, pedestrian and bicycle provisions to meet the demand of the proposed development
- the existing, proposed and any temporary pedestrian and bicycle routes as well as measures to maintain road and personal safety in accordance with CPTED principles
- provisions for end-of-trip facilities, public transport facilities and on-site bicycle parking demonstrating compliance with relevant RMS guidelines and Australian Standards
- measures to encourage sustainable travel and non-car mode share during operation.

Construction

- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists, including the preparation of a draft Construction Pedestrian Traffic Management Plan. This Plan shall include vehicle routes, truck numbers, hours of operation, access arrangements and traffic control measures for all works
- details of construction vehicle routes, peak hour and daily trip movements, hours of operation, access arrangements at all stages of construction and traffic control measures for all works
- an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts
- details of any temporary cycling and pedestrian access during construction
- detail of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries.
- measures to encourage sustainable travel and non-car mode share during construction.

7. Heritage and Archaeology

- A Statement of Heritage Impact (SOHI) is to be prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to document and address the impacts of the proposal on any heritage significance of the site and adjacent areas and is to address the following:
 - the impacts of the proposal on State and Local heritage items, places or relics significant to Aboriginal or European culture or history, in

	<p>accordance with the <i>Conservation Agreement for the protection and conservation of World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta</i></p> <ul style="list-style-type: none"> ○ the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development. The identification of cultural heritage values should be guided by the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (DECCW, 2011) and consultation with OEH regional officers ○ potential visual impacts of the proposal on the heritage significance of heritage items in the vicinity of the site including Parramatta Park and Old Government House (SHR 00596), Roseneath Cottage (SHR 00042), the Norma Parker Correctional Centre (SHR 00811), Cumberland District Hospital Group (SHR 00820) and the Ross Street Gatehouse ○ the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items ○ the cumulative impacts of development in the highly sensitive area identified in the Conservation Agreement including any overshadowing on National, State or local heritage items. The SOHI should be supported with detailed drawings and photomontages to illustrate the impact assessment. The SOHI must also address the proposal against the policies (or guidelines) of the: <ul style="list-style-type: none"> - <i>Parramatta North Historic Sites Consolidated Conservation Management Plan</i> (prepared by TKD Architects, dated March 2017) - <i>Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values – Technical Report</i> (prepared by Planisphere, dated 2012). ○ the Parramatta Female Factory Precinct is currently being assessed for National Heritage Listing. In the event that the Precinct is included on the National Heritage List, the SOHI should also assess the potential visual impacts on the National Heritage values. <ul style="list-style-type: none"> • A historic archaeological assessment is to be prepared by a suitable historical archaeologist to satisfy the Excavation Director Criteria of the Heritage Council of NSW. The archaeological assessment is to be in accordance with the Heritage Division, Office of Environment and Heritage Guidelines including but not limited to 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. The assessment is to demonstrate the following; <ul style="list-style-type: none"> ○ the Aboriginal cultural heritage and historical archaeological relics likely to be present within the site and their significance ○ the likely impacts of the proposal on these relics ○ opportunities for avoidance through careful consideration of redesign where state significant archaeological resources are identified ○ appropriate mitigation strategies where harm is likely to occur ○ in the event that harm cannot be avoided in whole or in part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations ○ consideration of recent archaeological assessments and results from archaeological testing undertaken for the study area and in the adjoining Norma Parker Correctional Centre (SHR 811) and the Cumberland District Hospital Group (SHR820) ○ consideration and address the results of the recent historical archaeological test excavation undertaken in the Parramatta North Urban Transformation site included evidence of the former state significant mill races which may extend into the subject site. • Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with
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the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented.

- Any objects recorded as part of the assessment must be documented and notified to OEH.
- An interpretation strategy that includes the provision for interpretation of any archaeological resources uncovered during the works.

8. Public Domain and Public Access

- Outline the scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas.

9. Drainage and Flooding

- The drainage/flooding issues associated with the site, including:
 - stormwater and drainage infrastructure
 - assessment of any flood risk in accordance with the guideline contained in the *NSW Floodplain Development Manual 2005*, including potential effects of climate change, sea level rise and an increase in rainfall intensity.

10. Soil and Water

- 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.
- The potential impact of the development on groundwater levels, flow paths and quality.
- The potential impacts in terms of the *NSW Aquifer Policy* (DPI, 2012).
- Any water licensing requirements or other approvals required under the *Water Act 1912* or *Water Management Act 2000*.
- The geotechnical issues (including Acid Sulphate Soils) associated with the construction of the development.
- Details of water supply including consideration of alternative water supply arrangements, water sensitive urban design and water conservation measures.

11. Ecologically Sustainable Development (ESD)

- Detail of how best practice 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,
- Describe the measures to be implemented to minimise consumption of resources, energy and water, including details of alternative energy and water supplies, rainwater harvesting, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.

12. Biodiversity

- A Biodiversity Development Assessment Report (BDAR) is to be prepared in accordance with the *Biodiversity Assessment Method* to assess the impacts of the proposed development on biodiversity. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under Section 6.10 of the *Biodiversity Conservation Act 2016*. The BDAR is to address Section 6.12 of the *Biodiversity Conservation Act 2016*, Section 6.8 of the *Biodiversity Conservation Regulation 2017*, the *Biodiversity Assessment Method* and the following:
 - details of the measures proposed to address the offset obligation

	<ul style="list-style-type: none"> ○ the total number and classes of biodiversity credits required to be retired for the development/project ○ the number and classes of like-for-like biodiversity credits proposed to be retired ○ the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules ○ any proposal to fund a biodiversity conservation action ○ any proposal to make a payment to the Biodiversity Conservation Fund. <ul style="list-style-type: none"> • If requesting the application of the variation rules under Section 6.4 of the <i>Biodiversity Conservation Regulation 2017</i>, the BDAR must contain details of what reasonable steps have been taken to attempt to obtain the required like-for-like biodiversity credits. • The BDAR is to also address the impacts of the proposed development on the existing Grey-headed Flying-fox colony adjacent the site. The report is to specifically consider the impact of construction noise, including any cumulative impacts of other developments in the area. The report is to provide detail on how the proposal will minimise and/or offset any identified impacts on the colony, this may include options to shift the location of the camp. <p>13. Noise and Vibration</p> <ul style="list-style-type: none"> • A Noise and Vibration Assessment is required and is to include consideration of the proposed construction and operational impact of the development 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 procedures. <p>14. Developer Contributions</p> <ul style="list-style-type: none"> • The scope of developer contributions proposed. <p>15. Utilities</p> <ul style="list-style-type: none"> • The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies. • Any potential impacts on existing utility infrastructure and service provider assets, and demonstrate how these will be protected or impacts mitigated. <p>16. Building Code of Australia and the <i>Disability Discrimination Act</i></p> <ul style="list-style-type: none"> • A BCA and access report demonstrating compliance with the <i>Building Code of Australia</i> and the <i>Disability Discrimination Act 1992</i>. <p>17. Contamination</p> <ul style="list-style-type: none"> • Provide a detailed assessment of site contamination including information about groundwater and a detailed assessment of the footprint and surrounds of existing buildings and roads following demolition. <p>18. Air Quality, Odour and Waste</p> <ul style="list-style-type: none"> • The potential air quality, odour and waste impacts, in particular during the construction and operation of the development and appropriate mitigation measures. <p>19. Environmental, Construction and Site Management Plan</p> <ul style="list-style-type: none"> • An Environmental and Construction Management Plan for the proposed works, and include: <ul style="list-style-type: none"> ○ community consultation, notification and complaints handling ○ impacts of construction on adjoining development and proposed measures to mitigate construction impacts ○ noise and vibration impacts on and off site
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	<ul style="list-style-type: none"> ○ water quality management for the site ○ construction waste classification, transportation and management methods in accordance with DECCW's <i>Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i>.
Consultation	<p>During the preparation of the EIS, the applicant must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, consultation is required for the following agencies:</p> <ul style="list-style-type: none"> • Commonwealth Department of Environment and Energy • The City of Parramatta Council • Government Architect's Office • Roads and Maritime Services • Transport for NSW • The Office of Environment and Heritage • Environment Protection Authority • Sydney Water • Parramatta Park Trust <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> <p>It is also strongly suggested that a site-specific design review process is undertaken prior to lodgement of the EIS. The applicant should contact the Government Architect's office to facilitate the design review process.</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. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

Plans & Documents

Plans and Documents

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*. These are to be provided as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:

- the location of the land, boundary measurements, area (sqm) and north point
- the existing levels of the land in relation to buildings and roads
- location and height of existing structures on the site
- location and height of adjacent buildings
- all levels to be to Australian Height Datum (AHD).

2. A locality/context plan drawn at an appropriate scale should be submitted indicating:

- significant local features such as parks, community facilities and open space and heritage items
- the location and uses of existing buildings, shopping and employment areas
- traffic and road patterns, pedestrian routes and public transport nodes.

3. Drawings at an appropriate scale illustrating:

- Detailed plans, sections and elevations of the development, including all temporary structures, landscaping and public domain works, and site features and their relationship to adjoining sites (at a minimum scale of 1:200).
- Detailed sections at 1:20 scale that demonstrate typical cladding, window or door details and general construction quality.
- The height (AHD) of the proposed development in relation to the land and any changes that will be made to the level of the land by excavation, filling or otherwise.
- An integrated urban design and landscape plan including active transport and existing, proposed and potential footpaths and bicycle paths and links to surrounding public transport.

4. Visual Impact Assessment

The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court principles.

Visual assessment methodology

- The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.
- As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.
- Visual catchment should be defined and explained (see below).
- An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.

Visual catchment

- Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include views identified within the *Conservation Agreement for the protection and conservation of World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta*.

	<ul style="list-style-type: none"> • Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined. • Photos are required for representative view categories, plotted on a map. <p><u>Visual material</u></p> <ul style="list-style-type: none"> • Reference to be made to site analysis. • Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected. • The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact. • The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment. • Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment. • A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views. • Assessment must benchmark against the existing situation with the proposed plans. • Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment. • As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context. <p>A comparison of 'before' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.</p>
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. • 6 hard copies and 15 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on a USB with documents in PDF format with file sizes not exceeding 5Mb. The hard copies should include plans printed in A3. One additional A1 set of plans may also be provided. • A physical material samples board (no larger than A3) with correct and proportional representation of materials.

