



Our ref: SSD 9383

Mr Aflak Bassam  
Ecove Group  
1 Australia Avenue  
Sydney Olympic Park NSW 2127

Dear Mr Bassam

**SEARs for mixed-use development at Site 2A and 2B Sydney Olympic Park (SSD 9383) -  
Australia Avenue, Sydney Olympic Park**

Please find attached the Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for a mixed-use development at Site 2A and 2B Australia Avenue, Sydney Olympic Park (SSD 9383). These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I also attach a copy of the public authorities' comments for your information. Please note that the Secretary may modify these requirements at any time.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and are actively engaged in issues of concern to them.

In this regard, you are advised to consult further with the Sydney Olympic Park Authority (SOPA) prior to finalising the design competition brief, which will need to be carried out in accordance with the SOPA Design Excellence Policy. As suggested by SOPA in its submission, please do not hesitate to contact the Department to request that SEARS be revised or amended following the design competition and further design development of the proposal.

If you do not submit a development application (DA) and EIS for the development within two years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

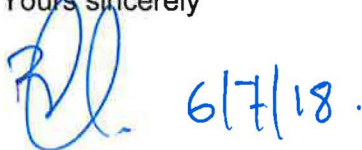
- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and USB) of the DA and EIS that will be required for reviewing purposes.

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 Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact David Glasgow on (02) 02 8275 1182 or via email at [David.Glasgow@planning.nsw.gov.au](mailto:David.Glasgow@planning.nsw.gov.au).

Yours sincerely



Ben Lusher  
**Director**  
**Key Sites Assessments**  
as delegate of the Secretary

# Draft Secretary's Environmental Assessment Requirements

## Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 9383
<b>Proposal Name</b>	Sites 2A and 2B Olympic Park, corner Murray Rose Avenue/Australia Avenue Mixed-use Development
<b>Location</b>	Sites 2A and 2B, corner Murray Rose Avenue/Australia Avenue, Sydney Olympic Park, Lot 71 DP 1134933
<b>Applicant</b>	Ecove Group Pty Ltd
<b>Date of Issue</b>	6 July 2018
<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 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 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 and Strategic Context</b></p> <p>The EIS shall address the relevant statutory provisions applying to the site contained in all relevant Environmental Planning Instruments (EPI's), including:</p> <ul style="list-style-type: none"> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (State Significant Precincts) 2005</li> <li>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>State Environmental 65 Design Quality of Residential Flat Development</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> </ul>

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Draft Environment SEPP.

#### *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.

The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- The Greater Sydney Region Plan 2018
- Central City District Plan 2018
- Future Transport Strategy 2056
- NSW State Infrastructure Strategy 2018-2038
- Better Placed – an integrated design policy for the built environment of NSW 2017
- Sydney's Cycling; Walking; Light Rail and Rail Future Guidelines
- NSW Planning Guidelines for Walking and Cycling
- Sydney Olympic Park Masterplan 2030
- Sydney Olympic Park Masterplan 2030 (2018 Masterplan Review) and relevant SOPA guidelines
- Development near Rail Corridors and Busy Roads – Interim Guideline 2008
- Interim Construction Noise Guideline 2009
- Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land.
- SEPP 65 Apartment Design Guide
- Guide to Traffic Generating Developments (Roads and Maritime Services)
- Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH)
- Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW 2011 (DECCW)
- Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW).

### **2. Design Excellence**

The EIS shall detail the design excellence strategy, including the design competition process in accordance with the Sydney Olympic Park Authority (SOPA) design excellence policy, prepared in consultation with SOPA, and demonstrate how the design responds to the comments and recommendations made by the competition jury and SOPA Design Review Panel.

### **3. Built Form and Urban Design**

The EIS shall:

- address the height, bulk and scale of the proposed development within the context of the locality, with specific consideration of the overall site layout, open spaces, interface with the public domain, facades, massing, setbacks, building articulation, solar access and overshadowing, materials, colours, signage or signage envelopes
- demonstrate how the development of the tower design is informed by a detailed study of wind impacts

- detail how services, including but not limited to, waste management, loading zones, and mechanical plant are integrated into the design of the development to minimise impacts on the public domain
- address the relationship of the built form with the existing rail tunnel which runs under site 2B.
- demonstrate that the proposal will not impact on or otherwise prejudice the Parramatta Light Rail Stage 2 alignment
- demonstrate how consultation with the local aboriginal community has informed the consideration of aboriginal culture and heritage within the design.

#### **4. Public Domain and Landscaping**

The EIS shall:

- identify proposed open space, public domain, the new street and pedestrian linkages within the site and at the interface with adjoining sites
- demonstrate how ground level uses are configured to provide safe and active street frontages and provide visual interest to the public domain
- identify and integrate key pedestrian and cycle links through the site and between the site and the surrounding street network including public transport services to the west
- address impacts on existing trees, both on site and within surrounding streets, including opportunities to retain and integrate existing trees, particularly the Moreton Bay Fig at the north-western corner of the site, into the proposed landscaping design
- identify any native trees or shrubs to be removed, retained or transplanted
- include details on the native vegetation community (or communities) that occur, or once occurred on site, with a list of local provenance species (trees, shrubs and ground covers) to be used for landscaping
- specify that any landscaping will use a diversity of local provenance species (trees, shrubs and ground covers) from the native vegetation community (or communities) that occur, or once occurred, on the site to improve biodiversity
- include a 'Perimeter Security Strategy' identifying security measures required to be integrated into the landscape and ground plane design.

#### **5. Environmental Amenity**

The EIS shall:

- detail the impacts of the development on view loss, sunlight/overshadowing, wind impacts, reflectivity, visual and acoustic privacy to achieve a high level of environmental amenity
- include shadow diagrams demonstrating any potential overshadowing to adjoining properties
- detail any external lighting or illumination and consider the impacts of this lighting/illumination to surrounding properties and the public domain.

#### **6. Ecologically Sustainable Development (ESD)**

The EIS shall:

- 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
- demonstrate how the proposed development responds to sustainable building principles and best practice, and improves environmental performance through energy efficient design, technology and renewable energy
- include a description of the measures that would be implemented to minimise consumption of resources, water and energy



- include details of how the proposal will achieve the Green Star requirements in section 4.2 of the Sydney Olympic Park Masterplan 2030 (2018 review).

## **7. Biodiversity**

The EIS shall assess biodiversity impacts related to the proposed development in accordance with Section 7.9 of the Biodiversity Conservation Act 2016.

## **8. Water and Soil Quality**

The EIS shall:

- map acid sulphate soils, rivers, streams, wetlands, estuaries, groundwater, groundwater dependent ecosystems and proposed intake and discharge locations
- identify if the proposal involves any discharges to waters or any dewatering requirements from the site, including during construction, and any associated impacts on water quality, including an assessment against relevant guidelines and the Water Quality Objectives (as endorsed by the NSW Government), licensing requirements under the *Water Act 1912* and *Protection of the Environment Operations Act 1997*
- assess the impact on hydrology and include an integrated water management strategy that considers water, wastewater and stormwater. The strategy must include alternative water supply, proposed end uses of potable and non-potable water, outline opportunities for the use of integrated water cycle management practices and principles, and demonstrate water sensitive urban design (WSUD) and any water conservation measures.

## **9. Drainage and Flooding**

The EIS shall:

- assess any flood risk on site and consider any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise, and increase in rainfall intensity
- detail drainage associated with the proposal, including stormwater, and drainage infrastructure.

## **10. Contamination**

The EIS shall assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

## **11. Noise, Odour and Vibration**

The EIS shall:

- assess the noise impacts on the proposed development from all surrounding land uses, including from the Olympic Park Rail Line and Sydney Olympic Park events (including impact from fireworks and low frequency noise from amplified music), operations at the Homebush Liquid Waste Treatment Plant and other surrounding commercial and industrial activity.
- identify appropriate noise mitigation measures and management practices to be adopted
- include an assessment of odour impacts on the proposal associated with industrial and commercial activities in the vicinity including the Homebush Liquid Waste Treatment Plant
- identify the main noise and vibration generating sources and activities at all stages of construction, and any noise sources during operation, outlining measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.

## **12. Transport and Accessibility (Operation)**

The EIS shall include a Traffic and Transport Impact Assessment that includes, but is not limited to the following:

- accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network and located adjacent to the proposed development
- traffic modelling and analysis of the future daily and peak hour vehicle, public transport, pedestrian and bicycle movements likely to be generated by the proposed development and assessment of the impacts on the local road network, including key intersection capacity and any potential need for upgrading or road works (if required)
- assessment of the operation of existing and future transport networks including the rail, ferry and bus networks and their ability to accommodate the forecast number of trips to and from the development
- assessment of the cumulative impacts of traffic volumes from the proposal together with existing and approved developments in the area, and proposed measures to mitigate any associated impacts on public transport, pedestrian, cycle and traffic networks
- assessment of the adequacy of the proposal to meet the likely increase in pedestrian and cycle demands
- measures, to promote travel choices for residents, employees and visitors, that support the achievement of State Plan targets, such as implementing a location-specific sustainable travel plan and provision of end of trip facilities
- details of the proposed access, bicycle and car parking provision and end of trip facilities associated with the proposed development including compliance with the relevant parking codes and Australian Standards and having regard to the Sydney Olympic Park Masterplan 2030
- consideration of the proposed Parramatta Light Rail Stage 2 alignment along Australia Avenue and Dawn Frazer Avenue, including proposed arrangements and development integration
- details of any access requirements for the hotel and serviced apartment components of the proposal, including pick up/drop off areas
- details of servicing vehicle movements and site access arrangements including vehicle types and likely arrival and departure times of service vehicles, loading dock provision and access for the proposed range of uses within buildings.

## **13. Construction**

The EIS shall include a Construction Pedestrian and Traffic Management Plan addressing:

- details of peak hour and daily construction and servicing vehicle movements and access arrangements and cumulative impact from surrounding development sites, including the Sydney Light Rail project, on the local road network, public transport services and parking (including the temporary loss of parking on the site).
- road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity
- details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements
- details of temporary cycling and pedestrian access during construction
- assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.
- potential impacts of the construction on surrounding areas including the adjoining rail corridor and the public realm with respect to noise and vibration, air quality and odour impacts, dust and particle emissions, water

	<p>quality, storm water runoff, groundwater seepage, soil pollution and construction waste</p> <ul style="list-style-type: none"> <li>• annual volume of materials to be extracted, processed or stored onsite during construction and how the extracted material will be disposed of or reused.</li> </ul> <p><b>14. Major Events</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• address the impact of major events in the precinct as they relate to the proposed development within the Town Centre (SOP Major Event Impact Assessment Guidelines)</li> <li>• demonstrate that the proposed development and future operation can provide acceptable amenity in major event mode, including any management or mitigation measure to address potential impacts.</li> </ul> <p><b>15. Utilities</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• address the existing capacity and future requirements of the development for the provision of utilities, including staging of infrastructure in consultation with relevant agencies</li> <li>• detail impacts to any existing infrastructure assets of utility stakeholders from demolition/construction and any proposed mitigation/protection measures.</li> </ul> <p><b>16. Staging</b> The EIS shall provide details regarding the staging of the proposed development (if proposed).</p> <p><b>17. Public Benefit and Contributions</b> The EIS shall provide confirmation of the public benefit to be derived from the proposal including any Contributions Plan and/or details of any Voluntary Planning Agreement.</p> <p><b>18. Servicing and Waste</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• identify, quantify and classify the likely waste streams to be generated during construction and operation of the development and describe the measures to be implemented to minimise, manage, reuse, recycle and safely dispose of this waste with reference to relevant guidelines</li> <li>• identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site.</li> </ul> <p><b>19. Heritage (including Aboriginal Heritage)</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• include a Heritage Impact Statement (HIS), prepared by a suitably qualified Heritage Consultant identifying any state and local heritage items and conservation areas within the site and vicinity, documenting any impacts and proposed mitigation measures</li> <li>• include a Historical Archaeological Assessment (HAA), prepared by a suitably qualified Historical Archaeologist identifying any relics present within the site or vicinity, documenting any impacts and proposed mitigation strategies and where appropriate, a Research Design and excavation methodology to guide any proposed excavations</li> <li>• include an Aboriginal Cultural Heritage Assessment Report (ACHAR) identifying any cultural heritage values, impacts and mitigation measures.</li> </ul>
<b>Plans and Documents</b>	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental



	<p>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>• 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>• architectural drawings</li> <li>• urban design report</li> <li>• design competition report</li> <li>• heritage impact statement</li> <li>• historical archaeological assessment</li> <li>• Aboriginal cultural heritage report</li> <li>• visual impact assessment</li> <li>• view analysis/photomontages</li> <li>• schedule of materials and finishes</li> <li>• public domain and 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>• air quality assessment</li> <li>• noise impact assessment</li> <li>• access impact statement</li> <li>• reflectivity report</li> <li>• arboriculture report</li> <li>• solar access and shadow diagrams</li> <li>• wind assessment</li> <li>• odour assessment</li> <li>• ESD report</li> <li>• Building Code of Australia report</li> <li>• consultation summary report</li> <li>• traffic and transport impact assessment</li> <li>• preliminary construction management plan, inclusive of a Construction Traffic Management Plan</li> <li>• wayfinding signage strategy</li> <li>• sustainable travel plan</li> <li>• stormwater concept plan and MUSIC modelling for stormwater</li> <li>• sediment and erosion control plan</li> <li>• geotechnical and structural report</li> <li>• contamination assessment, including remedial action plan and site audit statement (if required)</li> <li>• integrated water management plan</li> <li>• servicing and operational waste management plan.</li> <li>• evidence of registration with the Green Building Council of Australia for the relevant Green Star Design and As Built rating.</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. In particular you must consult with the Sydney Olympic Park Authority (including the Sydney Olympic Park Authority Design Review Panel and the Sydney Olympic Park Access Advisory Committee), the Environment Protection Authority, Government Architect NSW, Fire and Rescue NSW, NSW Government Transport Agencies including Transport for NSW, Sydney Trains, Roads and Maritime Services and Sydney Metro.</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</p>

	to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
<b>Further consultation after 2 years</b>	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.