

Austino Property Group
C/- Ms Katie Weaver – Urbis
Planning Consultant (Project Planner)
603/377 Sussex Street
Sydney NSW 2000

Our ref: SSD 9403

Dear Ms Weaver

**SEARs for 1 & 2 Murray Rose Avenue Residential Development (SSD 9403) –
Sydney Olympic Park**

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the 1 & 2 Murray Rose Avenue Residential Development, Sydney Olympic Park. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may modify these requirements at any time.

If you do not submit a development application (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, the Department of Planning and Environment (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.

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 they are actively engaged in issues of concern to them.

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 Tim Green who can be contacted on (02) 8275 1065 or via email at tim.green@planning.nsw.gov.au

Yours sincerely



Ben Lusher
Director
Key Sites Assessments
as delegate of the Secretary

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*

Application Number	SSD 9403
Proposal Name	1 and 2 Murray Rose Avenue Residential Development
Location	1 and 2 Murray Rose Avenue, Sydney Olympic Park. Lot 1 DP 1185060, Lot 2 DP 1185060
Applicant	Austino Property Group
Date of Issue	6 July 2018
General Requirements	<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"> 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 (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; an estimate of the jobs that will be created by the future 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. Statutory and Strategic Context</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"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (State Significant Precincts) 2005 State Environmental Planning Policy (Infrastructure) 2007 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 State Environmental 65 Design Quality of Residential Flat Development State Environmental Planning Policy No 55 – Remediation of Land 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 and supporting plans
 - 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
 - Sydney Olympic Park Masterplan 2030
 - Sydney Olympic Park Masterplan 2030 (2018 Masterplan Review) and relevant SOPA guidelines
 - Sydney Olympic Park Major Event Impact Assessment Guidelines
 - Sydney Olympic Park Urban Elements Design Manual
 - Sydney Olympic Park Environmental Guidelines 2008
 - Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy 2016
 - Development near Rail Corridors and Busy Roads – Interim Guideline 2008
 - Interim Construction Noise Guideline 2009
 - Crime Prevention Through Environmental Design Principles
 - Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land.
 - SEPP 65 Apartment Design Guide
 - Sydney Olympic Park Authority's Design Excellence Policy
 - 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).
- Guide to Traffic Generating Developments (Roads and Maritime Services)*

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 and pedestrian through-site links
- address the relationship of the built form with the existing rail tunnel
- non-compliance of the proposal with the maximum building height and FSR development standards for the site
- consult with Aboriginal people and document in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW).

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
- provide landscaping and public domain details, including details of the interface between the proposed development and adjoining sites
- demonstrate how ground level uses are configured to provide safe and active street frontages and provide visual interest to the public domain
- address impacts on existing trees, both on site and within surrounding streets, including opportunities to retain and integrate existing trees into the proposed landscaping design
- identify and integrate key pedestrian and cycle links through the site and between the site and the surrounding street network.
- identify the through-site link required under Master Plan 2030, including details of gradients and level changes, landscaping details and arrangements to maintain uninterrupted public access
- include a 'Perimeter Security Strategy', which assesses the need and level of any physical security measures that are required to be integrated into the landscape and ground plane design. Any measures should be commensurate with the perceived level of threat for the future uses and occupants.

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
- demonstrate any potential overshadowing onto the adjoining properties with shadow diagrams
- 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.
- demonstrate how the proposal will achieve the Green Star requirements in Section 4.2 of the Sydney Olympic Park Master Plan 2030 (2018 Review).

7. 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.

8. Noise, odour and Vibration

The EIS shall:

- assess the impacts on the proposed development from surrounding land uses, including noise from the Olympic Park Rail Line and Sydney Olympic Park events
- 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
- 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.

9. Transport and Accessibility (Operation and Construction)

The EIS shall include a Traffic and Transport Impact Assessment that includes 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 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.

10. Construction Impacts

The EIS shall include a draft construction management plan which includes:

- details of access arrangements for workers to/from the site, emergency vehicles and service vehicles
- potential impacts of the construction on surrounding areas including adjoining rail corridor, development and the public domain with respect to noise and vibration, air quality and odour impacts, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste
- with respect to excavation and/or remediation provide details of the annual volume of materials to be extracted, processed or stored on site during construction and how the extracted material will be disposed of or reused
- potential construction noise and vibration impacts on nearby wildlife habitats in Bennelong Pond.

11. Major Events

The EIS shall:

- adequately 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)
- 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.

12. Utilities

The EIS shall:

- address the existing capacity and future requirements of the development for the provision of utilities including staging of infrastructure in consultation with relevant agencies
- detail impacts to any existing infrastructure assets of utility stakeholders from demolition/construction and any proposed mitigation/protection measures.

13. Staging

The EIS shall provide details regarding the staging of the proposed development (if proposed).

14. Public Benefit and Contributions

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.

15. 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

	<p><i>Protection of the Environment Operations Act 1997</i></p> <ul style="list-style-type: none"> • 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. <p>16. Drainage and Flooding The EIS shall:</p> <ul style="list-style-type: none"> • 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. <p>17. Servicing and Waste The EIS shall:</p> <ul style="list-style-type: none"> • 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 manage, reuse, recycle and safely dispose of this waste • identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site. <p>18. Heritage (Including Aboriginal Heritage) The EIS shall:</p> <ul style="list-style-type: none"> • 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 • 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 • include an Aboriginal Cultural Heritage Assessment Report (ACHAR) identifying any cultural heritage values, impacts and mitigation measures. <p>19. Biodiversity The EIS shall assess biodiversity impacts related to the proposed development in accordance with Section 7.9 of the Biodiversity Conservation Act 2016.</p> <p>20. Ecology and Impact on Adjoining Wetlands The EIS shall:</p> <ul style="list-style-type: none"> • assess the impact of overshadowing on the significant vegetation, including Grey Mangroves and aquatic <i>Zannichellia palustris</i>, in Bennelong Pond, and how these impacts will be minimised • assess the impact of light spill from the development on significant wildlife habitats in Bennelong Pond, and how these impacts will be minimised.
Plans and Documents	<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"> • site survey plan, showing existing levels, location and height of existing

	<p>and adjacent structures/buildings and relationship to the rail corridor</p> <ul style="list-style-type: none"> • site analysis plan • architectural drawings • urban design report • design competition report • heritage impact statement • historical archaeological assessment • Aboriginal cultural heritage report • visual impact assessment • view analysis/photomontages • schedule of materials and finishes • public domain and landscape plan • public domain interface plan prepared in accordance with the requirements set out in the Sydney Olympic Park Urban Elements Design Manual • air quality assessment • noise impact assessment • access impact statement • reflectivity report • arboriculture report • solar access and shadow diagrams • wind assessment • odour assessment • ESD report • Building Code of Australia report • consultation summary report • traffic and transport impact assessment • preliminary construction management plan, inclusive of a Construction Traffic Management Plan • wayfinding signage strategy • sustainable travel plan • stormwater concept plan and MUSIC modelling for stormwater • sediment and erosion control plan • geotechnical and structural report • contamination assessment, including remedial action plan and site audit statement (if required) • integrated water management plan • servicing and operational waste management plan. • evidence of registration with the Green Building Council of Australia for the relevant Green Star Design and As Built rating.
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.</p> <p>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 and the NSW Government Architect, 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 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>

