

Appendix A - Secretary's Environmental Assessment Requirements Table

| Item / Description | Document Reference |
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| GENERAL REQUIREMENTS | |
| <p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> ▪ comply with these assessment requirements ▪ meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) ▪ have regard to the Department's State Significant Development Guidelines (2021). | Addressed throughout EIS |
| <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> ▪ consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) | Addressed throughout EIS |
| <ul style="list-style-type: none"> ▪ a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data | Section 2.2 and 2.3 |
| <ul style="list-style-type: none"> – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes | Section 2.4 and Section 6 |
| <ul style="list-style-type: none"> – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. | Section 6 and Appendix E |
| <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> ▪ high quality files of maps and figures of the subject site and proposal ▪ a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in the Dictionary of the Regulation), including details of all assumptions and components from which the CIV calculation is derived. The report must be prepared having regard to the Department's Planning Circular PS 21-020 'Calculation of capital investment value' ▪ an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development certification that the information provided is accurate at the date of preparation ▪ a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines. | <p>Throughout EIS</p> <p>Appendix G</p> <p>Section 3.1 and Appendix G</p> <p>Declaration in EIS</p> |

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| KEY ISSUES | |
| <p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> ▪ Statutory and strategic context | Section 4 and Appendix C |
| <ul style="list-style-type: none"> ▪ justification for the proposal and the suitability of the site | Section 7 |
| <ul style="list-style-type: none"> ▪ detailed justification that the proposed land use is permissible with consent | Section 4.1 |
| <ul style="list-style-type: none"> ▪ details of any proposed existing or proposed easements | Section 1.5 |
| <ul style="list-style-type: none"> ▪ a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site | Section 1.3 and Section 2.3 |
| <ul style="list-style-type: none"> ▪ demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> – <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> – <i>State Environmental Planning Policy (Industry and Employment) 2021</i> – <i>State Environmental Planning Policy (Planning Systems) 2021</i> – <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> – <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> – <i>Sydney Local Environmental Plan 2012</i> – <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> – <i>Future Transport Strategy 2056.</i> – <i>Eastern City District Plan (2018)</i> | Section 4 and Appendix C |
| <ul style="list-style-type: none"> ▪ Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department’s Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to): <ul style="list-style-type: none"> – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. | Section 5, Appendix D, Appendix I |
| <p>Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW and Austroads guidelines, that includes:</p> | Section 6.1, Appendix K |

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| <ul style="list-style-type: none"> ▪ details of all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including: <ul style="list-style-type: none"> – a description of vehicle type – access routes ▪ an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or a similar traffic model. The chosen model must: <ul style="list-style-type: none"> – be calibrated and validated in accordance with the Traffic Modelling Guidelines (RMS, 2013) and the relevant Austroads guidelines – include identification and consideration of approved and proposed developments/future precinct roads in the vicinity of the site in the ‘Day 1’ and 2036 scenarios ▪ details of any road upgrades, infrastructure works and/or new access points required to facilitate the development ▪ details and plans of the internal driveway network, loading docks and on-site parking arrangements, in accordance with the relevant Australian Standards ▪ justification for the amount of carparking proposed ▪ swept path diagrams which show the largest design vehicle: <ul style="list-style-type: none"> – entering, exiting and manoeuvring throughout the site – manoeuvring through key intersections in the vicinity of the site ▪ details of sustainable travel choices for employees, residents, guests and visitors, including a Green Travel Plan. | |
| <p>Urban Design and Visual, including:</p> <ul style="list-style-type: none"> ▪ demonstration of how the development will achieve design excellence in accordance with the Sydney Local Environmental Plan 2012 and the objectives for good design in Better Placed (Government Architect NSW, 2017) | Section 6.2 |
| <ul style="list-style-type: none"> ▪ a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including: <ul style="list-style-type: none"> – details of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, traditional industrial and commercial style façade design, signage and lighting. – an assessment of potential impacts on: <ul style="list-style-type: none"> • nearby public and private receivers (including viewpoints from the Alexandra Canal) • significant vantage points in the broader public domain | Section 6.3, Appendix L and Appendix N |

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| <ul style="list-style-type: none"> – consideration of the layout and design of the development having regard to the surrounding and future vehicular, pedestrian and cycling networks particularly along the Alexandra Canal | |
| <p>Landscaping including:</p> <ul style="list-style-type: none"> ▪ an arboricultural assessment report that includes details of all existing trees on or surrounding the site that are impacted by the development and the management of the identified impacts ▪ detailed landscaping design that includes: ▪ details on all proposed landscaping, additional fill, structures (including pathways and retaining walls) and the number, type and size of plant species ▪ details on any proposed green infrastructure, consistent with Greener Places (Government Architect NSW, 2020). | <p>Section 6.4, Appendix J, Appendix O</p> |
| <p>Flood Risk including:</p> <ul style="list-style-type: none"> ▪ identification of any flood risk on-site having regard to adopted flood studies (including Alexandra Canal Catchment Area) and any relevant provisions of the NSW Floodplain Development Manual and the City of Sydney Interim Floodplain Management Policy ▪ an assessment of the impact of flooding on the proposed development for the full range of flood events up to the probable maximum flood, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. | <p>Section 6.5 and Appendix P</p> |
| <p>Soils and Water – a surface and groundwater assessment that includes:</p> <ul style="list-style-type: none"> ▪ an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on the Alexandra Canal ▪ details of the proposed stormwater and wastewater management systems (including any associated on-site detention and/or reuse), and an assessment of any associated water quality treatment options ▪ a description of the proposed measures to minimise water use and promote water sensitive urban design (WSUD) ▪ a description of the proposed erosion and sediment controls during construction. | <p>Section 6.6, Appendix P and Appendix Q</p> |
| <p>Contamination – a site contamination assessment in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and the associated guidelines), including:</p> <ul style="list-style-type: none"> ▪ characterisation of the nature and extent of any contamination on the site and surrounding area | <p>Section 6.7, Appendix S, Appendix T, Appendix U</p> |

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| <ul style="list-style-type: none"> ▪ a Remedial Action Plan, if required. | |
| <p>Hazards and Risk – including:</p> <ul style="list-style-type: none"> ▪ a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011), that includes: <ul style="list-style-type: none"> – a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development ▪ a Preliminary Hazard Analysis (PHA) prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous” | <p>Section 6.8 and Appendix W</p> |
| <p>Noise and Vibration – a noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:</p> <ul style="list-style-type: none"> ▪ a description of all potential noise and vibration sources during the construction and operational phases of the development, including proposed management and mitigation measures to adequately manage identified noise impacts. | <p>Section 6.9 and Appendix X</p> |
| <p>Air Quality– an assessment of the potential air quality, dust impacts of the development (construction and operation) on surrounding sensitive receptors, in accordance with relevant Environment Protection Authority guidelines and including details of the proposed mitigation, management and monitoring measures.</p> | <p>Section 6.10 and Appendix Y</p> |
| <p>Waste – including:</p> <ul style="list-style-type: none"> ▪ details of the quantities and classification of all waste streams to be generated on site during the construction and operation ▪ details of waste storage, handling and disposal requirements in accordance with the City of Sydney Guidelines for Waste Management in New Developments. | <p>Section 6.11 and Appendix Z</p> |
| <p>Infrastructure Requirements - including:</p> <ul style="list-style-type: none"> ▪ identification of any existing infrastructure or future easements on or off the site which may be impacted or created by construction or operation of the development, including, any new easements to be created or existing Sydney Water and Council stormwater easements. Details such as measures to be implemented to address any impacts to the infrastructure or easements is to be included | <p>Section 6.12 and Appendix DD</p> |

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| endorsement and/or approval from Sydney Water to ensure the proposed development does not adversely impact on Alexandra Canal. It is recommended that a feasibility or out of scope building application is lodged directly with Sydney Water as soon as possible. | Record of consultation – Appendix D |
| Fire and Incident Management – including details of how the development will provide fire engineering design in line with the requirements of the National Construction Code (NCC), with the access designed to cater for emergency vehicles and Fire & Rescue NSW appliances as required by the Fire Safety Guideline, Access for fire brigade vehicles and fire fighters – version 05.01. | Section 6.13 and Appendix EE |
| Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the site. | Section 6.14 and Appendix AA |
| <p>Non-Aboriginal Cultural Heritage – a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address:</p> <ul style="list-style-type: none"> ▪ the impacts of the proposal on the heritage significance of the site and adjacent areas (Alexandra Canal) ▪ If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009). | Section 6.15 and Appendix BB |
| Biodiversity – an assessment of the proposal’s biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. | Section 6.15 and Appendix FF |
| Greenhouse Gas and Energy Efficiency – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal’s greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050). | Section 6.17 and Appendix GG |
| <p>Ecologically Sustainable Development – including:</p> <ul style="list-style-type: none"> ▪ a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development ▪ a description of the measures to be implemented to minimise consumption of resources, especially energy and water. | Section 6.17 and Appendix GG |

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| <p>Socio-Economic – including:</p> <ul style="list-style-type: none"> ▪ a social impact assessment in accordance with the Department’s Social Impact Assessment Guideline ▪ an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community. | <p>Section 6.18 and Appendix HH</p> |
| <p>Planning Agreement/Development Contributions – including:</p> <ul style="list-style-type: none"> ▪ consideration of any applicable contribution plan/s and/or details of any proposed Planning Agreement | <p>Section 6.19</p> |
| <p>PLANS AND DOCUMENTS</p> | |
| <p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. 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"> ▪ high quality files of maps and figures of the subject site and proposal. | <p>Appendix B, Appendix J, Appendix P</p> <p>Throughout the EIS</p> |
| <p>CONSULTATION</p> | |
| <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:</p> <ul style="list-style-type: none"> ▪ City of Sydney Council ▪ Environment and Heritage Group of the Department ▪ Transport for NSW ▪ Fire & Rescue NSW ▪ Sydney Water ▪ Ausgrid ▪ Metropolitan Local Aboriginal Land Council ▪ surrounding local landowners, businesses and stakeholders ▪ local and regional community and environmental groups ▪ any other public transport, utilities or community service providers. | <p>Section 5, Appendix D and Appendix G</p> |

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| FURTHER CONSULTATION AFTER 2 YEARS SEARs EXPIRY | |
| SEARs will expire two years after the date of issue (or the date they were last modified). | Noted |
| REFERENCES | |
| The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal. | Noted |