SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

APPENDIX A

Secretary's Environmental Assessment Requirements
Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 9393
Proposal Name	Waterloo Metro Quarter Over Station Development
Location	Land bound by Raglan St, Cope St, Wellington St and Botany Road, Waterloo in the City of Sydney LGA
Applicant	Sydney Metro
Date of Issue	Issued - 29 June 2018 Modified – 5 November 2018
General Requirements	The Environmental Impact Statement (EIS) must address the *Environmental Planning and Assessment Act 1979* and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the *Environmental Planning and Assessment Regulation 2000.* Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • 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. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the *Environmental Planning and Assessment Regulation 2000*), 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	The EIS must address the following specific matters: **1. Environmental Planning Instruments, Policies and Guidelines** Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (BASIX) 2004 • State Environmental Planning Policy (State Significant Precincts) 2005 • State Environmental Planning Policy (Urban Renewal) 2010 • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development & the Apartment Design Guide • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes) or a new housing SEPP released by the Greater Sydney Commission and/or Department • State Environmental Planning Policy (Affordable Rental Housing) 2009 • Sydney Local Environmental Plan 2012

	• City of Sydney Affordable Housing Review (PP_2017_SYDNE_006_00) and any other relevant planning proposals
	• Exhibited Planning Proposal for the Waterloo Metro Quarter State Significant Precinct
	
	Address the relevant provisions, goals and objectives in the following:
	• NSW State and Premier Priorities
	• A Metropolis of Three Cities
	• Eastern City District Plan
	• Future Transport 2056
	• State Infrastructure Strategy 2018
	• Development near Rail Corridors and Busy Roads – Interim Guideline
	• Guide to Traffic Generating Developments, Roads and Maritime Services
	• Heritage Council Guideline on Heritage Curtilages 1996
	• Design in Context – guidelines for infill development in the Historic Environment (Heritage Office 2005)
	• Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW 2011)
	• Better Placed – an integrated design policy for the built environment of NSW 2017 and relevant policy documents published by the Government Architect NSW
	• Director General's Design Excellence Guidelines, 2011 or Government Architect NSW's Design Excellence Competition Guidelines once adopted
	• NSW Government's Future Directions for Social Housing in NSW
	• Relevant City of Sydney policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan)
	
	2. Land Use and Infrastructure
	The EIS shall:
	• include details and justifications for the proposed mix of land uses and floor space.
	• detail the permissibility of the proposal and any components of the proposal that may only be carried out if an environmental planning instrument is amended.
	• demonstrate that the proposal will meet the strategic objectives as identified in the relevant government policies and the environmental, social and economic needs of the Waterloo State Significant Precincts (including Waterloo Metro Quarter and Waterloo Estate Precincts) and the wider area. This shall include an assessment of the proposal's economic and social impacts to:
	  o demonstrate retail, services and employment needs of future residents and workers of the development will be met.
	  o illustrate the social and economic impacts of the development to the wider area, including nearby local centres.
	  o consider the social housing and affordable housing needs of the precinct.
	• demonstrate that the proposal will be supported by adequate infrastructure and services, including the provision of open spaces, recreation facilities, community and social services, drainage, road, transport and social infrastructure.
	• provide details on the implementation of infrastructure and services required to support the delivery of the proposal and relationship to the staging of the proposal. This may include demonstrating satisfactory arrangement is made to deliver required infrastructure to support the development such as any infrastructure schedule and contributions framework that will be implemented for the precinct.
	
	3. Built Form and Urban Design
	The EIS shall:
	• describe the design process leading to the Concept Proposal including an urban design analysis demonstrating how the proposed building forms, typologies, orientation, height, setbacks, bulk, scale, and massing of the

proposed development will fit within the context of the site and the existing and future desired character of the Waterloo State Significant Precincts and the wider Waterloo area. This must include justifications for the proposed building heights and forms.

- provide comparative analysis of proposed built forms with respect to applicable development standards and development controls.
- demonstrate built forms will facilitate appropriate transition of building scale to surrounding developments and the wider Waterloo area, including heritage conservation areas.
- include options analysis of the proposed built envelopes illustrating the consideration of the benefits and potential impacts of each option. This shall include design options to protect solar access on Alexandria Park and neighbouring residential developments, including consideration of any cumulative impacts of the proposal together with the likely future development on the western side of Botany Road.
- provide indicative design plans illustrating potential built forms within the proposed building envelopes, including demonstration of feasibility of proposed dwelling density and floor space.
- include design quality guidelines, for endorsement by the Government Architect or its endorsed design review panel, for the future stage(s) of development and built forms with specific guidance on:
    - public and private space
    - integration with the Metro station
    - building articulation, materials, massing and setbacks
    - connectivity, including any through site links
    - public domain, open space and landscaping
    - street activation
    - land uses
    - microclimate conditions
    - overshadowing
    - public art
    - building entrances
    - parking, loading/services arrangements
- consider the relevant design guidelines in the draft Waterloo State Significant Precinct Investigation and how the proposed development will integrate with future developments in the Waterloo State Significant Precincts and the wider Waterloo area.

4. Design Excellence Strategy

The EIS shall:

- provide a design excellence strategy for the future stage(s) of the development which demonstrates how design excellence will be achieved. The strategy must be prepared in consultation with the Government Architect NSW and must include details on:
    - any required competitive design excellence processes, including design competitions.
    - a schedule for regular design review throughout the planning process by the State Design Review Panel or alternative endorsed by the Government Architect NSW, including an outline of how feedback will be documented and addressed.

  The strategy must be supported by evidence of consultation with the Government Architect, including a record of the issues raised during the consultation and how the proposed strategy responds to those issues.

5. Prescribed airspace for Sydney Airport

The EIS shall identify any impacts of the proposal on the prescribed airspace for Sydney Airport.

6. Integration with Sydney Metro Station infrastructure

The EIS shall:

- identify the extent of the proposal that is State Significant Development (SSD) and how this relates to the approved Critical State Significant Infrastructure (CSSI 7400) and any modifications to the CSSI.

	• show how the proposed over station development will integrate in design terms and structurally with the Waterloo Metro station infrastructure, and identify any specific requirements of the CSSI approval that has influenced the design of the over station development. • illustrate a site design which is responsive to the existing and/or proposed land uses with linkages to key destination points such as station entrance, community facilities, and recreation areas. • show how the proposal (being the SSD components) will integrate with the Sydney Metro station infrastructure such as design, access, way finding and construction. **7. Staging and relationship with adjoining State Significant Precinct** The EIS shall: • set out the staging and delivery options of the proposed development, the relationship with the delivery of the Sydney Metro stations, timing of public domain works and any other relevant work such as interim precinct activation and access to transport. • identify the delivery of social/affordable housing and any proposed public benefits and contribution as relevant to each stage. • demonstrate how the Waterloo Metro Quarter and the Waterloo Estate State Significant Precincts will proceed and illustrate the relationship and any cumulative impacts between the proposals. **8. Amenity** The EIS shall: • demonstrate consistency with the requirements of SEPP 65 and the Apartment Design Guide. • address solar access, acoustic impacts, visual privacy, views and visual impacts, reflectivity, overshadowing and noise and vibration impacts to the surrounding area, including neighbouring properties and the public domain • include a detailed solar access and overshadowing analysis outlining impacts on adjoining developments and the public domain. The analysis must include, at a minimum, shadow diagrams at hourly intervals in mid- mid-winter and additional diagrams to detail impacts on any affected public open space and private open space. • provide a view analysis to and from the site from adjoining developments, key vantage points and streetscape locations including photomontages or perspectives of the proposed development. The view locations and methodology for the analysis must be prepared in consultation with the Department and the City of Sydney. • provide wind analysis (including wind tunnel modelling) outlining the impacts, in particularly any impacts to existing and proposed public domain areas and open space. The wind impact assessment must identify the existing wind characteristics of the site and its locality, significant locations for wind sensitivity and mitigating measures. • provide an air quality assessment report for the proposal. The assessment shall address the relevant policy guidelines. **9. Noise and Vibration** The EIS shall include a noise impact assessment identifying: • measures to minimise and mitigate potential noise and vibration impacts of the proposal on surrounding developments. • the impacts of likely noise and vibration from surrounding land uses, such as noise from the operation of the rail line and surrounding road networks and mitigation measures to protect the amenity of residents/ visitors/ employees. **10. Heritage** The EIS shall provide: • a detailed heritage impact statement (HIS) that identifies and addresses the extent of heritage impact of the proposal on the site, site curtilage and surrounding area, including any built and landscape items, conservation areas, views and settings, and in particular the impact of the proposal on heritage items of local and State significance, including the locally listed

	Waterloo Congregational Church, the Cauliflower Hotel, Former Waterloo Pre-school and locally listed terrace houses as well as impacts to the heritage conservation areas in the vicinity of the site. • consider any endorsed conservation management plans for heritage items and conservation areas in the vicinity of the site and the surrounding area • include a heritage interpretation strategy. • considers any archaeological impacts if relevant. **11. Aboriginal Heritage** The EIS shall: • provide a detailed Aboriginal heritage impact statement (AHIS) that identifies and addresses the extent of Aboriginal heritage impacts of the proposal on the site and the surrounding area, including objects, places or features (including biological diversity) of cultural value within the landscape. If Aboriginal Cultural Heritage is found at the site, a full Aboriginal Cultural Heritage Assessment Report together with document of required consultation must be provided. **12. Transport, Traffic, Parking and Access** The EIS must include a Transport and Traffic Impact Assessment that provides, but is not limited to, the following: • accurate details of the current daily and peak hour vehicle, public transport, point to point transport services, pedestrian and bicycle movements from existing buildings/ uses on the site using the adjacent and surrounding road network. • forecast total daily and peak hour trips likely to be generated by the proposed development including vehicle, public transport, point to point transport services, pedestrian and bicycle trips, together with cumulative impacts of existing, proposed and approved developments in the area and any transport/ traffic upgrade. • detailed assessment of the existing and future performance of key intersections providing access to the site, supported by appropriate modelling and analysis to the satisfaction of RMS and TfNSW. • measures to mitigate impacts of the proposed development on the operation of existing and future traffic, public transport, pedestrian and bicycle networks including any required upgrades. • measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as the integration with rail and bus infrastructure and provision of adequate bicycle parking and end of trip facilities. • proposed car and bicycle parking provision for residents, workers and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards • proposed provision of bus service infrastructure and pedestrian connections to support the bus/rail interchange function of the metro station, including an assessment of the public domain surrounding the site to accommodate the future pedestrian demands safely and adequately and mitigation measures identified. • proposed vehicle access arrangements, including for service and loading activities and measures to mitigate impacts to bus services and passengers interchanging between bus and rail. • describe preliminary construction traffic arrangements and management measures, including consideration of the cumulative construction traffic impacts from infrastructure works in the surrounding road/transport network, including Waterloo station and other developments including the Waterloo Estate State Significant Precincts. **13. Ecologically Sustainable Development (ESD)** • detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing operation of the development. • include a framework for how the proposed development will reflect best practice sustainable building principles to improve environmental

performance, including energy and water efficient design and technology and use of renewable energy. This shall include commitments to relevant ESD benchmarks.

14. Flooding and Stormwater

The EIS shall:

- undertake a concept flood study and flood management plan to inform a detailed flood impact assessment in accordance with the NSW Floodplain Development Manual (2005) and demonstrate consideration of the Alexandra Canal Floodplain Risk Management Study and other existing flood studies for the catchment area.
- identify minimum floor levels for buildings and recommend flood management and/or evacuation plan as relevant to the concept proposal.
- include a stormwater management strategy which must consider the relevant local council stormwater management policy and Water Sensitive Urban Design Principles.

15. Geotechnical and Contamination

The EIS shall provide an assessment of:

- the site's conditions, outlining the site's suitability for the proposed uses with respect to soil erosion, salinity and acid sulphate soil.
- the proposal in accordance with State Environmental Planning Policy No 55 - Remediation of Land and relevant guidelines.

16. Biodiversity

The EIS shall provide 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.

17. Public Benefits, Contributions and/or Voluntary Planning Agreement

The EIS shall address:

- the proposed method of calculating developer contributions payable
- any additional contributions proposed or material public benefits associated with any proposed floor space above existing planning controls
- any proposed Voluntary Planning Agreement or other legally binding instrument agreed between relevant public authorities.
- the EIS shall address the applicable s94 Contribution Plan and the provision of public benefit, land dedication, services and infrastructure in consultation with key stakeholders and provide details of any voluntary planning agreement (VPA) or other legally binding instrument agreed between relevant public authorities and the applicant.

18. Utilities

The EIS shall identify the existing capacity of the site to service the development proposed and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water.

19. Consultation

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers and community groups. In particular, you must consult with:

- Government Architect of NSW
- Roads and Maritime Services
- City of Sydney
- Heritage Council NSW
- Sydney Airport Corporation Limited and the Civil Aviation Safety Authority
- NSW Police
- Sydney Coordination Office
- Fire and Rescue NSW
- State Emergency Services

	• Surrounding residents, businesses and local community groups The EIS must include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.
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*. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • clause 4.6 variation written request (if required) • site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building • site analysis plan • schedule of proposed gross floor area per land use • building envelopes showing the relationship with proposed and existing buildings in the locality • architectural drawings (to a useable scale at A3) • architectural and urban design statement • physical and 3D digital model (in accordance with City of Sydney Council requirements) • visual and view impact analysis and photomontages • assessment of economic and social impacts • infrastructure impact assessment • staging plan • design guidelines and design excellence strategy • heritage impact assessment • transport traffic and parking assessment • solar access analysis report and diagrams • wind impact assessment (including a wind tunnel study) • flood impact assessment/ storm water management plan • soil and contamination report • ESD statement (incorporating a sustainability framework) • access/ DDA impact statement • services and utilities impact assessment • signage details (if proposed) • flight path report • noise and vibration report • CPTED assessment • preliminary construction management statement • pre-submission consultation report
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 5 hard copies and 5 electronic copies (USB) of the documents and plans (once the application is considered acceptable).
Further consultation after 2 years	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.