

Ms Minoshi Weerasinghe
Planning Officer
Industry and Environment
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Weerasinghe

Request for SEARs for 104-116 Regent Street, Redfern (SSD-12618001)

Thank you for your correspondence via Major Projects Portal on 23 December 2020, requesting Transport for NSW (TfNSW) to provide input for the above.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 0466 024 892.

Yours sincerely



18/01/21

Mark Ozinga
Principal Manager, Land Use Planning and Development
Customer Strategy and Technology

Objective Reference CD21/00020

Planning Secretary's Environmental Assessment Requirements

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

Application Number	SSD-12618001
Project Name	104-116 Regent Street, Redfern
Description	Mixed use development including student accommodation, retail premises and ancillary facilities
Location	104-116 Regent Street, Redfern within City of Sydney LGA (Lot 10 DP 1026349)
Applicant	Wee Hur (Buranda 2) Pty Ltd
Date of Issue	DATEWILLBEINSERTEDHERE
General Requirements	<p>A development application (DA) for State significant development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental impact statement (EIS) (section 4.12(8) of the Act and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW planning portal (clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (clause 9(1) of Schedule 2 of the Regulation).</p> <p>The EIS must include a report certified to be accurate at the time of publication by a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs • an estimate of jobs that will be created during the construction and operational phases of the proposal.
Key issues to be addressed	<p>1. Statutory and strategic context</p> <p>The EIS must:</p> <ul style="list-style-type: none"> - address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines - detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal - demonstrate the reasons for the proposed development being SSD - identify compliance with applicable development standards and provide a detailed justification for any non-compliances - address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination - comply with these SEARs (cl 3(8) of Schedule 2 of the Regulation).

2. Design excellence

The EIS must include a Design Excellence Strategy (DES) demonstrating how:

- the detail design will exhibit design excellence in accordance with the requirements of any concept approval, relevant EPI provision and objectives for good design (of the built environment) in Better Placed
- the detailed design has been informed by a competitive design process (where required or proposed) carried out in accordance with an endorsed brief and terms of reference and recommendations (from the jury or design integrity panel) addressed prior to lodgement
- the detailed design has been reviewed by the SDRP (for all other instances) and recommendations addressed prior to lodgement
- design integrity will be maintained in subsequent stages of the planning process (such as post approval and in any modifications).

3. Built form and urban design

The EIS must:

- explain and illustrate the proposed built form, including a detailed site, context and urban design analysis to justify the proposed site planning and design approach.
- demonstrate how the proposed building or building envelope form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality
- demonstrate how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours and integration of services
- address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development
- assess how the proposed development complies with the relevant accessibility requirements.

4. Visual impacts

The EIS must include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.

5. Public space

The EIS must demonstrate how the proposed development:

- maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site)
- reflects relevant design guidelines and advice from Council and the Department
- ensures the public space is welcoming, attractive and accessible for all
- maximises permeability and connectivity
- ensures public spaces have excellent amenity, suitable for their intended use, such as through adequate facilities, solar access, shade and wind protection
- maximises street activation
- minimises potential vehicle, bicycle and pedestrian conflicts.

6. Trees and landscaping

The EIS must include a Landscape Plan, that:

- details the proposed landscaping and planting, including proposals for native vegetation communities and plant species
- demonstrates how the development proposes to protect and increase the urban tree canopy
- includes justification for any tree and vegetation removal.
- demonstrates how the proposed development maximises opportunities for green infrastructure, consistent with Greener Places.

7. Environmental amenity

The EIS must:

- demonstrate how the proposal achieves a high level of environmental amenity within the proposal and on surrounding buildings, assessing impacts associated with view loss, ventilation, pedestrian movement, access to landscape and outdoor spaces, visual privacy, lighting, reflectivity and wind
- provide a solar access analysis of the overshadowing impacts of the proposed development within the site, on surrounding buildings and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development.

8. Development contributions and public benefit

The EIS must address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind, and include details of any proposals for further material public benefit. Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Council, the Department and relevant State agency must be consulted and comments addressed prior to lodgement.

9. Transport, traffic, parking and access (operation and construction)

The EIS must include:

- a transport and accessibility impact assessment, which provides:
 - o Accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements in the vicinity of the site
 - o the predicted transport mode share split for the proposed development
 - o an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle movements and existing performance levels of nearby intersections
 - o a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar modelling-at-5 year intervals as agreed by TfNSW) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict)
 - o proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance
 - o details of proposed vehicular access, loading, deliveries and servicing arrangements including vehicle types and likely arrival and departure times of service vehicles, loading dock provision, swept paths, and

	<p>any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists</p> <ul style="list-style-type: none"> ○ Details of proposed bicycle and car parking on site and the justification for level of car parking on site ○ An assessment of adequacy of bicycle parking provisions, loading and servicing provisions and pick-up / drop off zone(s) ○ proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards) ○ measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, encouraging car share and public transport, cycling and walking, implementing a green travel plan and providing end of trip facilities. <p>- a draft Construction Traffic Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, public transport, pedestrian and cycle networks would be appropriately managed and mitigated.</p> <p>10. Ecologically Sustainable Development (ESD) and climate change</p> <p>The EIS must:</p> <ul style="list-style-type: none"> - identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the proposed development - demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards - detail measures to be incorporated to reduce carbon emissions, reflecting the Government's goal of net zero emissions by 2050, and the consumption of resources, water (including through water sensitive design principles and water re-use) and energy - estimate the likely greenhouse gas emissions from the development, including construction and operation, having regard to the Greenhouse Gas Protocol for Project Accounting, and measures to be incorporated to reduce greenhouse gas emissions. <p>11. Contamination</p> <p>The EIS must include a preliminary investigation assessing and quantifying any soil or groundwater contamination, and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.</p> <p>Where recommended in the preliminary investigation, or requested by the Planning Secretary, the EIS must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.</p>
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12. Heritage

The EIS must include:

- a statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines.
- address any archaeological potential and significance on the site and the impacts the proposed development may have on this significance
- an Aboriginal Cultural Heritage Assessment Report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology.

13. Flooding

The EIS must include a flood impact assessment, which:

- identifies and describes any on-site flood behaviour and flood risk impacts associated with the proposed development, having regard to relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance
- identifies potential effects of climate change, sea level rise and an increase in rainfall intensity
- identifies required management measures and design solutions to minimise the impacts of flooding on the proposed development.

14. Stormwater drainage and water quality

The EIS must include an Integrated Water Management Plan that:

- is prepared by a suitably qualified person in consultation with Council and any other relevant drainage authority
- assesses any stormwater, drainage, erosion and sedimentation impacts associated with the proposal
- assesses the water quality impacts and any downstream impacts for both surface and groundwater on any water courses, estuaries and marine areas
- details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
- demonstrates compliance against any relevant provisions of the Sydney Drinking Water Catchment SEPP with Council or other drainage authority requirements and avoids adverse impacts on any downstream properties.

Where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's relevant standards.

15. Air Quality

The EIS must include an air quality assessment of onsite and offsite air quality impacts, including odours, in accordance with the relevant EPA guidelines. The assessment must detail construction and operational air quality impacts both onsite and on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented to reduce any air quality impacts.

16. Noise and vibration

The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.

17. Ground conditions

The EIS must demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts and sediment and erosion controls.

18. Biodiversity

The EIS must assess any biodiversity impacts associated with the proposal in accordance with the *Biodiversity Conservation Act 2016* and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.

19. Waste and servicing

The EIS must:

- identify, quantify and classify the likely waste to be generated during construction and operation
- describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste
- identify appropriate servicing arrangements.

20. Social impact

The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.

21. Bushfire

If the proposed development is on bush fire prone land, the EIS must include a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.

22. Aviation

If the site is near an airport, airfield or helicopter landing site (HLS), or a HLS is proposed, the EIS must include a report prepared by a suitably qualified aviation expert:

- identifying whether the proposed development is located within any of the applicable Australian Noise Exposure Forecast contours
- providing details of any flight paths that may be impacted by the proposed development
- assessing any potential impacts of the proposed development on the aviation operations of any nearby airports and affected flight paths of any existing HLS.

23. Staging

If relevant, the EIS must provide details regarding the staging of the proposed development.

	<p>24. Infrastructure and Utilities</p> <p>The EIS must consider and address:</p> <ul style="list-style-type: none"> - Identify the existing and future infrastructure (CBD Rail Link and Sydney Metro) on-site and any possible impacts of the construction and operation of the proposal on this infrastructure and associated mitigation measures - 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 - A report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info). - the existing capacity of the site to service the proposed development - required utility augmentation to accommodate the proposed development - any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. In particular, the EIS must include a detailed schedule and plans showing proposed gross floor area and floor space ratio, and a report demonstrating compliance with relevant requirements of the Building Code of Australia.</p> <p>If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - Transport for NSW - Sydney Metro <p>The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.</p>
Further consultation after 2 years	<p>You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a DA and EIS within 2 years of the date of this SEARs, you must consult with the Planning Secretary in relation to the preparation of the EIS.</p>