

Planning 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-10376
Project Name	Sydney Metro Pitt Street South Over Station Development – Stage 2
Location	125-129 Bathurst Street 131-135 Bathurst Street 296-300 Pitt Street 302 Pitt Street, Sydney
Applicant	Pitt Street Developer South Pty Ltd
Date of Issue	28/10/2019
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). 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 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 the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) · measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and · justification of impacts. <p>The EIS must also 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 Regulation) of the development, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV · a close estimate of jobs that will be created during the construction and operational phases of the proposed development · certification that the CIV was accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <p>Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:</p> <ul style="list-style-type: none"> · State Environmental Planning Policy (State & Regional Development) 2011 · State Environmental Planning Policy (Infrastructure) 2007 · State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 · State Environmental Planning Policy (Urban Renewal) 2010

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- State Environmental Planning Policy No. 64 – Advertising and Signage
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and accompanying Apartment Design Guide (SEPP 65)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment) 2017
- Sydney Local Environmental Plan 2012
- any exhibited Planning Proposal or draft State Environmental Planning Policy relating to the land.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State and Premier Priorities
- Sydney Region Plan: A Metropolis of Three Cities
- Eastern City District Plan
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018
- Sustainable Sydney 2030
- Development near Rail Corridors and Busy Roads – Interim Guideline
- Guide to Traffic Generating Developments, (RMS)
- Heritage Council Guideline on Heritage Curtilages 1996
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 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 in NSW 2017 and relevant policy documents published by the Government Architect NSW
- relevant Council policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan).

2. Consistency with Stage 1 Concept Approval

The EIS shall:

- demonstrate the proposal is consistent with the concept approval (SSD 8876)
- provide details of consistency with any modification(s) to the concept approval if sought concurrently.

3. Design excellence and built form

The EIS shall:

- demonstrate compliance with the approved Sydney Metro Pitt Street South Over Station Development Design Guidelines and Sydney Metro Design Excellence Strategy and submit the required documentation including the Design Integrity Report
- demonstrate how the orientation, height, bulk, scale, massing, setbacks articulation, materials, activation and pedestrian connectivity (including through site linkages) of the proposed development will integrate with the context of the site and the existing and future character of the area
- clearly illustrate how the proposed built forms and detailed design integrates with

the streetscape and any street wall elements along the Bathurst and Pitt Street elevations

- a table and plans identifying the proposed gross floor area, floor space ratio and land uses, for each floor level and within the building, together with the site coverage
- demonstrate how the landscape design will be integrated into the building design, contributing to design excellence, Ecologically Sustainable Development and building amenity, meeting the recreation needs of residents
- how design quality of the building material and public realm will address risk associated with terrorism i.e. blast mitigation, hostile vehicle barrier etc.

4. 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) approval (CSSI 7400) and any modifications to the CSSI
- demonstrate how the SSD will integrate with the CSSI infrastructure such as structural design, detailed architectural approach, access, wayfinding and public domain works. This must include consideration of pedestrian capacities around the site and pedestrian comfort and safety, for example, consider weather protection where needed and potential conflict points with vehicles
- address how the development supports the design objectives, principles and standards of the Station Design Precinct Plan and Interchange Access Plan under the CSSI
- describe the coordination, timing and implementation of access, landscape and public domain works associated with the CSSI and SSD development
- detail any design approaches or solutions within the SSD proposal that will benefit the amenity of the station below, such as in relation to pedestrian access or solar access
- identify any modifications or design development to the CSSI which has influenced the SSD design
- demonstrate that the following guidelines have been incorporated in the design:
 - o Guidelines for Protecting of Critical Infrastructure from terrorism
 - o NSW Critical Infrastructure Protection Management Framework
 - o Guidelines of NSW Police Safe Places A Comprehensive Guide for Owners, Operators and Designers.

5. Visual and amenity impacts

The EIS shall:

- provide a detailed visual / view impact analysis, which considers the impact of the proposed building (compared to the existing situation and the approved envelope) when viewed from the public domain and key vantage points surrounding the site. This is to include a written description of the existing view, the likely impact and justification of the proposal and any required mitigation measures. The view locations and methodology for the analysis must be prepared in consultation with the Department and Council.
- provide a view impact analysis showing the proposed building as viewed by pedestrians when moving along Bathurst and Pitt Streets and where the proposed building is visible from the streets immediately surrounding the site

- demonstrate the proposal will achieve a high level of environmental amenity for future residents consistent with the provisions of SEPP 65 and the Apartment Design Guide
- provide a solar access and overshadowing analysis, comparing the overshadowing impacts of the proposal to the existing situation, the SLEP 2012 - Sun Access Plane, and the approved envelopes at hourly intervals in mid-summer, mid-winter, 14 April and 31 August, and having regard to the impact of the proposal on solar access to Hyde Park
- provide a reflectivity analysis identifying potential adverse glare conditions affecting motorists, pedestrians and occupants of neighbouring buildings
- include a wind assessment (based on wind tunnel testing), identifying the impact of the proposal on surrounding wind conditions and any required measures to ameliorate wind impacts at podium level and street level. Communal open spaces must remain fit for purpose with any adverse wind impacts ameliorated
- identify any other potential impacts of the proposal on the amenity of surrounding land uses and the public domain (in particular the likely station entrances)
- provide an operational acoustic report addressing any required noise mitigation measures.

6. Heritage

The EIS shall provide:

- include a detailed heritage impact statement (HIS) that identifies, considers and addresses any potential impact of the proposal to heritage items on the site, the site curtilage and surrounding area, including any built and landscape items, conservation areas, views and settings. In particular, the impact of the proposal on the following heritage items should be assessed:
 - o the State listed (former) Sydney Water Building including interiors and lightwell (SHR 016545)
 - o the locally listed Metropolitan fire brigade building including interior and central yard (I1703) and Edinburgh Castle Hotel including interior (I1940).
- address any endorsed conservation management plans for heritage items on the site and surrounding area
- include a Heritage Interpretation Plan, providing opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area
- demonstrate how the impacts are mitigated through façade design and treatment, selection of external materials and finishes and signage and public art strategy.

7. Ecologically Sustainable Development (ESD)

The EIS shall:

- 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 operation of the development
- include a framework for how the proposed development will reflect national best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, use of renewable energy and best practice in waste management strategy including any opportunity for food scraps/composting strategies
- demonstrate sufficient waste and recycling management facilities storage and

holding areas for servicing

- Sustainability Strategy for the development should be prepared in line with Concept Approval.

8. Traffic, parking and access (operation)

The EIS shall include a traffic, parking and access assessment providing:

- details on the current and likely estimated future mode share for the various users (residents, visitors, etc) accessing the proposed development
- details of the current and likely estimated future daily and peak hour vehicle, public transport, point to point transport, pedestrian and bicycle movements to/from the site, including an indication of whether it relates to the station or OSD, and any associated impacts and/or mitigation measures required
- measures to encourage users of the development to make sustainable travel choices, including a green travel plan, walking, cycling, public transport and car sharing, adequate provision of bicycle parking and end of trip facilities and the minimisation of private car trips
- modelling and analysis of pedestrian and cyclist access to the proposed development in consultation with TfNSW, taking into account the existing and planned Sydney Bike Network
- an assessment and details of existing and proposed vehicle access arrangements, including vehicle parking and access, a Delivery Service Plan detailing loading dock and servicing provision, adequacy and management with consideration of precinct wide shared loading docks and/or remote or off-site loading zone hub facilities, ensuring all servicing and loading occurs on-site and does not rely on kerbside controls
- details of measures to segregate hostile vehicles from public transport users and areas of people congregation
- an assessment of pedestrian and cyclist safety with consideration of the relationship with design, access and operation of the station.

9. Construction management (including construction traffic)

The EIS shall include a Construction Management Plan, developed in consultation with TfNSW, providing:

- details of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities
- an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and taxi operations, impacts on pedestrian and cycle movement, and taking into account the timing of other construction activities within this part of the CBD precinct
- an assessment of road efficiency and safety at key intersections and any proposed mitigating measures, including a Construction Pedestrian and Traffic Management Plan
- details of temporary cycling and pedestrian access during construction
- an assessment of potential impacts of the construction on surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction and demolition waste, and proposed measures to mitigate any impacts.

	<p>10. Biodiversity</p> <p>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.</p> <p>11. Public Benefits, Contributions and/or Voluntary Planning Agreement</p> <p>Public Benefits</p> <p>The EIS shall address the provision of public benefit, services and contributions in consultation with key stakeholders, such as the Department, Council and TfNSW, and provide details of any heritage floor space (HFS) allocation or voluntary planning agreement (VPA) or other legally binding instrument agreed between a relevant public authority and the Applicant.</p> <p>12. Utilities</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> · identify and address the existing capacity to service the development proposed and any augmentation requirements for utilities in consultation with relevant agencies · identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets, and demonstrate how these will be protected, or impacts mitigated. <p>13. Staging</p> <p>The EIS shall set out the construction staging of the proposed development, including the relationship with the construction / delivery of the Metro station, timing of public domain works and the staging of other relevant works.</p> <p>14. Pre-submission consultation statement</p> <p>The EIS shall 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.</p>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 and 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>. 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 title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/buildings - site analysis plan - schedule of proposed gross floor area per land use - assessment of social and economic impacts (including employment and retail studies) - building envelopes showing the relationship with proposed and existing buildings in the locality - documentation in plan and section of the Sydney Local Environmental Plan 2012 Sun Access Planes as defined in Cl 6.17 (10). The plans and sections should be

- prepared in consultation with and verified by the City of Sydney Council, and show coordinates X and Y, and horizontal bearing B and vertical angle V
- architectural drawings (to a useable scale at A3), including landscape plan/s and details
- architectural and urban design statement, including illustrations and justification showing how the buildings will relate the station entrances and enhance the surrounding public domains
- landscape statement considering how residential amenity needs will be met and how planting on structure will be achieved. Safe maintenance access and the impact of microclimatic conditions should be considered for all outdoor spaces.
- virtual models
- visual and view impact analysis and photomontages
- design guidelines and design excellence strategy
- heritage impact assessment
- heritage interpretation plan
- staging plan and any associated activation and infrastructure delivery strategy
- solar access analysis report and diagrams:
 - o including existing and proposed SEPP 65 and ADG compliance tables for all affected neighbouring residential apartment buildings
 - o Hyde Park: half hourly shadow diagrams from 12pm to 3pm for 21st of each month of the year, showing existing and proposed scenarios
- any sun shading devices required to mitigate against solar gain
- wind impact assessment (including a wind tunnel study)
- flood assessment/storm water management plan
- public domain plans defining extent of works (if any proposed)
- retail/commercial office strategy
- ESD statement (incorporating a sustainability framework)
- pre-submission consultation statement
- heritage impact assessment
- access/DDA impact statement
- transport traffic and parking assessment
- Public Transport Accessibility Level assessment
- visual and view impact analysis and photomontage
- physical and 3D digital model (generally in accordance with City of Sydney Council requirements)
- services and utilities infrastructure report
- signage details (if proposed)
- flight path report
- waste strategy
- construction noise and vibration impact assessment
- materials and finishes
- construction noise and vibration report
- CPTED assessment
- Security Risk Assessment (delivered by a suitably qualified and licensed contractor with consideration to the requirements of the NSW Security Industry Act, 1997).
- construction management statement addressing how future stages will manage impacts to pedestrians, rail uses, bus services and taxis
- public art strategy in accordance with City of Sydney's Guidelines

	<ul style="list-style-type: none"> - signage strategy (if proposed) - noise and vibration report, including operational noise and vibration impact assessment - preliminary construction management statement - pre-submission consultation report
Documents to be submitted	<ul style="list-style-type: none"> · 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. Electronic copies of the documentation on a USB with documents in PDF format with file sizes not exceeding 20Mb, and ideally less than 10Mb, the hard copies should include plans printed in A3.
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:</p> <ul style="list-style-type: none"> · City of Sydney Council · Government Architect NSW · Roads and Maritime Services · Sydney Trains · Sydney Metro · Sydney Coordination Office within Transport for NSW · Sydney Airport Corporation Limited and the Civil Aviation Safety Authority · Heritage NSW, Community Engagement Group, Department of Premier and Cabinet · NSW Police · Fire and Rescue NSW · Surrounding residents, businesses and local community groups <p>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.</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>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>