

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-10384
Project Name	Adaptive reuse of the Sirius building
Location	2–60 Cumberland Street, The Rocks Lot 100 DP264104 and Lot 101 DP264104
Applicant	Sirius Developments Pty Ltd
Date of Issue	20/11/2019
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</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 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 - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <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 proposal, 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 - an estimate of jobs that will be created during the construction and operational phases of the proposed 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>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (State Significant Precincts) 2005 o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy No 55 – Remediation of Land (and Draft Remediation of Land SEPP) o State Environmental Planning Policy No 64 – Advertising and Signage o State Environmental Planning Policy No 65 – Design Quality of Residential

- Development (including Apartment Design Guideline)
- o State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004
- o Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- o State Environmental Planning Policy (Coastal Management) 2018
- o Draft State Environmental Planning Policy (Environment).

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

- o NSW State Priorities
- o Greater Sydney Region Plan and supporting District Plan
- o Better Placed – an integrated design policy for the built environment of NSW
- o Better Placed – Design Guide for Heritage
- o Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010)
- o Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW 2011)
- o Aboriginal cultural heritage consultation requirements for proponents (DECCW 2010)
- o Future Transport Strategy 2056 and supporting plans
- o Guide to Traffic Generating Development (RMS)
- o NSW Planning Guidelines for Walking and Cycling
- o Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- o Development near Rail Corridors and Busy Roads – Interim Guideline
- o The Rocks Heritage Management Plan 2010, Sydney Harbour Foreshore Authority (SHFA)
- o The Rocks Strategic Directions 2015/16, Property NSW
- o The Rocks Refresh Public Realm Study 2014, SHFA
- o The Rocks Place Making Framework 2016, SHFA
- o NSW and ACT Government Regional Climate Modelling (NARClIM) climate change projections
- o OEH Urban Green Cover in NSW Technical Guidelines (2015)
- o Sustainable Sydney 2030
- o Sydney’s Cycling Future
- o Sydney’s Walking Future
- o NSW Noise Policy for Industry 2017 (EPA)
- o Interim Construction Noise Guideline (DECC)
- o Assessing Vibration: A Technical Guideline (2006)

2. Design Excellence

The EIS shall:

- o include a design excellence strategy prepared in consultation with the Government Architect NSW, including a requirement for an architectural design competition in accordance with the *Draft Government Architect’s Design Excellence Competition Guidelines, 2018*
- o include the design competition brief and jury recommendations report that:
 - o summarises the competition process
 - o outlines the assessment of the design merits of each entry
 - o sets out the rationale for choice of the preferred design
 - o outlines any recommended design amendments to achieve design excellence.
- o include a design integrity process/strategy, prepared in consultation with the Government Architect, demonstrating how the proposal will achieve design excellence in accordance with the design competition winning

scheme.

3. Built form and urban design

The EIS shall:

- o demonstrate how the alterations and additions to the Sirius building substantially retains the existing building
- o address the height, bulk and scale of the proposed alterations and additions within the context of the locality and its surrounds
- o analyse the extent of any proposed departures from the Development Standards in the SEPP (State Significant Precincts)
- o include a table identifying the proposed land uses, including a floor by floor breakdown of gross floor area (GFA), total GFA and FSR and site coverage
- o assess the impact of service upgrades to the building as part of the architectural response.

4. Amenity

The EIS shall include:

- o a detailed assessment of residential amenity for future occupants of the residential component of the development in accordance with the Apartment Design Guide
- o an assessment of the impact of the proposal on wind conditions to outdoor areas of the building and surrounding outdoor spaces, including the public domain
- o assessment of potential overshadowing, noise, reflectivity, visual privacy, daylight and view impacts, including any amenity impacts of the proposal on surrounding development and the public domain.

5. Public Domain and Landscaping

The EIS shall include:

- o an integrated landscape design for the proposed development, including consideration of:
 - o any impacts on existing street trees, trees and vegetation to be removed/ retained and the provision of new canopy cover
 - o the use of green walls, green roof and/ or cool roofs
 - o native vegetation communities and native plant species that occurred in this location and use in site landscaping.
- o include proposed designs for the public domain surrounding the site, addressing activation (including any private use of the public domain), landscaping, design, application of CPTED principles, accessible access, materials, finishes, levels and pedestrian connectivity, including:
 - o the through site link between Cumberland Street and Gloucester Walk
 - o upgrades to Gloucester Walk, including any garden connections
 - o improvements to Cumberland Street.

6. Visual and View Impacts

The EIS shall include provide a Visual Impact Assessment of the proposal, identifying important sight lines and visual connectivity to and through the site.

This shall include:

- o views of the proposal from key locations, including the:
 - o Sydney Harbour bridge and bridge approach
 - o Sydney Opera House World Heritage Area
 - o Rocks Heritage area including Playfair Street and Gloucester Walk.
- o consideration of vistas and view corridors from the public domain and residential buildings that may be impacted
- o an assessment of the view impacts and design considerations to mitigate any impacts.

7. Heritage

The EIS shall include:

- o a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual
- o the SOHI is to identify all heritage items (state and local) and conservation areas, within and near the site including built heritage, landscapes and archaeology, detailed mapping of these items, and an assessment of the proposal's impact on the heritage significance of these items
- o the SOHI is to consider the visual impact of the proposal on views to and from heritage items in the vicinity including the Sydney Opera House and Sydney Harbour Bridge and provide detailed mitigation measures and strategies to avoid and mitigate any adverse impacts on heritage values of the affected sites
- o if the SOHI identifies impact on potential historical and/or maritime archaeology, a historical and/or maritime archaeological assessment must be undertaken to identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource.

8. Aboriginal Cultural Heritage

The EIS shall:

- o identify and describe Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR)
- o document consultation with Aboriginal people.

9. Social

Prepare a social impact assessment, which:

- o identifies any social impacts that are predicted to flow from changes (i.e., alterations, additions, and other associated works) caused by the project
- o considers any concerns or aspirations that people may have about the project and how it might affect their surroundings, or their access to and use of infrastructure, services and facilities, including during construction activities
- o considers the positive and negative social impacts from the points of view of community stakeholders and how they expect to experience the project (using primary research and outcomes of engagement)
- o investigates the extent to which any group in the community may disproportionately benefit or experience negative impacts from the project
- o proposes measures to avoid, minimise or mitigate any negative social impacts, and measures to enhance positive social impacts
- o details a monitoring and adaptive management framework for social impacts.

10. Traffic, Transport Parking and Access (Construction and Operation)

The EIS shall include a Traffic and Transport Impact Assessment that includes the following:

- o details of the current and likely estimated future daily and peak hour vehicle (private and commercial), public transport, point to point transport, taxis, pedestrian and bicycle movements to/ from the site
- o an assessment of the operation of existing and future transport networks and their ability to accommodate the forecast number of trips to and from the development, including identification of upgrades required
- o details of existing and proposed vehicular access, and proposed parking

- o provision against the relevant requirements
- o details of any road/intersection upgrades required as a result of the development, supported by appropriate modelling and analysis (to the satisfaction of TfNSW and RMS), and any other measures to mitigate impacts of the development
- o proposals to encourage employees, residents and visitors to make sustainable travel choices, such as a green travel plan, walking, cycling, public transport and car sharing and how these will be implemented
- o an assessment of pedestrian and cyclist safety
- o details of existing and proposed service vehicle access arrangements, including consideration of loading dock and servicing provision, adequacy and management ensuring all servicing and loading, including waste/recycling occurs on-site and does not rely on kerbside controls.

In relation to construction traffic:

- o detail of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements, works zone location, haulage routes, construction program and traffic control measures for all demolition / construction activities
- o an assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts
- o details of temporary cycling and pedestrian access and end of trip facilities during construction
- o an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and 'point to point' transport, impacts on pedestrian and cycle movement, and taking into account other construction activities
- o details of proposed mitigation measures should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified
- o preparation of a draft Construction Pedestrian and Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include works zone location, vehicle routes, number of trucks, hours of operation, indicative construction program, access arrangements and traffic control measures for all demolition/construction activities.

11. Construction management

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

- o 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 waste, and details of measures to mitigate any impact.

12. Water, drainage and stormwater

The EIS shall include:

- o determine the service demands and demonstrate satisfactory arrangements for drinking water, waste water and recycled water (if required) services have been made
- o detail that the proposed development does not adversely impact on any Sydney Water and Council assets and measures taken to protect existing stormwater assets, minimise or eliminate potential flooding, degradation of water quality and avoid adverse impacts on any heritage items
- o outline any sustainability initiatives to minimise/ reduce the demand for drinking water, including any alternative water supply and end uses of

	<p>drinking and non-drinking water that may be proposed, demonstrate water sensitive urban design principles are used and any proposed water conservation measures</p> <ul style="list-style-type: none"> o address any seepage from basement or underground car parking areas to prevent pollution of waters. <p>13. Ecologically Sustainable Development (ESD) The EIS shall:</p> <ul style="list-style-type: none"> o identify how the development will incorporate ESD principles (as defined in Clause 7(4) of Schedule 2 of the Regulation) in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance o include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy o use the climate change projections developed for the Sydney Metropolitan area to inform the building design and asset life of the project and address impacts including: <ul style="list-style-type: none"> o increased frequency of extreme heat days o extended heatwave events o more extreme (intense) rainfall events. <p>14. Utilities The EIS shall:</p> <ul style="list-style-type: none"> o address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water o identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. <p>15. Biodiversity The EIS shall:</p> <ul style="list-style-type: none"> o provide an assessment of the proposal's biodiversity impacts in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2017</i>, the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report where required under the Act o consider the presence and possible value of potential habitat for microbats at the site, identify any habitat and the potential impact of the development (including evidence of a search for microbat roosts using appropriate methods). <p>16. Contributions and/ or Voluntary Planning Agreement</p> <ul style="list-style-type: none"> o The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.
Plans and Documents	<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 - architectural drawings (to a useable scale at A3) showing key dimensions, RLs,

	<ul style="list-style-type: none"> - scale bar and north point, plans, sections and elevations of the proposal - illustrated materials schedule including digital samples board - site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building - locality/context plan drawn, including significant local features such as heritage items - urban design report - Apartment Design Guide (ADG) assessment report - visual impact assessment, including before and after photomontages and perspectives for each elevation - solar access analysis report and diagrams - public domain design statement and plans - landscape design report and landscape design package, including details of proposed levels and any earthworks - arboriculture impact assessment and tree retention plan - street lighting plan - Statement of Heritage Impact - Aboriginal and historical archaeological impact assessment - access impact statement - biodiversity development assessment report (or waiver) - ESD statement (incorporating a sustainability framework), BASIX Certificate and NABERS assessment - geotechnical report - structural report - Building Code of Australia statement - noise impact assessment - wind impact report - acoustic report - utilities and services report - Crime Prevention Through Environmental Design report - stormwater concept plan, including certificate/ report from the MUSIC Link model and electronic copy of the MUSIC model - consultation summary report - Public Art Strategy - signage strategy, including commercial signage (if proposed) - traffic and transport impact assessment, including parking, access, loading dock strategy / management plan and a construction traffic management plan - construction impacts and management plan, including a construction noise and vibration management plan, construction waste and recycling management plan and cumulative impact of construction activities on other nearby sites.
<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 - Government Architect of NSW - Heritage Council of NSW - Place Management NSW - TfNSW - RMS - NSW National Trust - Special interest groups. <p>The EIS must describe the consultation process and the issues raised and identify</p>

	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.
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.