

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-10454
Project Name	Intercontinental Hotel - Stage 2 (Hotel refurbishments and rooftop addition)
Location	115-119 Macquarie Street, Sydney within Sydney LGA
Applicant	Mulpha Norwest Pty Ltd
Date of Issue	19/05/2020
Date of Modification	04/09/2020
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 <i>Environmental Planning and Assessment Regulation 2000</i> (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); and - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <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> <ul style="list-style-type: none"> o Address all relevant Environmental Planning Instruments, plans, policies and guidelines, including (but not limited to those) outlined at Appendix A.

- o Provide details of the proposed use for each component of the development, and the relationship between the different uses within the building, including any changes in patron capacity to the rooftop lounge.
- o Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances.

2. Design Excellence

- o Prepare a Design Excellence Statement to demonstrate how the proposal exhibits design excellence.

3. Built Form and Urban Design

- o Address the height, bulk and scale of the proposed building extensions, including consideration of the building layout and surrounding context.
- o Address the design quality of the proposal including consideration of building articulation, street activation and interface with the public domain.
- o Demonstrate how the future development potential of adjoining properties would not be compromised by the proposal.
- o Identify any change to the use and or layout of the existing building(s) and associated impacts on circulation movements, access and linkages.
- o Identify impacts on the relevant special character areas.
- o Outline potential design considerations aimed at mitigating any impacts identified.
- o Address Crime Prevention Through Environmental Design Principles (CPTED).

4. Visual Impacts

Prepare a Visual Impact Assessment and view analysis of the proposal to/from key vantage points including existing photographs, photomontages and perspectives of each elevation and 3 dimensional images of the proposal, addressing:

- o Key elements and views of the development from key locations.
- o Key views, vistas and view corridors from the public domain and residential buildings that may be impacted as determined by the view analysis.
- o Planning principles for impacts on private and public domain views.

5. Amenity

- o Assess the environmental and residential amenity impacts associated with the proposal, including solar access, acoustic impacts, visual privacy, overshadowing, servicing requirements (including waste management, loading zones, mechanical plant), lighting impacts, air quality, odour and dust emissions, and wind impacts.
- Demonstrate how the proposal protects solar access to key public open spaces and the surrounding public domain.

6. Heritage

Provide a Heritage Impact Assessment which assesses:

- o Any impacts on State and local heritage items, including conservation areas, natural heritage areas, relics, gardens, landscapes and views, and recommend mitigation and management measures where required.
- o Compliance with the current Conservation Management Plan (CMP) and/or any amendments to the CMP, noting that the CMP for Transport House must be accepted by Council.
- o Demonstrate attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items and heritage conservation areas, and provide an evaluation of the effectiveness of the proposed mitigation measures.
- o Demonstrate the integration of the interpretation of the site's heritage significance, archaeology and historical association within the development proposal.
- o Outline pedestrian and circulation impacts on the heritage building and how the design addresses and mitigates any adverse impacts.
- o If the SOHI identifies impact on potential historical archaeology, an historical 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). This assessment should 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. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage program.
- o Provide a detailed Schedule of Conservation Works that outlines all works that are proposed to the former Treasury Building, accompanied by a set of detailed drawings indicating the extent of works.
- o Provide an Interpretation Strategy/Plan prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005). The interpretation strategy/plan must detail how information on the history and significance of The Intercontinental Hotel Former Treasury Building will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.

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

The EIS must include a Traffic Impact Assessment (TIA) prepared in accordance with relevant guidelines. The TIA must assess, including but not limited to, the following:

- o Existing transport networks.

- o Daily and peak traffic movements generated by the project for all modes (driving, walking, cycling, public transport, bus/coach, taxi/point to point transport, other as appropriate for the site), including how the area within the porte-cochere will be used to accommodate the forecast demand.
- o The safety and performance of the surrounding road network.
- o The provision of sufficient car parking in accordance with the relevant guidelines/standards and/or justification for any inconsistencies.
- o Connections to existing and planned public transport.
- o Pedestrian amenity and cycle access within and to the site, including a wayfinding strategy, preparation of a travel access guide, cycle parking and end-of-trip facilities in accordance with the City of Sydney DCP 2012.
- o Any proposed temporary or permanent changes to transport and access on surrounding streets.
- o An assessment and details of proposed vehicle access arrangements, including a Delivery Service Plan detailing loading dock and servicing provision, adequacy and management ensuring all servicing and loading occurs on-site and does not rely on kerbside controls.
- o Mitigation measures for the impacts identified in the TIA, including management practices proposed for loading, drop-off and pick-up, walking access, cycling access, vehicle access and parking, bus/coach parking, and any other transport management and access issues as appropriate to the site.
- o In relation to construction traffic:
 - 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 road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts.
 - Details of temporary cycling and pedestrian access and end of trip facilities during construction.
 - An assessment of the likely construction traffic impacts, such as impacts on general traffic and bus operation, pedestrian and cycle movement taking into account other construction activities within the Precinct.
 - 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.

8. Noise and Vibration

- o Prepare a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational

noise impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented.

9. Ecologically Sustainable Development

- o Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.

10. Building Code of Australia and the *Disability Discrimination Act*

- o Prepare a BCA and access report demonstrating compliance with the Building Code of Australia and the *Disability Discrimination Act*.

11. Contamination

- o Prepare a contamination assessment for the site, by a qualified environmental consultant and demonstrate that the site is suitable for the proposed development, in accordance with the requirements of SEPP 55.

12. Water and Flooding

- o Prepare a stormwater management report demonstrating how stormwater would be appropriately managed in accordance with Council's requirements.
- o Provide an assessment of impacts to surface water and groundwater, including any impacts on acid sulphate soils, background conditions for any water resource likely to be affected, and impacts on hydrology.
- o Provide a water quality assessment report to address impacts on water pollution.
- o Provide consideration of water sensitive urban design measures.
- o Assess flooding impacts in accordance with the Floodplain Development Manual (2005).

13. Social & Economic Impacts

- o The EIS must include an assessment of the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services.

14. Servicing and Waste

- o Prepare a Waste Management Plan to identify, quantify and classify the likely waste streams to be generated during construction and operation of the development and describe the measures to be implemented to minimise, manage, reuse, recycle and safely dispose of this waste with reference to relevant policies and guidelines.
- o Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site.

15. Utilities

Assess the following, in consultation with relevant agencies:

- o The capacity of existing services and utilities and identify any upgrades required to facilitate the development.

	<ul style="list-style-type: none"> o The impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed. <p>16. Construction Impacts</p> <ul style="list-style-type: none"> o Address potential impacts of the construction on surrounding areas with respect to noise and vibration, air quality and odour impacts, dust and particle emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste. o Assess cumulative impacts associated with constructions. o Prepare a Community Consultation and Engagement Plan. <p>17. Biodiversity</p> <ul style="list-style-type: none"> o Assess any biodiversity impacts associated with the proposal in accordance with the requirements of the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report where required. <p>18. Staging</p> <ul style="list-style-type: none"> o Provide details regarding the staging of the proposed development. <p>19. Developer contributions</p> <ul style="list-style-type: none"> o Outline the scope of developer contributions required.
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 - Survey plan extending to the middle of each surrounding road - Site context plan (A3) - Overall site plan (A3) - Architectural drawings, including floor plans, elevations and sections (A3) - Materials schedule and photomontages - 3D building height plane diagram (A3) - Detailed overshadowing diagrams (A3) - Public domain plans (A3) - A table identifying the proposed land uses including a breakdown of GFA, total GFA and site coverage - Physical and 3D digital model (in accordance with City of Council requirements)

	<ul style="list-style-type: none"> - Quantity surveyor report.
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 - NSW Government Architect's Office - Heritage NSW - Heritage Council of NSW - Australian Heritage Council - Royal Botanical Gardens & Domain Trust - Sydney Coordination Office within Transport for NSW - Environment Protection Authority - Environment, Energy and Science Group of the Department of Planning, Industry and Environment - Ausgrid - Sydney Living Museums - Sydney Water - Surrounding residents, businesses and local community groups. <p>The EIS must describe the consultation process and the issues raised, and identify 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.</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 Planning 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>

ATTACHMENT A

Policies, Plans and Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.legislation.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

Policies, Plans and Guidelines	
Statutory policies and plans	<ul style="list-style-type: none"> • <i>Environmental Planning & Assessment Act 1979</i> • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No.55 – Remediation of Land • Draft State Environmental Planning Policy (Remediation) • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • Draft State Environmental Planning Policy (Environment) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Sydney Local Environmental Plan 2012 • Sydney Development Control Plan 2012 • Central Sydney Planning Strategy • Draft National Heritage Listing – Governors' Domain and Civic Precinct • Former NSW Treasury Building Conservation Management Plan • Transport House Conservation Management Plan
Strategic plans	<ul style="list-style-type: none"> • Future Transport 2056 • Greater Sydney Region Plan • Eastern City District Plan • Sustainable Sydney 2030 • Visitor Economy Industry Action Plan
Guidelines	<ul style="list-style-type: none"> • Draft Environmental Impact Assessment Guidance Series (DPE, 2017) • Guide to Traffic Generating Developments (RMS, 2002) • Planning guidelines for walking and cycling (DIPNR & RTA, 2004) • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016) • Healthy Urban Development Checklist 2009 • Better Placed – an integrated design policy for the built environment of NSW • Better Placed – Design Guide for Heritage • Development near rail corridors and busy roads (Roads and Maritime Services) • All relevant City of Sydney Council guidelines, manuals, strategies and action plans, including but not limited to: <ul style="list-style-type: none"> o Guidelines for waste management in new developments o Making Sydney a Sustainable Destination o Public Domain Manual o Sydney Streets Design Code o Interim Floodplain Management Policy o Stormwater and Drainage Manual • Statement of Heritage Impact Guide (OEH) • Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (phase 1) 2006 • Crime Prevention Through Environmental Design Principles • NSW and ACT Government Regional Climate Modelling (NARClIM)

Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005)

Managing Urban Stormwater- Soils & Construction Volume 1 (Landcom, 2004) Interim Construction Noise Guideline (DECC, 2009)

Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005) Floodplain Development Manual (2005)

ATTACHMENT B

Government Authority Responses to Request for Key Issues
For Information Only