

**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**

<b>Application Number</b>	SSD-10720865
<b>Project Name</b>	Proposed Mixed Use Boarding House Development
<b>Description</b>	Demolition of existing building and erection of a 6-storey boarding house with ground floor retail
<b>Location</b>	175-177 Cleveland Street and 1 -5 Woodburn Street, Redfern within City of Sydney local government area (Lot 10 DP 809537, Lot 1 DP 1093304, Lot 1 DP 724328, Lot 15 DP 57107, Lot 5 DP 68798, Lot 4/2 DP 977379, Lot 3/2 DP 977379)
<b>Applicant</b>	Mecone
<b>Date of Issue</b>	03/12/2020
<b>General Requirements</b>	<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 Major Projects 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 from a qualified quantity surveyor, certified to be accurate at the time of publication, providing:</p> <ul style="list-style-type: none"> <li>· 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</li> <li>· an estimate of jobs that will be created during the construction and operational phases of the proposal.</li> </ul>
<b>Key issues</b>	<p><b>1. Statutory and strategic context</b>  The EIS must</p> <ul style="list-style-type: none"> <li>· 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</li> <li>· detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal</li> <li>· identify compliance with applicable development standards and provide a detailed justification for any non-compliances</li> <li>· address any approvals applying to the site, including previous SSD consents</li> <li>· comply with this SEARs (cl 3(8) of Schedule 2 of the Regulation).</li> </ul> <p><b>2. Land Use</b>  The EIS must:</p> <ul style="list-style-type: none"> <li>· provide justification for the proposed land use having regard to the objectives and development standards which apply to the site within the State Environmental Planning Policy (State Significant Precincts) 2005</li> <li>· address the economic impacts of the proposal, specifically impacts resulting</li> </ul>

from the loss of any commercial floor space given the site's mixed use zoning.

### **3. Design excellence**

The EIS must include a Design Excellence Strategy demonstrating:

- how the development will achieve design excellence in accordance with the requirements of State Environmental Planning Policy (State Significant Precincts) 2005, the Redfern Waterloo Built Environment Plan (Stage One) August 2006 and objectives for good design (of the built environment) in Better Placed
- that the detailed design has been reviewed by the SDRP, and advice addressed, prior to lodgement
- the integrity of the design will be maintained in subsequent stages of the planning process (such as post approval and in any modifications).

### **4. Built form and design**

The EIS must:

- explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach
- demonstrate how the proposed building form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape, surrounding heritage items and conservation areas 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 development complies with the relevant accessibility requirements.
- identify opportunities for Aboriginal culture and heritage to be incorporated holistically in the design proposal
- address the integration of services including waste management, loading zones and mechanical plant
- consider opportunities for public art in areas visible from surrounding streets
- incorporate and integrate ESD solutions in the design.

### **5. 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, when viewed to and from key vantage points.

### **6. Public domain**

The EIS must demonstrate how the 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
- maximise 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.

### **7. 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 development maximises opportunities for green infrastructure, consistent with Greener Places.

#### **8. 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 and acoustic privacy, lighting and wind
- provide a solar access analysis of the overshadowing impacts of the 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
- provide an assessment of the development against State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the associated guidelines, State Environmental Planning Policy (Affordable Rental Housing) 2009 and Sydney Development Control Plan 2012

#### **9. Development contributions and public benefit**

The EIS must:

- address the requirements of the Redfern-Waterloo Authority Contributions Plan 2005 and the Redfern Waterloo Authority Affordable Housing Contributions Plan 2006.
- detail the required monetary contribution, dedication of land and/or works-in-kind, and include details of any proposals for further material public benefit. Where the development proposes alternative public benefit or a departure from an existing contributions framework, this is to be agreed with Council, the Department and relevant State agency, prior to lodgement.

#### **10. Transport, traffic, parking and access (operation and construction)**

The EIS must be accompanied by a:

- Traffic and Transport Impact Assessment (TTIA), which provides
  - 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 an analysis of the current public transport, pedestrian and bicycle movements in the vicinity of the site
  - o a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar at 5 year intervals) 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
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  - o details of car parking provision, having regard to relevant parking rates, specifications and standards
  - o details of proposed vehicular access, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.
  - o 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)

- o measures to encourage and facilitate sustainable travel choices for employees, residents and 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

- Draft Construction Pedestrian and Traffic Management Plan (CPTMP) providing details of expected construction traffic movements, routes and access arrangements, and outline how construction traffic, public transport and pedestrian and cyclists impacts would be appropriately managed and mitigated.

### **11. Ecologically Sustainable Development (ESD)**

The EIS must:

- 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 development
- demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
- demonstrate how the proposal incorporates measures to minimise carbon emissions, reflecting the Government's goal of net zero emissions by 2050, and the consumption of resources, water (including through water sensitive urban design) and energy
- identify and assess additional design measures to further improve the environmental performance of the development, such as measures to reduce carbon emissions during construction, inclusion of building-integrated photovoltaics (BiPV), green roofs and walls, rainwater or stormwater harvesting measures and waste reduction and recycling measures.

### **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 development may have on this significance
- an Aboriginal Archaeology Report, prepared in accordance with relevant guidelines, describing any Aboriginal cultural heritage values on the site. Should any aboriginal heritage items be impacted by the proposed development, an Aboriginal Cultural Heritage Assessment Report must be prepared in consultation with local Aboriginal people.

### **13. 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.

### **14. Noise and vibration**

The EIS must include:

- a noise and vibration assessment in accordance with the relevant EPA guidelines and DPIE Development Near Rail Corridors and Busy Roads - Interim Guideline. This assessment must assess

- o construction and operational noise impacts of the proposal on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented
- o noise and vibration impacts from the Sydney Trains Corridor.

#### **15. Contamination**

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.

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.

#### **16. Flooding**

The EIS must:

- assess any potential flooding impacts associated with the development and consider the relevant provisions of the NSW Floodplain Development Manual (2005), including the potential impacts of climate change, sea level rise and increase in rainfall intensity.
- address the City of Sydney's stormwater policies and specifications.

#### **17. Stormwater and wastewater**

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
- details the proposed drainage design for the site including on-site detention facilities, water quality measures and the nominated discharge point
- demonstrates compliance with Council or other drainage authority requirements, including the submission of a MUSIC Link Certificate/Report and avoid 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.

#### **18. 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.

#### **19. 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.

#### **20. Waste and servicing**

The EIS must:

- include a construction and operational waste management plan addressing the City of Sydney's Guidelines for Managing Waste in New Developments
- 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

	<ul style="list-style-type: none"> <li>· dispose of this waste</li> <li>· identify appropriate servicing arrangements.</li> </ul> <p><b>21. Social impact</b> The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.</p> <p><b>22. Utilities</b> The EIS must:</p> <ul style="list-style-type: none"> <li>· address the existing capacity and future requirements of the development for the provision of utilities, including staging of infrastructure in consultation with relevant agencies</li> <li>· detail impacts to any existing infrastructure assets of utility stakeholders during demolition/construction and any augmentation of infrastructure that may be required to accommodate the proposed development.</li> </ul> <p><b>23. Infrastructure</b> The EIS must identify future infrastructure (Interim Rail Link as identified in the Infrastructure SEPP) on-site and any possible impacts of the construction and operation of the proposal on this infrastructure and associated mitigation measures.</p> <p><b>24. Staging</b> Where relevant, the EIS must provide details regarding the staging of the proposed development.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. 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> <p>The EIS must include physical and 3D CAD models in accordance with Council's requirements.</p>
<b>Consultation</b>	<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>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>
<b>Further consultation after 2 years</b>	<p>You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a development application 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>