

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6751
Proposal Name	DFS Galleria Refurbishment
Location	Lot 2003 in DP 788428, 145 - 155 George Street, The Rocks
Applicant	DFS Australia Pty Ltd
Date of Issue	18 November 2014
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Adequate baseline data; • Consideration of potential cumulative impacts due to other development in the vicinity; and • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • A detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • An estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • Certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies and Guidelines • Address the relevant the planning provisions applying to the site, including, permissibility and the provisions of all plans and polices including: ○ <i>Sydney Cove Redevelopment Authority Scheme</i>; ○ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; ○ <i>State Environmental Planning Policy No. 64 - Advertising and Signage</i>; ○ <i>State Environmental Planning Policy (Infrastructure) 2007</i>;and

	○ <i>State Environmental Planning Policy No.55 – Remediation of Land.</i> • Address the relevant provisions, goals and strategic objectives in the ○ <i>NSW 2012;</i> ○ <i>Draft Metropolitan Plan for Sydney 2031;</i>and ○ <i>Draft Sydney City Subregional Strategy;</i> 2. Urban Design • The EIS must include a detailed scope of works and demonstrate design excellence with specific consideration to the site's character and heritage, its layout, setbacks, architectural design, materials, articulation and detailing, amenity, open spaces and public domain, connectivity and street activation. • Provide a table identifying the proposed development's different land uses, including a floor-by-floor breakdown of GFA, total GFA and site coverage. 3. Heritage • Prepare a statement of heritage impact which includes: ○ Identification of the part of the development site which is of heritage significance, what impact the proposed works will have on the significance, what measures are proposed to mitigate negative impacts, and why more sympathetic solutions are not viable; ○ consideration of conservation works to the existing heritage building and wider heritage impacts to the area surrounding the site; and ○ consideration of natural areas and places of Aboriginal, historic or archaeological significance. • Demonstrate consideration of the relevant Conservation Management Plan(s). → <i>Relevant Policies and Guidelines</i> • <i>NSW Heritage Manual</i> • <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i> • <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i> 4. Accessibility • Opportunities are to be explored to improve pedestrian access to the building from; ○ Harrington Street; and ○ Globe Street including the removal of intrusive elements from the Globe Street elevation. 5. Construction Impacts • Identify measures to ameliorate potential construction impacts including to vehicular and pedestrian access, noise and vibration, air quality, waste management. 6. Ecologically Sustainable Development (ESD) • Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. 7. Building Code of Australia • Prepare a comprehensive BCA and access report demonstrating compliance with the Building Code of Australia.
Consultation	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. In particular you must consult with: • City of Sydney Council; • Heritage Council of NSW; and • Sydney Harbour Foreshore Authority. 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.
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.
References	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.

Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 7 hard copies and 7 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.