

Secretary's Environmental Assessment Requirements
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*
Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 7037
Proposal Name	Mixed Use Development
Location	75-85 Harrington Street, The Rocks
Applicant	Golden Age Development & Hannas The Rocks Pty Limited
Date of Issue	22 May 2015
General Requirements	<p>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 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the 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 the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data. • Consideration of potential cumulative impacts due to other development in the vicinity. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing significant risks to the environment. <p>The EIS must 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 (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 (construction and operation). • 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. Environmental Planning Instruments, Policies & Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site, contained in the relevant EPIs, including: <ul style="list-style-type: none"> ○ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ○ <i>Sydney Cove Redevelopment Authority Scheme</i>; ○ <i>State Environmental Planning Policy 55 - Remediation of Land</i>; ○ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ○ <i>State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development</i>; ○ <i>State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004</i>; and ○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>.

- Address the relevant provisions, goals and objectives in the following:
 - *NSW 2021;*
 - *Plan for Growing Sydney;*
 - *Draft Sydney City Sub-Regional Strategy;*
 - *NSW Long Term Master Transport Plan;*
 - *Sydney's Cycling Future;*
 - *Sydney's Walking Future;*
 - *City of Sydney Development Control Plan 2012;*
 - *Sydney City Centre Access Strategy;* and
 - *Residential Flat Design Code.*

2. Land Use and GFA

- Provision of a table identifying the building's different land uses*, including a floor by floor breakdown of GFA, total GFA and site coverage.
* Retail uses must be separately defined as per the Standard Instrument.
- Address the recommendations of Sydney Harbour Foreshore Authority's land use study for the site (Redevelopment Assessment, 85 Harrington Street, The Rocks, May 2015, MacroPlan Dimasi).

3. Design Excellence, Built Form and Urban Design

- Outline the design process leading to the proposal and justify the suitability of the site for the proposal.
- Demonstrate design excellence with specific consideration of the site's character, layout, setbacks, architectural design, materials, articulation and detailing, amenity, views and vistas, open spaces and public domain, connectivity and street activation.
- Address the height, bulk and scale of the proposal development within the context of the locality and its surrounds.
- Address retail tenancy fit-outs, shopfront design and signage.
- Address the Sydney Harbour Foreshore Authority's Design and Development Advisory Panel comments, February 2015.

4. Visual and View Impacts

- Identify important sight lines and visual connectivity to and through the site.
- A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plan and documents section).

5. Amenity

- Outline and address the proposed development's impacts in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security.
- The EIS must include:
 - a shadow diagrams report; and
 - wind effects report.

6. Ecologically Sustainable Development

- 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 ongoing phases of the development.
- Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy.

7. Public Domain and Public Access

- Identify proposed open space, public domain and linkages with and between the site and other public domain spaces, including George Street,

Harrington, Gloucester and Cumberland Steps, Cumberland Street, Cambridge Street and other relevant streets and lanes.

- Detail and outline the interface between the proposed uses and the public domain;
- Provide details of the proposed improvements to public access provisions between the site and George Street, Harrington Street, Gloucester Street, Cumberland Street, Cumberland Steps and the Cahill Expressway walkway via lift, ramp and stairs, and identify design details for these new elements having regard to the existing streetscape and heritage character.
- Demonstrate safe, accessible, prioritised pedestrian path of travel at entries and exits to the basement car park.
- Outline specific design features (if applicable):
 - footpaths and pavements, roads and/or rights of carriageways;
 - outdoor seating;
 - materials and finishes;
 - furniture and fixtures;
 - street lighting, pedestrian lighting and feature lighting;
 - edges, screens and fences;
 - walls, embankments and mounds;
 - steps, ramps, vehicle crossings, decks and pathways;
 - services where affected, utility poles, and service pits;
 - civil and stormwater infrastructure;
 - tree planting;
 - mass planting beds, planter boxes and individual plantings; and
 - bicycle parking.

8. Heritage

- Prepare a statement of heritage impact which identifies:
 - All heritage items (state and local) within and in the vicinity of the site including built heritage, landscapes and archaeology (including the Baker Street Terraces, Susannah Place and Cumberland Place Stairs), and detailed mapping of these items, and why the items and site(s) are of heritage significance;
 - What impact the proposed works will have on their significance, including impacts as a result of the proposed adaption of the Baker Street Terraces into residential apartments, and impacts on views to and from heritage items;
 - Detailed mitigation measures to offset any potential impacts on heritage values; and
 - Provide details of visual impacts of the proposed development on the historic streetscapes of Gloucester Street and Harrington Street.
- The *Bakers Terrace Conservation Management Plan* should be updated and submitted to the Heritage Council for NSW for endorsement, prior to determination of the application.
- The Prepare an archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline proposed mitigation and conservation measures.
- Prepare an interpretation strategy that includes the provision for interpretation of any archaeological resources uncovered during the works.

→ *Relevant Policies and Guidelines*

- *Conservation Management Plan for The Royal Botanic Garden and Domain*
- *NSW Heritage Manual*
- *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*

- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*
- *The Rocks Heritage Management Plan 2010*
- *Bakers Terrace Conservation Management Plan*
- *Cumberland Place Conservation Management Strategy*

9. Transport, Traffic, Car Parking and Accessibility

- The EIS shall include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:
 - daily and peak traffic movements likely to be generated by the development, and an assessment of the existing and future performance of key intersections surrounding the site, and any upgrades (road/intersections) required as a result of the development;
 - detail the proposed number of car parking spaces and compliance with appropriate parking codes;
 - existing public transport services and opportunities to promote public transport use (such as a green travel plan);
 - pedestrian and cycle connections/circulation and required upgrades to meet the likely future demand within the precinct and connections to the external networks, particularly the cycle network identified in the Sydney City Centre Access Strategy;
 - details of the proposed number of bicycle parking spaces and compliance with appropriate standards and the provision of end-of-trip facilities;
 - assessment of proposed loading dock provisions and access arrangements to loading docks; and
 - details of access arrangements for emergency and service vehicles (including vehicle type and likely arrival and departure times of service vehicles).
- In relation to construction traffic:
 - details of anticipated truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during construction;
 - details of proposed construction vehicle access arrangements at all stages of construction; and
 - assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclist and public transport, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impacts. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities, and must take into consideration the staging of transport works in the Sydney CBD (including light rail).

→ *Relevant Policies and Guidelines*

- *Guide to Traffic Generating Developments (RMS)*
- *Sydney City Centre Access Strategy*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
NSW Planning Guidelines for Walking and Cycling
- *Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)*

10. Earthworks

- Provide a detailed survey showing existing and proposed levels and proposal quantities of cut and fill necessary for the proposed works.

- Provide details of the fill, including types and materials and their source.
- Provide details of the location for the disposal of excess cut and the methodology of transportation to this location.
- Provide a detailed survey plan showing the relationship of the proposed development with respect to Sydney Trains easement/stratum lot and tunnel location.

11. Water, Drainage, Stormwater and Groundwater

- Prepare an Integrated Water Management Plan, detailing stormwater and wastewater management, including any re-use and disposal requirements, demonstration of water sensitive urban design and any water conservation measures, and identification of any appropriate water quality management measures.
- The Applicant shall provide information on the required water and waste water services and any augmentation of Sydney Water infrastructure that may be required for the proposed development.

12. Infrastructure Provision

- Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced.
- Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works.
- Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations.

13. Interim Rail Corridor

- The EIS shall detail the likely effect of the proposal in consultation with TfNSW on:
 - the practicability and cost of carrying out rail expansion projects on the land in the future;
 - the structural integrity or safety of, or ability to operate, such rail projects; and
 - the land acquisition costs and costs of construction, operation or maintenance of such projects.

14. Noise

- The applicant must include a Noise and Vibration Assessment of construction, operation, traffic and cumulative noise impacts prepared in accordance with the relevant EPA guidelines. This assessment must consider any potential noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy 2000 (EPA)*
- *NSW Industrial Noise Policy – application notes 2013 (EPA)*
- *Interim Construction Noise Guideline 2009 (DECC)*
- *Assessing Vibration: A Technical Guideline 2006 (DECC)*
- *NSW Road Noise Policy (DECCW 2001)*
- *NSW Road Noise Policy – application notes 2013 (EPA)*

15. Sediment, Erosion and Dust Controls

- Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and particles.

→ *Relevant Policies and Guidelines:*

- *Managing Urban Stormwater – Soils & Construction 4th Edition (Landcom)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants*

	<p><i>(August 2005) (EPA)</i></p> <p>16. Building Code of Australia</p> <ul style="list-style-type: none"> • Prepare a detailed BCA and access report demonstrating compliance with the Building Code of Australia. <p>17. Environmental, Construction and Site Management Plan</p> <ul style="list-style-type: none"> • The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: <ul style="list-style-type: none"> ○ community consultation, notification and complaints handling; ○ impacts of construction on adjoining development and proposed measures to mitigate construction impacts; ○ noise and vibration impacts on and off site; ○ air quality impacts on the neighbourhood; ○ odour impacts; ○ water quality management for the site; and ○ construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline. <p>18. Staging</p> <ul style="list-style-type: none"> • Details regarding the staging of the proposed development. <p>19. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate level of consultation with council and State Government agencies. • Provide details on the Community Engagement Framework to guide the public consultation process.
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. In particular, you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council. • Sydney Harbour Foreshore Authority. • EPA. • Office of Heritage and Environment. • Sydney Water. • Transport for NSW. • Roads and Maritime Services. • Sydney Trains. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, if relevant. <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 Secretary in relation to the preparation of the EIS.</p>

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.
 - 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 parks, community facilities and open space and heritage items.
 - The location and uses of existing buildings, shopping and employment areas.
 - Traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - The location of any existing building envelopes or structures on the land in relation to the existing and proposed site boundaries and any development on adjoining land.
 - Detailed plans, sections and elevations of the development, including all temporary structures and site features.
 - The height (AHD) of the proposed development in relation to the land.
 - Any changes that will be made to the level of the land by excavation, filling or otherwise.
4. **Landscape plan** illustrating treatment of open space areas on the site.
5. **3D modelling and a physical model** of the proposal shall be prepared in accordance with City of Sydney's requirements.
6. **Shadow diagrams** showing solar access to the site and surrounding areas at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
7. **Visual Impact Assessment**

The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.

Visual assessment methodology

 - The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.
 - As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.
 - Visual catchment should be defined and explained (see below).

	<ul style="list-style-type: none"> • An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low. <p>Visual catchment</p> <ul style="list-style-type: none"> • Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified. This must include, but is not limited to, Harrington Street, Gloucester Street, Cumberland Street, Cahill Expressway, Sydney Harbour Bridge, Cambridge Street, Cumberland Steps, Globe Street, Longs Lane, Sydney Harbour, the Sydney Opera House and East Circular Key. • Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined. • Photos are required for representative view categories, plotted on a map. <p>Visual material</p> <ul style="list-style-type: none"> • Reference to be made to site analysis. • Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected. • The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact. • The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment. • Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment. • A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views. • Assessment must benchmark against the existing situation with the proposed plans. • Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment. • As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context. <p>A comparison of 'before', 'approved' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.</p>
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 8 hard copies and 8 electronic copies of the documents and plans (once the application is considered acceptable). • Two full scale colour copies of the plans. • Two A0 photomontage boards illustrating the proposal. • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.