

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 7047
Proposal Name	Darling Harbour Live Interactive Display System
Location	Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP)
Applicant	Darling Harbour Live
Date of Issue	24 June 2015
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. 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 risk 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 (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) 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 future 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. Statutory and Strategic Context – including: Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: - State Environmental Planning Policy (State & Regional Development) 2011; - State Environmental Planning Policy No 64 – Advertising and Signage - State Environmental Planning Policy (Infrastructure) 2007; - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and - Darling Harbour Development Plan No 1. Address the relevant goals and strategic objectives, as well as planning provisions, design and operational requirements of the following: - NSW 2021;

	• A Plan for Growing Sydney; • Sustainable Sydney 2030; • Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines; • Transport Corridor Outdoor Advertising and Signage Guidelines Assessing Development Applications Under SEPP 64 – July 2007; • Digital Design Criteria in the revised draft Transport Corridor Advertising and Signage Guidelines (August 2014); • SICEEP Permanent Signage and Advertising Guidelines June 2014; • Sydney Development Control Plan 2012; and • Draft Sydney Development Control Plan (Signs and Advertisements) 2015. 2. Urban Design and Visual Impacts The EIS shall: • address the location, dimensions and scale of the proposed signage within the context of the locality, with specific consideration of the size, orientation, number of signs and materials; • address the purpose, content and operation of the proposed signs including the relationship with the ICC, Exhibition Centre and Theatre buildings and the public domain throughout the SICEEP; and • provide a Visual Impact Assessment and photomontages which address the visual impact of the proposal from the public domain, neighbouring residential properties and other key vantage points surrounding the site. 3. Public Domain The EIS shall: • address how the proposed signage relates to the public domain in terms of connectivity, accessibility, way finding, design quality and vision for the SICEEP; • outline the way finding and signage strategy, including an overlay of the location of the proposed signs with way finding signs in the public domain; and • outline the relationship between the proposed signage with other public domain elements including seats, bins, light poles, banner poles, etc. 4. Ecologically Sustainable Development (ESD) The EIS shall detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design, construction and operation of the signage. 5. Amenity The EIS shall address illumination, hours of operation (including any curfew), acoustic impacts (for any signs which have sound), reflectivity and overshadowing impacts to the surrounding area including the public domain. A high level of environmental amenity must be demonstrated. 6. Heritage The EIS shall provide a Heritage Impact Assessment that: • addresses the impacts of the proposal on the heritage significance of the Darling Harbour precinct and heritage items in the vicinity (including conservation areas), as well as any impacts on significant views; • details any mitigation measures to offset potential impacts on heritage values; • includes a strategy for the interpretation of the history and significance of Darling Harbour as part of the proposed signage display system.
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	7. Transport/Road Safety The EIS shall provide a transport and road safety assessment report to address potential transport/road safety impacts on road users and light rail operation associated with all signage that is visible from a road and/or light rail corridor. This should include: • a clear description of the technical and operational specifications for all relevant advertising signage and displays; • an analysis of the adjoining and surrounding road network including traffic volumes, speed limits, intersections, decision points, cyclist and pedestrian infrastructure and crash data; • the relationship between the proposal and all traffic and parking management signs required by existing SSD approvals throughout SICEEP; • consideration of the impacts of the proposal in terms of distraction of drivers and/or obstruction of any road and/or traffic control devices/signage; • consideration of location, illumination and dwell/transition times; • a road safety audit undertaken by an independent TfNSW accredited Road Safety Auditor in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audit; and • mitigation measures to address any adverse impacts of the proposal on the safety of road uses and light rail operation in the adjoining transport network. 8. Construction Impacts The EIS shall address construction impacts and staging in relation to the construction of the ICC, Exhibition and Theatre buildings and public domain as part of the SICEEP. 9. 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 Roads and Maritime Services, Transport for NSW and City of Sydney Council. 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.
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: • architectural drawings; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • Visual Impact Assessment; • 3D perspectives & photomontages of the proposal, including existing public domain elements; • shadow diagrams; • Heritage Impact Assessment; • Transport and Road Safety Assessment; • Acoustic Report; • Lighting Assessment; and • Structural report.

Further consultation after two years	If you do not lodge a development application and EIS for the development within two 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.