

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 7056
Proposal Name	Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks
Location	7-27 Circular Quay West, The Rocks
Applicant	Tallawoladah Pty Ltd
Date of Issue	28 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>; and ▪ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>. • Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ○ <i>NSW 2021</i>; ○ <i>Plan for Growing Sydney</i>; ○ <i>Draft Sydney City Sub-Regional Strategy</i>;

- *Sydney's Cycling Future;*
- *Sydney's Walking Future;*
- *Sydney City Centre Access Strategy; and*
- *Sydney Development Control Plan 2012.*

2. Land Use and GFA

- Provision of a table identifying the land uses for the building*, including a floor by floor breakdown of GFA, total GFA and site coverage.
* Retail uses must be separately defined as per the Standard Instrument.
- Should the application seek approval for the fit-out and use of the building, the EIS must identify the proposed uses (i.e. restaurants, bars, small bars, etc), patron capacity and hours of operation of each individual tenancy.

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 historic 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.
- Identify any overhangs or encroachments into the public domain (i.e. sun shading, awnings, and the like) and justify the inclusion of those elements.
- Address any proposed signage.

4. 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 Campbell's Stores), 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 any impacts from the adaptive re-use and fit-out of Campbell's Stores and the proposed new structure to the north, and any impacts on views to and from heritage items; and
 - Detailed mitigation measures to offset potential impacts on heritage values.
 - Compliance with the policies in the endorsed Conservation Management Plan.
- 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.
- Address any impacts on the Sydney Opera House buffer zone.

→ *Relevant Policies and Guidelines*

- *NSW Heritage Manual*
- *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*
- *Conservation Management Plan, Godden Mackay Logan, 2014*
- *Campbell's Cove Archaeological Assessment, Sydney Harbour Foreshore Authority, 2012*
- *The Rocks Heritage Management Plan, 2010*

5. 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, including any impacts from the new outdoor seating area and proposed new building elements, and impacts on the site and its surrounds when viewed from key vantage points (see plan and documents section).

6. Amenity

- Outline and address amenity impacts in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security.
- Demonstrate that the use of the proposed new structure to the north of Campbell's Stores is compatible with adjoining uses.

7. 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.

8. Public Domain and Public Access

- Identify proposed open space, public domain and linkages with and between other public domain spaces, including detailing the interface between the proposed uses and the surrounding public domain (including the delineation between the proposed outdoor seating area and the adjacent public domain).
- Demonstrate ease of access/circulation space around Campbell's Stores, the proposed outdoor dining area and the proposed new structure to the north.
- 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.

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 (if car parking is proposed);
 - 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.

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.
- Should the application seek approval for the fit-out and use of the building, detailed Noise Impact Statements must be prepared for each tenancy.

→ 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 (August 2005) (EPA)*

16. Building Code of Australia

- Prepare a detailed BCA and access report demonstrating compliance with the Building Code of Australia.

17. Environmental, Construction and Site Management Plan

- The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include:
 - 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. Plan of Management</p> <ul style="list-style-type: none"> • Should the application seek approval for the fit-out and use of the building, a detailed Plan of Management needs to be prepared for each tenancy of the building which addresses the site and locality details, operational details (staffing, liquor licences, cooperation with NSW Police, community engagement), hours of operation, patron capacity, noise management, safety and security, and waste management. <p>20. 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. • Port Authority of NSW; • 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. Fit-out details and drawings:
 - Should the application seek approval for the fit-out and use of the individual tenancies of the building, the drawings should illustrate:
 - Back of house facilities, delivery areas, grease traps, waste storage facilities and the like.
 - Details of furniture and other items to be located in the proposed outdoor dining areas, particularly fixed elements.
 - The location of mechanical ventilation in each tenancy, including the exhaust risers and the location of discharge points, or details of a shared mechanical ventilation system.
5. **Landscape plan** illustrating treatment of open space areas on the site.

8. 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

	<p>form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.</p> <ul style="list-style-type: none"> • Visual catchment should be defined and explained (see below). • 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, Hickson Road, Circular Quay West, George Street, Sydney Opera House buffer zone, and key public domain areas to the north and east of the proposed development. • 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>9. Acid Sulfate Soils Management Plan must be prepared for the proposed development.</p> <p>10. Arboricultural Assessment of any significant trees impacted by the development/proposed to be removed. This must address Australian Standard 4970-2009 'Protection of Trees on Development Sites' including identifying the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) areas, and provide recommendations on the measures to retain the health of trees through the design process, and measures to protect trees during the construction works.</p>
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.

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| | <ul style="list-style-type: none">• 6 hard copies and 10 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on CD-ROM with documents in PDF format with file sizes not exceeding 5Mb. The hard copies should include plans printed in A3. One additional A1 set of plans may also be provided. |
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