



**Transport
for NSW**

Ms Amy Watson
Team Leader
Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Simon Truong

**Request for Secretary's Environmental Assessment Requirements (SEARs) for a
Mixed Use Residential Development, 80-88 Regent Street, Redfern (SSD 7080)**

Dear Ms Watson

Thank you for your letter dated 28 May 2015 requesting Transport for NSW (TfNSW) provide its input into the draft SEARs for a Mixed Use Residential Development, 80-88 Regent Street, Redfern.

TfNSW has reviewed the draft SEARs for the SSD application and appreciates the opportunity to provide comments. The suggested additions and changes to the SEARs are provided in track changes in the attached Draft SEARs for the above development application.

Thank you again for the opportunity to comment on the draft SEARs. If you require further clarification regarding this matter, please don't hesitate to contact Edmond Platon, Transport Planner on 8202 2557.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Ozinga', written over a circular stamp.

12/6/15

Mark Ozinga
**Manager Land Use Planning and Development
Planning Division**

CD15/09866

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 7080
Proposal Name	Mixed Use Residential and Retail Development
Location	80-88 Regent Street, Redfern
Applicant	W-Two Holdings Pty Ltd
Date of Issue	DRAFT
General Requirements	<p>The Environmental Impact Statement (EIS) must 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 key 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 risk 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; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any 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 (CIV) (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 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	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> • the <i>Environmental Planning & Assessment Act 1979</i>; • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Major Development 2005); • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (Urban Renewal) 2010; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage; • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and accompanying Residential Flat Design Code; • Draft State Environmental Planning Policy No. 65 – Design Quality of

Residential Flat Development (Amendment No. 3) and the draft Apartment Design Guide;

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy No. 1 – Development Standards; and
- Sydney Local Environmental Plan 2012.

Identify compliance with the development standards applying to the site. Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- A Plan for Growing Sydney;
- Sydney 2030 (The City of Sydney Council);
- Development Near Rail Corridors and Busy Roads- Interim Guideline;
- Guide to Traffic Generating Developments (RMS);
- NSW Planning Guidelines for Walking and Cycling;
- NSW Long Term Transport Master Plan;
- Draft Urban Design Principles – Redfern Centre;
- Redfern Waterloo Built Environment Plan (Stage One) August 2006;
- Redfern Waterloo Authority Contributions Plan 2006;
- Redfern Waterloo Authority Affordable Housing Contributions Plan 2006;
- City of Sydney Public Domain Manual.
- ~~City Centre Access Strategy;~~(Note: Site is not within the Sydney City Centre boundary as defined in the Strategy).
- Sydney Development Control Plan 2012;
- Sydney's Cycling Future; and
- Sydney's Walking Futures.

2. Built Form and Urban Design

The EIS shall address:

- demonstrate how the proposal exhibits design excellence in accordance with the general urban design principles of the Redfern Waterloo Built Environment Plan (Stage One) August 2006. This must include documentary evidence of the design excellence process followed as referred to in Clause 22 of the SEPP (Major Development) 2005;
- address the height, bulk and scale of the proposed development within the context of the locality and ensure it does not create unacceptable environmental impacts such as excessive overshadowing, wind impacts, view loss or privacy loss. This shall include:
 - view analysis to and from the site from key vantage points and streetscape impacts. Photomontages or perspectives should be provided showing the proposed development;
 - view impact analysis from various levels of adjoining developments at 157 Redfern Street and 7-9 Gibbons Street;
 - options for the siting and layout of the building envelope;
 - analysis and detailed justification for the Regent Street and Marian Street setbacks in the context of adjoining developments and existing setback controls along the street;
- detail the design quality of the building, with specific consideration of the overall site layout, axis, views and vistas, connectivity, street activation, open spaces and edges, façades, massing, setbacks, building articulation, materials, colours, landscaping, safer by design principles, rooftop and mechanical plant;
- address how the proposal retains and promotes the existing and future built form character and fabric at Regent Street in consideration of the materials and finishes for the proposed to be retained facades at Regent and Marian Street;
- address how the proposal maximises activation of Regent Street and Marion Street frontages, and accentuates the corner location of the site.

3. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development to achieve any sustainability best practice initiatives.

4. Environmental and Residential Amenity

The EIS shall:

- address how the proposal achieves a high level of environmental and residential amenity including solar access, acoustic impacts, visual privacy, view loss, overshadowing, noise and vibration emanating from Regent Street and nearby train lines, and wind impacts; and
- demonstrate that the proposal maintains the amenity of surrounding residential development (both existing, approved or proposed) and potential future development.

5. Noise

The EIS shall identify the main noise generating sources and activities at all stages of construction and any noise sources during future operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

6. Transport and Accessibility (Construction and Operation)

The EIS shall:

- provide existing and future development daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network;
- assess the impact of additional traffic generated by the proposed development on the existing road network and operation of bus services;
- assess the existing and future pedestrian and cycle facilities within the vicinity of the site and identify measures to manage the likely increase in public transport, pedestrian and cycle demands;
- demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets. This includes describing ~~the~~ measures to be implemented to promote sustainable means of transport including public transport usage, car sharing scheme, pedestrian and bicycle linkages, end of trip facilities and parking provisions;
- ~~provision;~~
- ~~provide accurate details of peak hour construction and servicing vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity;~~
- demonstrate appropriate provision, design and location of on-site bicycle parking and end of trip facilities as per Austroads Cycling Aspects of Australia Guide;
- include a Workplace Travel Plan and Travel Access Guide for employees, students, residents and visitors to the site;
- detail options considered for locating the driveway access off Williams Lane; and
- prepare a draft Construction Traffic Management Plan which details the access arrangements at all stages of construction, and measures to mitigate any associated pedestrian, cyclists, public transport and traffic impacts. This Plan should include truck routes, truck movements, hours of operation, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities. Should the development require the closure of walking and/or cycling facilities, adequate safety and diversion measures should be installed to limit time delay and detour distances.

	<p>7. Crime and Safety The EIS shall address the relationship of the proposal to Williams Lane. This shall include consideration of CPTED principles including any opportunities for activation, surveillance and other crime prevention treatments to the laneway and external spaces.</p> <p>8. European and Aboriginal Heritage The EIS shall:</p> <ul style="list-style-type: none"> • assess the heritage significance of the site and any impacts the development may have upon this significance; • identify non-Aboriginal heritage items within the area affected by the proposal. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual; and • identify whether the site has any significance to Aboriginal cultural heritage and archaeology and identify appropriate measures to preserve any significance. The proposal should have regard to any impacts on places, items or relics of significance to Aboriginal people. Where it is likely the project will impact on the Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/ mitigation measures.
<p>Other Issues</p>	<p>9. Drainage and Flooding The EIS shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>10. Contributions and/or Voluntary Planning Agreement The EIS shall address the contributions applicable to the development and / or negotiations with Council and Urban Growth NSW Development Corporation for any material public benefits around the site in lieu of payment of contributions.</p>
<p>Plans and Documents</p>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • architectural drawings; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • access impact statement; • view analysis/photomontage; • stormwater concept Plan; • sediment and erosion control plan; • landscape plan, including any public domain works; • preliminary construction management plan, inclusive of a construction traffic management plan and cumulative impact of construction activities on other nearby sites; • geotechnical and structural report; • wind impact assessment report; • contamination assessment report; • signage details (if proposed); and

	<ul style="list-style-type: none"> • schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups.</p> <p>In particular you must consult with the City of Sydney Council, Urban Growth NSW Development Corporation, NSW Police – Redfern Local Area Command, Transport for NSW and the adjoining residents at 157 Redfern Street and 7-9 Gibbons Street.</p> <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 DGRs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>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.</p>