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13 July 2015

File Number: 2015/347726
Our Ref: R/2015/26

Ms Amy Watson, Team Leader, Metropolitan Projects
NSW Department of Planning and Environment
SYDNEY NSW 2000

Attention: Brendon Roberts
Brendon.roberts@planning.nsw.gov.au

Dear Brendon,

RE: Request for SEARs for student accommodation at Building W1, Darling Drive Plot (SSD 7133), Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP)

I refer to your correspondence received 2 July 2015, inviting Council to provide input on the draft SEARs for the proposed State Significant Development (SSD) at the above site. The proposal is for the construction of building upwards of 22 storeys in height, contained wholly within the approved parameter plan. The building will be used for student accommodation. The proposal will also seek consent for the completion of the immediately surrounding public domain.

The City has reviewed the request prepared by JBA dated 23 June 2015. The draft SEARs appear to satisfactorily cover most requirements for a future application. However, additional items are recommended for inclusion in the document. The further key issues are contained in Attachment A.

Should you wish to speak with a Council officer about the above, please contact Christopher Ashworth, Specialist Planner, on 9246 7757 or at cashworth@cityofsydney.nsw.gov.au.

Yours sincerely,

GRAHAM JAHN AM
Director
City Planning | Development | Transport

city of villages

ATTACHMENT A

Draft Secretary's Environmental Assessment Requirements

Recommended inclusions

Statutory and Strategic Context

- State Environmental Planning Policy (Affordable Rental Housing) 2009.
- Sydney City Draft Sub-Regional Strategy.
- Sydney City of Sydney Waste Minimisation in New Developments 2005.
- Sydney Streets Design Code and Sydney Streets Technical Specification.

Note: It is recommended that the Sydney Development Control Plan 2012 should be moved to the top of the list to appropriately reflect its relevance and hierarchy within the list of plans and policies

Design Excellence, Built Form and Public Domain

- Require a design excellence commitment which is consistent with the Sydney LEP 2012 and Sydney DCP 2012 and the City's Competitive Design Policy. This means that the building must be subject to competitive design processes with the City of Sydney's direct involvement.
- Include documentary evidence that the independent Design Review Panel appointed by Infrastructure NSW to oversee the design of the SICEEP project has reviewed the detailed design and their recommendations have been addressed.
- Identify overshadowing impacts to the Powerhouse Museum site, and in particular the forecourt and the childcare facility open space.
- Address any overhang or encroachment over the public domain and justify the inclusion of any such arrangement.
- Identify communal areas within and around the building including proposed likely uses/functions.
- Demonstrate how private and public spaces at the Ground Floor plane will be discernible.
- Address Water Sensitive Urban Design opportunities within the public domain and landscaping.
- Identify how all frontages will be activated at street level. Particular attention should be given to the public domain directly to the north of the building given its isolated location.

Environmental and Residential Amenity

- Demonstrate that the following requirements of the Apartment Design Guide will be met:
 - Solar access;
 - Natural ventilation; and
 - Floor to ceiling heights.

Transport and Accessibility (Operation)

- Address the impact of pedestrian volumes in the surrounding public domain networks.
- Identify and address areas of potential pedestrian conflict on the adjoining roads, the cycle path, and the light rail line.

Noise and Vibration

- The EIS shall demonstrate that noise from communal facilities for students, such as those at the ground plane and any rooftop terrace, will not result in unacceptable noise impacts to nearby sensitive receivers, including student accommodation within the subject and adjoining building, and other residential uses in Darling Square.

Staging

- The EIS shall provide details regarding the staging of the proposed development including the timing of public domain works.

Water Quality

- The EIS shall address water quality impacts during construction including details of the source, volume, frequency and on-going monitoring methods; and
- The EIS shall provide mitigation and management measures to minimise soil and stormwater impacts to the surrounding area.