

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 7163
Proposal Name	Alterations and additions to the existing base building.
Location	225 George Street, The Rocks
Applicant	Grosvenor Place Pty Ltd
Date of Issue	7 August 2015
General Requirements	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>. Notwithstanding the 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 assessment, must include: • 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. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • 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	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies & Guidelines • Address the relevant statutory provisions applying to the site, contained in the relevant EPIs, including: ◦ <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>; and ◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>. • Address the relevant provisions, goals and objectives in the following: ◦ <i>NSW 2021</i>; ◦ <i>Plan for Growing Sydney</i>; ◦ <i>Draft Sydney City Sub-Regional Strategy</i>; and ◦ <i>Sydney's Walking Future</i>

	2. Urban Design - Address and detail the layout, setbacks, architectural design, materials, articulation and detailing of the proposal, amenity, views and vistas, open spaces and public domain, connectivity and street activation. 3. Amenity - Outline and address the proposed development's impacts in terms of sunlight, wind and safety and security. 4. 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. 5. Public Domain and Public Access - Detail and outline the interface between the proposed uses and the public domain. - Provide details of the proposed improvements to public access provisions and linkages between the site and George Street, Harrington Street, Essex Street and Grosvenor Street via lift, ramp and stairs, and identify design details for these new elements having regard to the existing streetscape and heritage character. - Detail and outline equitable access provisions throughout the site. - 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. - Provide details of how the public domain and public access areas would be maintained. 6. Heritage - The EIS shall include a Heritage Impact Assessment for the proposed works, and is to include: - an assessment of any potential impacts of the proposal on all heritage items (state and local) in the vicinity of the site, including but not limited to, Bushells Building (SHR 01534), Accountants House (SHR 01521), the Brooklyn Hotel (SHR 01533) and any conservation areas; - an assessment of any aboriginal and non-aboriginal archaeological impacts, including any impacts on the overall archaeology of The Rocks; - detail mitigation measures to offset any potential impacts on heritage values; and - an assessment of the visual impacts of the proposal on the historic streetscapes of Harrington Street.
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	→ <i>Relevant Policies and Guidelines</i> • <i>NSW Heritage Manual</i> • <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005</i> • <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010</i> • <i>The Rocks Heritage Management Plan 2010</i> 7. Infrastructure • 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. 8. Construction Impacts • Identify the potential impacts that may arise during the construction of the proposal. • Detail measures and procedures to minimise and manage any potential construction impacts including noise and vibration, traffic and the generation and off-site transmission of sediment, dust and particles. 9. Building Code of Australia • Prepare a detailed BCA and access report demonstrating compliance with the Building Code of Australia. 10. 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 and odour impacts on the neighbourhood; ○ 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. 11. Consultation • 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	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: • City of Sydney Council. • Sydney Harbour Foreshore Authority. • Office of Heritage and Environment – Heritage Office. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, if relevant. 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.

Further consultation after 2 years	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.
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Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. 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. A landscape plan illustrating treatment of open space areas on the site.
Documents to be submitted	• One hard copy and one electronic copy of all the documents and plans for review prior to exhibition. • Five hard copies and eight electronic copies of the documents and plans (once the application is considered acceptable). • One full scale colour copies of the plans. • One copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

ATTACHMENT A – PUBLIC AUTHORITY RESPONSES TO REQUEST FOR KEY ISSUES



Heritage Council

of New South Wales

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Job ID: DOC15/270532
File: SF15/31240
Your ref: SSD 7163

Mr Cameron Sargent
Team Leader
Key Site Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ashley Cheong

Dear Mr Sargent

RE: Request for SEARs for Alterations and Additions to the North Court Building at 225 George Street, The Rocks (State Significant Development SSD 7163)

I refer to your email dated 20 July 2015, seeking the Heritage Council of NSW input into the Secretary's Environmental Assessment Requirements (SEARs) for the above described State Significant Development.

It is understood that the application will seek approval for the following:

- removal of the existing escalators within the North Court Building;
- creation of an accessible through site link from Harrington Street to George Street;
- installation of directional signage throughout the site; and
- minor alterations and additions to the North Court building including stair and lift access and removal of part of the existing glass awning within the courtyard.

As delegate of the Heritage Council of NSW, I recommend that the following requirements should be included in the SEARs:

1. Prepare a Heritage Impact Assessment (HIA) as part of the Environmental Impact Statement. The HIA should address the impacts of the proposal on the adjacent state listed heritage items Bushells Building (SHR 01534), Accountants House (SHR 01521), the Brooklyn Hotel (SHR 01533) and other heritage items in the vicinity (including conservation areas). The HIA should address compliance with the policies of *The Rocks Heritage Management Plan* (2010).
2. The HIA should include an assessment of any aboriginal and non-aboriginal archaeological impacts, including any impacts on the overall archaeology of The Rocks. It should outline any proposed management and conservation measures to protect and preserve archaeology.

Helping the community conserve our heritage

Ashley Cheong

From: Bridget McNamara <bmcnamara@cityofsydney.nsw.gov.au>
Sent: Monday, 3 August 2015 10:44 AM
To: Ashley Cheong
Subject: SSD 7163, 225 George Street, The Rocks (SSD 7163)
Attachments: Draft SEARs Input - Letter to OEH.PDF; Draft SEARs.pdf; SCRA Scheme - Variation Diagram.pdf; Attachment A_Architectural Plans.pdf; SEARS Request_225 George Street_GP_July 2015.pdf

Dear Ashley,

I refer to Eastview Commercial Pty Ltd's request for SEARs for Grosvenor Place, 225 George Street, The Rocks.

We have reviewed the draft SEARs and note the generality of the requirements will cover the range of necessary assessment issues.

The City requests that the following also be included in the draft SEARs to assist in addressing some specific issues:

Accessibility

- Confirm and detail equitable access throughout site.

CPTED

- Detail how the design addresses CPTED principles and identify any safety concerns.

Public Areas Access Management Plan

- Provide a Public Areas Access Management Plan.

Urban Design

- Size, location, illumination and design of any retail signage.

Should you have any queries, please do not hesitate to contact me.

Regards

Bridget McNamara
Senior Planner
Planning Assessments



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cityofsydney.nsw.gov.au

Regards,