

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 7246
Proposal Name	Foreshore and public domain works at Campbell's Cove, The Rocks
Location	Campbell's Cove, The Rocks.
Applicant	Sydney Harbour Foreshore Authority
Date of Issue	25 September 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>; ◦ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; and ◦ <i>Sydney Development Control Plan 2012</i>. • Address the relevant provisions, goals and objectives in the following: ◦ <i>NSW 2021</i>; ◦ <i>Plan for Growing Sydney</i>;

- *Draft Sydney City Sub-Regional Strategy;*
- *Sydney's Cycling Future;*
- *Sydney's Walking Future; and*
- *Sydney City Centre Access Strategy.*

2. Urban Design

- Outline how the proposed design addresses amenity impacts in terms of sunlight, wind, reflectivity, visual privacy, and safety and security.
- A visual impact assessment is to be provided to identify the important sight lines and visual connectivity to and through the site and the visual changes and impacts on the site and its surrounds when viewed from key vantage points.

3. Public Domain and Public Access

- Identify pedestrian and cycle linkages with and between other public domain spaces and external networks, including detailing the interface between the proposed works and the surrounding public domain and the cycle network identified in the Sydney City Centre Access Strategy.
- Identify any potential impacts arising from the proposed changes to the ground levels of the public domain.
- Consider the operational requirements of the Overseas Passenger Terminal and the use and configuration of Port Authority land.
- Demonstrate safety and ease of access/circulation space around Campbell's Stores, Circular Quay West, Hickson Road, any proposed shared vehicle zone and the proposed works including consideration of major events.
- Outline ongoing maintenance measures for the proposed works.
- 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.

4. Heritage

- Prepare a Heritage Impact Assessment for the proposed works which includes:
 - an assessment of any potential impacts of the proposal on all heritage items (state and local) within and in the vicinity of the site (including Campbell's Stores and the ASN Co Building), and any conservation areas;
 - an assessment of any aboriginal and non-aboriginal archaeological impacts, including any impacts on the overall archaeology of The Rocks;
 - detailed mitigation measures to offset potential impacts on heritage values; and
 - an assessment of the visual impacts on the historic streetscape of Hickson Road and the Sydney Opera House buffer zone.

5. 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.

6. Transport, Traffic and Accessibility

- The EIS shall include a Traffic and Transport Impact Assessment that details the following:
 - detail any proposed road works and an assessment of any potential impacts on existing traffic movements on the local road network and access arrangements for emergency and service vehicles; and
 - detail any potential impacts on the operation and function of water commercial activities in Campbell's Cove and the Overseas Passenger Terminal.

7. 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.

8. Water, Drainage, Stormwater and Groundwater

- Detail the proposed upgrade works to the existing stormwater management system.
- 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, identification of any appropriate water quality management measures and consideration of Sydney Harbour high tide levels.

9. Contamination

- Identify the potential salinity, contamination and acid sulfate soil impacts of the development.
- Demonstrate compliance with the requirements of SEPP 55.

10. Infrastructure Provision

- Detail the existing land and/or water based infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works.
- Where the proposed works affect existing land and/or water based infrastructure, the application should detail any mitigation works proposed, including service relocations.

11. Construction Impacts

- Identify any potential impacts that may arise during the construction of the proposal, including but not limited to:
 - traffic and access arrangements;
 - temporary cycling and pedestrian movements;
 - 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.

	Outline proposed measures to mitigate construction impacts including community consultation, notification and complaints handling.
Consultation	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular: - City of Sydney Council. - EPA. - Office of Environment and Heritage. - Sydney Water. - Transport for NSW – CBD Coordination Office. - Roads and Maritime Services. - Port Authority of NSW. - Local Aboriginal Land Council and stakeholders, 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.

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.
- Details of furniture and other items to be located in the proposed outdoor dining areas, particularly fixed elements.
- 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. **Landscape plan** illustrating treatment of open space areas on the site.

5. 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 form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework.
- 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.

	Visual catchment • 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. Visual material • 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. 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. 6. 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.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 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.