

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 7317
Proposal Name	Redevelopment of the Australian Technology Park (ATP)
Location	Lots 8, 9 and 12 at the ATP, Eveleigh
Applicant	Mirvac Projects
Date of Issue	29 October 2015
General Requirements	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>. Notwithstanding the key 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 risk assessment, must include: - 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. The EIS must be accompanied by a report from a qualified quantity surveyor providing: - 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	The EIS must address the following specific matters: 1. Statutory Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: - the <i>Environmental Planning & Assessment Act 1979</i>; <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; <i>State Environmental Planning Policy (Major Development) 2005</i>; <i>State Environmental Planning Policy (Infrastructure) 2007</i>; <i>State Environmental Planning Policy (Urban Renewal) 2010</i>; <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; <i>State Environmental Planning Policy No. 1 – Development Standards</i>; and <i>Sydney Local Environmental Plan 2012</i>. Identify compliance with the development standards applying to the site.

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- 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;
- Redfern Waterloo Built Environment Plan (Stage One) August 2006;
- Sydney Development Control Plan 2012;
- Redfern Waterloo Authority Contributions Plan 2006;
- Redfern Waterloo Authority Affordable Housing Contributions Plan 2006;
- Sydney's Cycling Future; and
- Sydney's Walking Future.

2. Gross Floor Area and Land Use Mix

The EIS shall address:

- the proposed distribution of Gross Floor Area across the site and justify any non-compliance with the development standards within *State Environmental Planning Policy (Major Development) 2005*; and
- how the proposed land use mix is consistent with the envisaged character for the ATP precinct.

3. Built Form and Design Quality

The EIS shall:

- demonstrate how the proposed buildings will achieve design excellence in accordance with the general urban design principles of the Redfern Waterloo Built Environment Plan (Stage One) August 2006;
- address the height, bulk and scale of the proposed buildings within the context of the locality and ensure the proposal does not create unacceptable environmental impacts. 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 envelopes;
 - analysis and detailed justification for the proposed building height in the context of adjoining developments and height controls;
 - consideration of the relationships and interface with existing buildings, public domain and street network;
- detail the design quality of the buildings, with specific consideration of the overall site layout, connectivity, open spaces and edges, façades, massing, setbacks, building articulation, materials, colours, landscaping, rooftop and mechanical plant; and
- address how the proposal retains and promotes the existing and future built form character and fabric of ATP.

4. Public domain and Urban Design

The EIS shall:

- address all aspects of the public domain including open spaces within the precinct, road paving, on-street parking, footpaths, cycleways, tree planting, outdoor dining, public art and lighting;
- identify and analyse key pedestrian desire lines to the surrounding area and links to Redfern Railway Station;
- demonstrate the pedestrian circulation, accessibility and connections on site and to surrounding streets in a schematic form;
- demonstrate how the proposed development will incorporate and achieve public access throughout the site, consistent with the terms of the draft Public Access Covenant prepared for the site;
- identify important sight lines and visual connectivity to and through the site;
- address water sensitive urban design opportunities within the public

- domain and landscaping; and
- address crime prevention through urban design principles.

5. 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 future design, construction and ongoing operation phases of the developments;
- address the potential for sustainable technologies and/or renewable energy to achieve any sustainability best practice initiatives; and
- provide an integrated Water Management Plan including alternative water supply, proposed end use of potable and non-potable water, water sensitive urban design and water conservation measures.

6. Transport and Accessibility (Construction and Operation)

The EIS shall include a Traffic and Transport Impact Assessment that:

- demonstrates that the level of car parking within the development will fall within the maximum 1,600 spaces permitted across the ATP under the State Environmental Planning Policy (Major Development) 2005 while:
 - addressing the demand for car parking and the loss of existing tenant parking provided on the site;
 - demonstrating that parking rates support the shift to public transport use and sustainable travel choices;
- demonstrates how the development will support Government strategies in promoting sustainable travel choices, for its future staff and visitors. The EIS should determine the adequacy of pedestrian and cycle facilities to meet the likely future demand of the proposed development and give consideration of measures to be implemented; and
- detail the traffic and transport impacts (including bus services and infrastructure) during construction and how these will be mitigated including the preparation of a preliminary Construction Traffic Management Plan.

7. European and Aboriginal Heritage

The EIS shall include a Heritage Impact Assessment that:

- addresses the impacts of the proposal on the heritage significance of the ATP precinct;
- addresses how the proposal complies with the policies of the *Australian Technology Park Conservation Management Plan* endorsed by the Heritage Council of NSW on 20 March 2014;
- assesses the impact of the proposal on any aboriginal and non-aboriginal archaeology within the ATP precinct and outline any proposed management and conservation measures to protect and preserve archaeology; and
- demonstrates how the proposal will achieve collective management of heritage significant assets of the ATP precinct and complies with the objectives of the draft Heritage Covenant, heritage asset management strategy, and section 170 Register.

8. Contributions and/or Voluntary Planning Agreement

The EIS shall address:

- the contributions payable pursuant to the *Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006* and the *Redfern Waterloo Authority Contributions Plan 2006*; and
- additional contributions proposed or material public benefits associated with any proposed floor space above existing planning controls.

9. Infrastructure Impacts

The EIS shall address any potential impacts on existing Sydney Train Infrastructure in particularly the Illawarra Line Tunnels.

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: • site plan, clearly identifying the extent of the site; • architectural drawings; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • stormwater plans; • shadow diagrams; • view analysis/photomontage; • public domain and landscape plans; • 3D perspectives & photomontages of the proposed development; • heritage impact assessment; • archaeological impact assessment; • ecologically sustainable development report; • traffic and parking impact statement; • draft Construction Traffic Management Plan; • geotechnical and structural report; and • contamination report.
Consultation	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups. You are recommended to consult with the City of Sydney Council, Urban Growth NSW Development Corporation, Transport for NSW, Sydney Trains, and NSW Heritage Council. 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.
References	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.