



Ms Nicola Gibson
Director
MG Planning
Suite 1.4 135 Victoria Road
Drummoyne NSW 2047

Our ref: SSD 7561

Dear Ms Gibson

Modified SEARs for Refurbishment of Wharf Theatre at Wharf 4/5, Walsh Bay (SSD 7561)

The Secretary's environmental assessment requirements (SEARs) for the above project were issued on 15 April 2016 and amended on 4 July 2016. On 20 July and 10 August 2016 you emailed the Department requesting removal of the "Plans and Documents" section's requirement for an Aboriginal and historical archaeological impact assessment and air quality assessment as these do not reflect the current scope of work and the SEARs themselves.

Consequently, the Department has modified the SEARs for SSD 7561 so to remove the reference to an Aboriginal and historical archaeological impact assessment and air quality assessment.

I have attached a copy of the amended SEARs for the preparation of an Environmental Impact Statement (EIS) for the refurbishment of internal areas of the Wharf Theatre at Wharf 4/5, Walsh Bay. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

If you have any questions, please contact Alexander Scott, on (02) 9228 2096 or via email at alexander.scott@planning.nsw.gov.au

Yours sincerely

Ben Lusher
Director
Key Sites Assessments
as delegate for the Secretary

Secretary's Environmental Assessment Requirements
Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7561
Proposal Name	Refurbishment of internal areas of the Wharf Theatre at Wharf 4/5, Walsh Bay
Location	Wharf 4/5 Hickson Road, Walsh Bay
Applicant	Sydney Theatre Company
Date of Issue	15 April 2016
Date of Modification	4 July 2016
Date of Modification	11 August 2016
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 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 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 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. Relevant EPIs, Policies and Guidelines The EIS shall address the relevant planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:

- *Environmental Planning and Assessment Act 1979;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No 55 - Remediation of Land;*
- *Sydney Regional Environmental Plan No 16 - Walsh Bay*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and*
- *Sydney Local Environmental Plan 2012.*

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

- *NSW State Priorities;*
- *A Plan for Growing Sydney;*
- *NSW Long Term Transport Master Plan;*
- *Guide to Traffic Generating Development (RMS);*
- *NSW Planning Guidelines for Walking and Cycling;*
- *Sustainable Sydney 2030;*
- *Sydney Development Control Plan 2012;*
- *Planning Guidelines for Walking & Cycling;*
- *Sydney City Centre Access Strategy;*
- *Sydney's Cycling Future; and*
- *Sydney's Walking Future.*

2. Built form and Urban Design

The EIS shall:

- address design quality with consideration of the site layout, connectivity, primary elements, gateways, materials and colours.

3. Heritage

The EIS shall include a Heritage Impact Assessment that:

- describes the heritage significance of all heritage items on the site (including external, internal and moveable heritage features) and those surrounding the site;
- describes the potential impact of the proposal (including the adaptive reuse, fit out, operation and Building Code of Australia compliance) on the heritage significance of Pier 4/5, measures to mitigate any impacts and reasons when a more sympathetic solution is not viable;
- considers the structural impact of proposed works on the building;
- considers consistency with the endorsed Conservation Management Plan for the building, addressing the proposed adaptive reuse and measures to minimise impacts on the buildings, including moveable heritage items; and
- proposes opportunities to interpret the site's heritage significance, and archaeology and historical association.

4. Noise and Vibration

The EIS shall include a noise and vibration assessment prepared by a suitably qualified acoustic consultant that:

- assesses construction noise and vibration impacts, consistent with the *Interim Construction Noise Guideline* (Department of

	Environment, Climate Change and Water 2009), and <i>Assessing Vibration: a technical guideline</i> (Department of Environment and Conservation 2006). This assessment must consider cumulative noise and vibration impacts in the event of concurrent construction associated with other works within the Walsh Bay precinct, where relevant information is available; • assesses operational noise from the use of the theatre and related activities, and any food and drink premises within the building in accordance with the <i>NSW Industrial Noise Policy</i> (Environment Protection Authority, 2000); • assesses any operational vibration from the use of the premises in accordance with <i>Assessing Vibration: a technical guideline</i> (Department of Environment and Conservation 2006). This must include impacts on other tenants within Wharf 4/5 and other Walsh Bay wharves, and external receivers; and • discusses available mitigation and management measures. The noise and vibration assessment must consider impacts on other tenants within Wharf 4/5 and the Walsh Bay precinct, and noise receivers external to the precinct. 5. Traffic, Parking and Access The EIS shall include a Traffic Impact Assessment (TIA) relating to construction and operational impacts that includes: <i>Construction</i> • details of construction vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities; • assessment of impacts of construction vehicles on traffic and transport performance at key intersections and on public transport operations; • assessment of impacts on harbour vessel movements; • details of access arrangements to and from the site for workers, emergency vehicles and service vehicles; • assessment of construction road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts; • details of any required temporary cycling and pedestrian access during construction; and • available mitigation and management measures; <i>Operation</i> • details of the current and estimated future daily and peak hour vehicle, public transport, pedestrian and bicycle movements from the site and within the immediately surrounding road network; • an assessment of the impact of the proposal on existing traffic and transport performance and safety at key intersections in the area, and likely impact of the proposal on bus operations (stops, routes and parking) and taxi parking in the surrounding streets; • details of the existing and any proposed vehicle, bicycle, motorcycle, taxi, bus and coach parking, and justification of proposed parking against relevant guidelines/standards and Australian Standards;
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	• details of service vehicle movements and site access arrangements (including types of vehicles and likely access times); • details of proposed loading docks and service arrangements; • proposals to encourage employees and guests to make sustainable travel choices, such as walking, cycling, public transport and car sharing; and • assessment of impacts. 6. Construction Management The EIS shall assess construction related impacts (in addition to the noise and vibration and traffic and transport impact requirements detailed above) including: • details of the quantities and classification of waste and wastewater generated on site and its storage, treatment and transportation; • an assessment of other potential impacts of the construction on surrounding buildings and the public domain, including air quality and odour impacts, dust emissions, stormwater runoff, groundwater seepage, and soil pollution; and • available mitigation and management measures. 7. Fire Safety The EIS shall include a Fire Engineering Report that details alternative fire engineering solutions as a result of the proposed removal of the existing fire tunnel 8. Ecologically Sustainable Development (ESD) Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance.
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; • Heritage Council of NSW; • EPA; • Transport for NSW CBD Coordination Office; • Roads and Maritime Services; • Fire and Rescue NSW; and • 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.

References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.
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: • Site survey plan drawn at an appropriate scale; • Locality/context plan drawn, including significant local features such as heritage items; • Detailed plans, sections and elevations including all temporary and permanent structures at A3 illustrating; • Heritage impact statement; • Conservation management plans; • Access impact statement; • ESD report; • Building Code of Australia statement; • Fire engineering report; • Consultation summary report; • Noise impact assessment; • Signage strategy, including commercial signage / building name signage (if proposed); • Traffic and transport impact assessment; • Construction impacts and management plan, including a construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites; • Utilities and services statement; and • Schedule of materials and finishes.