



Mr Eugene White
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Our ref: SSD 7693

Dear Mr White

**SEARS FOR STAGE 1 NEW BALLROOM AND HOTEL UPGRADE
INTERCONTINENTAL HOTEL AND TRANSPORT HOUSE, SYDNEY (SSD 7693)**

Please find attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Stage 1 State significant development application for a New Ballroom and Hotel Upgrade at the Intercontinental Hotel and Transport House, Sydney. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. Please note that the Secretary may alter these requirements at any time.

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

Prior to exhibiting the EIS for the development, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Your contact officer, Michele Nettlefold can be contacted on 9228 6378 or at michele.nettlefold@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Ben Lusher
Director
Key Sites Assessments

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 7693
Proposal Name	Stage 1 Development Application (Concept Proposal) New Ballroom Addition and Hotel Upgrade
Location	Intercontinental Hotel and Transport House, 99-113 Macquarie Street and 115 -119 Macquarie Street, Sydney
Applicant	Mulpha Australia Limited
Date of Issue	4 July 2016
General Requirements	<p>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>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • 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. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • 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 during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines</p> <p>Address the relevant the planning provisions applying to the site, including, permissibility and the provisions of all plans and polices including:</p> <ul style="list-style-type: none"> • <i>the Environmental Planning and Assessment Act 1979</i>;

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No 55 - Remediation of Land;*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;*
- *Sydney Local Environmental Plan 2012;* and
- *Sydney Development Control Plan 2012.*

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

- *A Plan for Growing Sydney;*
- *Sydney City Draft Sub-Regional Strategy;*
- *Planning Guidelines for Walking & Cycling;*
- *Sydney City Centre Access Strategy;*
- *Sydney's Cycling Future;*
- *Sydney's Walking Future;*
- *Sydney's Light Rail Future;*
- *Guide to Traffic Generating Development (RMS); and*
- *EIS Guidelines – Road and Related Facilities.*

2. Staging

The EIS shall clearly outline the proposed staging of the development.

3. Built Form and Urban Design

The EIS shall:

- outline how the proposal will achieve and demonstrate design excellence;
- address the height (including plant), bulk, scale and setbacks of the proposal within the context of the locality, noting the heritage significance of the site;
- identify any change to the use and or layout of the existing building(s) and associated impacts on circulation movements, access and linkages;
- undertake a view analysis including existing photographs, photomontages and perspectives of each elevation and 3 dimensional images of the proposal, addressing:
 - key elements and views of the development from key locations;
 - key views, vistas and view corridors from the public domain and residential buildings that may be impacted as determined by the view analysis; and
 - planning principles for impacts on private and public domain views.
- identify impacts on the relevant special character areas; and
- outline potential design considerations aimed at mitigating any impacts identified.

4. Amenity

The EIS shall demonstrate how the proposal will achieve a high level of environmental amenity, in respect of solar access, acoustic and visual privacy, servicing requirements (including waste management, loading zones, mechanical plant), access to views and wind impacts

and specifically address the overshadowing impacts on the public realm and the Royal Botanical Gardens from the vertical additions to the Building.

5. Heritage

- The EIS shall provide a Heritage Impact Assessment which addresses:
 - all heritage items (state and local) including the subject site and surrounding sites, and why the items and sites are of heritage significance, what impact the proposal will have on the significance, what measures are proposed to mitigate negative impacts and why more sympathetic solutions are not viable;
 - compliance with the current Conservation Management Plan (CMP) and or any amendments to the CMP, noting that any amendments to the CMP must first be endorsed by the Heritage Council;
 - provide justification for any changes that have a major impact on the heritage significance of the subject heritage building including any alternative options and reasons for discarding them.
- demonstrate the integration of the interpretation of the site's heritage significance, archaeology and historical association within the development proposal;
- outline pedestrian and circulation impacts on the heritage building and how the design addresses and mitigates any adverse impacts; and
- assess potential impacts of the proposed setbacks and height on the area nominated and mapped for the Colonial Sydney National Heritage List, including the Sydney Domain, Royal Botanical Gardens, Government House, Macquarie Street, Bridge Street, Phillip Street and Albert Street.

6. Traffic, Parking and Access

The EIS must include a Traffic Impact Assessment (TIA) that evaluates:

- existing transport networks;
- daily and peak traffic movements generated by the project;
- safety and performance of the surrounding road network;
- the provision of sufficient car parking in accordance with the relevant guidelines/standards and/or justification for any inconsistencies;
- connections to existing and planned public transport;
- pedestrian and cycle access within and to the site;
- any proposed temporary or permanent changes to transport and access on surrounding streets;
- opportunities to provide safe and efficient loading and servicing for the development; and
- mitigation measures for the impacts identified in the TIA.

7. Infrastructure Impacts - Interim Rail Corridor

The EIS shall detail any likely effect of the proposal in consultation with Transport for NSW on the interim Rail Corridor and the structural integrity or safety of, or ability to operate, such rail projects.

	<p>8. Ecologically Sustainable Development (ESD)</p> <p>Identify how the development will incorporate best practice ESD principles in the design, construction and ongoing operation phases of the development.</p>
Consultation	<p>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:</p> <ul style="list-style-type: none"> • City of Sydney Council; • Roads and Maritime Services; • Heritage Council of NSW; • Australian Heritage Council; • Royal Botanical Gardens & Domain Trust; • Roads and Maritime Services; • Transport for NSW; and • Sydney Living Museums. <p>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.</p>
Further consultation after 2 years	<p>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.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>

Plans & Documents

<p>Plans and Documents</p>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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 and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • the location of the proposed building envelope(s); • the height (AHD) of the proposed development in relation to the land; and • shadows from the proposed buildings and extensions showing solar access to the site and surrounding areas at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; • 7 hard copies and 7 electronic copies of the documents and plans (once the application is considered acceptable); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.