

Secretary's Environmental Assessment Requirements

Section 4.12(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7749
Proposal Name	Social and Affordable Housing
Location	11 Gibbons Street, Redfern
Applicant	St George Community Housing
Date of Issue	2 August 2016
Date of Modification	25 May 2018
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 Environmental Planning and Assessment Regulation 2000) 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 shall: 1. Environmental Planning Instruments, policies and guidelines: Include consideration of the relevant statutory provisions contained within the applicable EPIS, including: • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (State Significant Precincts) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (Affordable Rental Housing) 2009; • State Environmental Planning Policy (Urban Renewal) 2010; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage; • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and accompanying Apartment Design Guide; • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;

- State Environmental Planning Policy No. 1 – Development Standards; and
- Sydney Local Environmental Plan 2012.

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

- NSW State Priorities;
- The Greater Sydney Region Plan;
- Eastern City District Plan;
- Towards our Greater Sydney 2056;
- Better Placed – An Integrated design policy for the built environment of NSW;
- Sustainable Sydney 2030;
- Development Near Rail Corridors and Busy Roads;
- Guide to Traffic Generating Developments (RMS);
- NSW Planning Guidelines for Walking and Cycling;
- NSW Long Term Transport Master Plan;
- Redfern Centre Urban Design Principles;
- Redfern Waterloo Built Environment Plan (Stage One) August 2006;
- Redfern Waterloo Authority Contributions Plan 2006;
- Redfern Waterloo Authority Affordable Housing Contributions Plan 2006;
- City of Sydney Public Domain Manual;
- Sydney Development Control Plan 2012;
- Sydney's Cycling Future;
- Sydney's Rail Future; and
- Sydney's Walking Futures.

2. Built Form and Urban Design

The EIS shall:

- include a design excellence strategy prepared in consultation with the NSW Government demonstrating how the proposal will achieve design excellence. This strategy shall identify:
 - the process to ensure that design excellence is achieved; and
 - process of engagement with the State Design Review Panel (SRDP) Pilot, including post approvals.
- provide an outline of the design process leading to the proposal with justification of the suitability of the site for the proposal.
- address the height, bulk and scale of the proposed development within the context of the locality and ensure it does not create unacceptable environmental impacts such as excessive overshadowing, wind impacts, view loss or privacy loss. This shall include:
 - view analysis to and from the site from key vantage points and streetscape impacts, including impacts from entrances, exits and street approaches to the Redfern Railway Station group. Photomontages or perspectives should be provided showing the proposed development;
 - view impact analysis from various levels of adjoining developments; and
 - solar access analysis outlining impacts on adjoining developments, including design options to minimise impacts.
- detail the design quality of the building, 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.
- detail any proposed building signage.
- address public art opportunities in areas visible from the street or accessible to the public.
- address how the proposal relates to and activates Gibbons Street and Marion Street frontages, and accentuates the public domain.

	3. Environmental and Residential Amenity The EIS shall: • address how the proposal achieves a high level of environmental and residential amenity including solar access, acoustic impacts, visual privacy, apartment sizes and mix, overshadowing, noise and vibration emanating from Gibbons Street and nearby train lines, and wind impacts; and • demonstrate that the proposal maintains the amenity of surrounding residential development (both existing, approved or proposed). 4. Operation and Management The EIS shall provide a detailed description of the operation of the proposal, including but not limited to: • requirements of the <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> including: ○ an application for a site compatibility statement; and ○ details of the community housing provider/s operating the housing. • types of housing to be provided, including any targeted groups, eligibility and tenure. • on-site staffing and support services, including: ○ staff roles, numbers and hours of work; and ○ support services operating from the site. • community consultation during operation, including: ○ identification of key stakeholders, including but not limited to neighbouring residents, emergency services, social service providers, and Aboriginal groups; and ○ methods of engaging with key stakeholders. 5. Safety The EIS shall: • outline built and management measures to ensure residents' safety and security within the complex and in the surrounding public domain; • consider Crime Prevention through Environmental Design (CPTED) principles including any opportunities for street activation, surveillance and other crime prevention treatments. 6. Noise The EIS shall identify the main noise generating sources and activities at all stages of construction and any noise sources during future operation, including communal and private open space. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. 7. Transport and Accessibility (Construction and Operation) The EIS shall: • provide existing and future development daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network; • detail the proposed number of car parking spaces and bicycle parking provision and compliance with relevant parking controls; • assess the impact of additional traffic generated by the proposed development on the existing road, pedestrian and bicycle network and operation of bus services; • include details of service vehicle movements and site access arrangements (including vehicle type and likely arrival and departure times of service vehicles); • demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets. This includes describing the measures to be implemented to promote sustainable means of transport including public transport usage, car sharing scheme, pedestrian and bicycle linkages, end of trip facilities and parking provisions;
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	• demonstrate appropriate provision, design and location of on-site bicycle parking and end of trip facilities as per Austroads Cycling Aspects of Australian Guide; and • prepare a draft Construction Traffic Management Plan which details the access arrangements at all stages of construction, and measures to mitigate any associated pedestrian, cyclists, public transport and traffic impacts. This Plan shall include truck routes, truck movements, hours of operation, access arrangements, parking arrangements and traffic control measures for all demolition/construction activities. Should the development require the closure of walking and/or cycling facilities, adequate safety and diversion measures should be installed to limit time delay and detour distances. 8. European and Aboriginal Heritage The EIS shall: • include a Heritage Impact Statement (HIS) prepared in accordance with the guidelines in the <i>NSW Heritage Manual</i> that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the development site and in the vicinity, particularly on the setting of the State Heritage listed Redfern Railway Station group; • prepare a historical archaeological assessments in accordance with <i>Assessing Significance for Historical Archaeological Sites and Relics</i> (Heritage Division, 2009); • identify non-Aboriginal heritage items within the area affected by the proposal. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the <i>NSW Heritage Manual</i>; and • identify whether the site has any significance to Aboriginal cultural heritage and archaeology and identify appropriate measures to preserve any significance. The proposal should have regard to any impacts on places, items or relics of significance to Aboriginal people. Where it is likely the project will impact on the Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/ mitigation measures. The identification of cultural heritage values should be guided by the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW</i> (DECCW, 2011). 9. Ecologically Sustainable Development (ESD) • Detail how best practice ESD principles will be incorporated in the design, construction and ongoing operation phases of the development; • Describe the measures to be implemented to minimise consumption of resources, energy and water, including details of alternative energy and water supplies, rainwater harvesting, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures; • Describe the measures to be implemented to minimise the volume and frequency of stormwater discharge as a result of any impermeable surfaces, such as paving, driveways and carparks, including measures to improve water quality; and • Demonstrate that the environmental performance of the proposed development has been assessed against a suitably accredited rating scheme to meet industry best practice. 10. Drainage and Flooding The EIS shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.
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	11. Contributions and/or Voluntary Planning Agreement The EIS shall address the contributions payable pursuant to the <i>Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006</i> and the <i>Redfern-Waterloo Authority Contributions Plan 2006</i> and any material public benefits adjacent to the site. 12. Waste The EIS shall address waste handling, storage and collection systems for the residential, and other uses, including an analysis of the size and location of waste collection areas and access for service vehicles. 13. Building Code of Australia The EIS must include a BCA and access report demonstrating compliance with the Building Code of Australia and the <i>Disability Discrimination Act 1992</i>. 14. Consultation The EIS must describe the pre-submission consultation and community engagement process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue. During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups including: • City of Sydney Council; • Urban Growth NSW Development Corporation; • Aboriginal Housing Corporation; • NSW Police – Redfern Local Area Command; • Transport for NSW – CBD Coordination Office; • Roads and Maritime Services; • Sydney Trains; • Department of Family and Community Services (Housing); • appropriate social service organisations; and • neighbouring residents.
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 DGRs, 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.

Plans & Documents

Plans and Documents	The following plans and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sqm) 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: • 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; and • 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 boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations of the development, including plans which clearly show all proposed internal alterations and additions to the existing Art Gallery building. • the height (AHD) of the proposed development in relation to the land; and • 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. In addition, the EIS must include the following: 6. shadow diagrams; 7. access impact statement; 8. view analysis/photomontage; 9. CPTED assessment; 10. stormwater concept plan; 11. sediment and erosion control plan; 12. landscape plan, including any public domain works; 13. preliminary construction management plan, inclusive of a construction traffic management plan and cumulative impact of construction activities on other nearby sites; 14. geotechnical and structural report; 15. heritage impact statement report; 16. wind impact assessment report; 17. contamination assessment report; 18. traffic and transport assessment report; 19. signage details (if proposed); and 20. schedule of materials and finishes.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for the Test of Adequacy; • 10 hard copies of the documents (once the application has been determined adequate); • 10 hard copies of the plans in full colour at A3 and 2 hard copies of the plans in full colour at A0 or A1 (whichever is to scale); • 10 copies of all the documentation and plans on CD-ROM (PDF format) not exceeding 10Mb in size.