

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 7945
Proposal Name	Building Renewal – Under the Steps, Creative Learning Centre and Southern Foyers.
Location	Sydney Opera House, Bennelong Point
Applicant	Sydney Opera House Trust
Date of Issue	30 September 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 of the Environmental Planning and Assessment Regulation 2000. 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; • Justification of impacts, including heritage and urban design impacts; • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • The EIS must also be accompanied by a report from a qualified quantity surveyor providing: ▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived; and ▪ verification that the CIV was accurate on the date that it was prepared. The EIS must include a close estimate of the jobs that will be created by the development during construction and operation.
Key Issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies and Guidelines • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: - o <i>State Environmental Planning Policy (State & Regional Development) 2011;</i> - o <i>State Environmental Planning Policy (State Significant Precincts) 2005;</i> - o <i>Sydney Local Environmental Plan 2012;</i> - o <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP; and</i> - o <i>State Environmental Planning Policy No 64 – Advertising and signage and the relevant signage provisions of the Sydney DCP 2012.</i> • Address the relevant provisions, goals and objectives in the following: - o <i>Environmental Protection and Biodiversity Conservation Act 1999;</i> - o <i>Plan for Growing Sydney;</i> - o <i>Sustainable Sydney 2030 (the City of Sydney) and Sydney Development Control Plan (Sydney DCP 2012).</i>

- o *Draft Sydney City Sub-Regional Strategy; and*
- o *Sydney's Walking Future.*

2. Heritage

- The application must include a Heritage Impact Statement (HIS) prepared by a qualified Heritage Consultant. The HIS must address any impact to the heritage significance of the Sydney Opera House and its setting, including impacts to the world heritage buffer zone and/or Aboriginal, historic or archaeological significance.
- The HIS must provide a detailed assessment of each of the key proposed elements, and implications of National Construction Code (NCC) compliance and construction issues.
- The HIS must provide an assessment of the impacts, of the proposed works, to the configuration, spaces, structures, fabric of the House and the overall heritage significance of the Sydney Opera House.
- An assessment of building components and spaces proposed to be altered or removed where the significance of these individual components and spaces is not described in the 3rd edition Conservation Management Plan for the Sydney Opera House.
- Discussion of all options that have been considered, including NCC and construction issues, demonstrating that the proposal presents the best option with the least heritage impacts.
- A colour and finishes schedule, and a lighting plan.
- The HIS must consider current and known future access requirements under the NCC and the *Disability Discrimination Act 1992* and assess the heritage impact of these requirements.
- The HIS must assess the proposal against the requirements of the following documents:
 - o *NSW Heritage Manual;*
 - o *Matters of National Environmental Significance Significant Impact Guidelines 1.1;*
 - o *Management Plan for the Sydney Opera House;*
 - o *Conservation Management Plan Sydney Opera House: A Revised Plan for the Conservation of the Sydney Opera House and its Site (3rd Edition); and Draft Conservation Management Plan (4th Edition)*
 - o *Utzon Design Principles;*
 - o Statement of National Heritage Values of the Sydney Opera House; and
 - o Sydney Opera House Accessibility Masterplan 2015.

3. Built Form, Urban Design and Visual Impacts

- Provide details of building works and alterations to significant built fabric, structural members and spaces associated with the proposal.
- Detail the proposed external alterations (including materials, colours and finishes) and assess the visual impact on the Sydney Opera House building and its setting.
- Provide construction details, specifications and methodologies for all new major interventions.
- Prepare photomontages that illustrate the proposal from key public viewpoints.
- Demonstrate design considerations aimed at mitigating any adverse impacts on the adjoining and surrounding land uses, premises and the public domain.

4. Traffic, Vehicle and Pedestrian Access

- Outline the traffic impacts associated with the proposal and vehicle and pedestrian access and circulation impacts. Design considerations aimed at mitigating any adverse impacts should also be demonstrated.

	- Detail compliance with access requirements under the National Construction Code and the <i>Disability Discrimination Act 1992</i>. 5. Noise - Provide an acoustic report prepared by a suitably qualified acoustic specialist to assess noise impacts associated with the use of the creative learning centre. 6. Construction Impacts - Identify the noise, air quality, water quality (including groundwater impacts from any excavation), contamination and traffic impacts associated with the construction of the proposal. - Prepare a Construction Management Plan outlining the measures to mitigate potential construction impacts. 7. Waste - Identify and describe the measures to be implemented to manage, reuse, recycle and safely dispose of waste associated with the proposed works. 8. Ecologically Sustainable Development (ESD) - Identify how the development will incorporate ESD principles in the design, construction and operation phases of the development. 9. Lighting - Identify the location, design and luminescence specifications for all lighting proposed on-site. - Measures to mitigate light spill and potential impacts on the amenity of sensitive receivers surrounding the site, including the residential and commercial premises at Circular Quay. 10. National Construction Code - Prepare a NCC and access report demonstrating compliance with the National Construction Code. 11. Consultation - Undertake an appropriate level of consultation with council and State Government agencies. - Provide details on the Community Engagement Framework to guide the public consultation process.
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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 boundaries of the land and any development on adjoining land. • Detailed plans, sections and elevations of the development, including all temporary structures and site features. • 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.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
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; • Commonwealth Department of Environment; • Office of Environment and Heritage; • NSW Heritage Council; • Local Aboriginal Land Council and stakeholders; and • Local Heritage Group/s, 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.

ATTACHMENT 1 – AGENCY INPUT