

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 8105
Proposal Name	Staged Development - Concept Proposal: Demolition of the existing commercial building and the construction of a mixed use building comprising hotel, residential and retail development.
Location	201 Elizabeth Street, Sydney
Applicant	JBA Urban Planning Consultants
Date of Issue	16 December 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 <i>Environmental Planning and Assessment Regulation 2000</i>. Notwithstanding the 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. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing 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 (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 (construction and operation). • Certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies & Guidelines • Address the relevant statutory provisions applying to the site, contained in the relevant EPIs, including: ○ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ○ <i>State Environmental Planning Policy 55 - Remediation of Land</i>; ○ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; ○ <i>State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development (including updated Apartment Design Guideline)</i>; ○ <i>State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004</i>; ○ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment)</i>

	2005; ○ <i>Sydney Local Environmental Plan 2012;</i> ○ <i>Sydney Development Control Plan 2012; and</i> ○ <i>Draft Central Sydney Planning Strategy 2016.</i> • Address the relevant provisions, goals and objectives in the following: ○ <i>NSW State Priorities;</i> ○ <i>Plan for Growing Sydney;</i> ○ <i>Draft Sydney City Sub-Regional Strategy;</i> ○ <i>NSW Long Term Master Transport Plan;</i> ○ <i>Sydney's Buses Future;</i> ○ <i>Sydney's Light Rail Future;</i> ○ <i>Sydney's Cycling Future;</i> ○ <i>Sydney's Walking Future;</i> ○ <i>Sustainable Sydney 2030 (the City of Sydney); and</i> ○ <i>Sydney City Centre Access Strategy.</i> 2. Land Use and GFA • Provision of a table and GFA plans identifying the building's different land uses*, including a floor by floor breakdown of GFA, total GFA and site coverage. * Retail uses must be separately defined as per the Standard Instrument. 3. Design Excellence, Built Form and Urban Design • Outline the design process leading to the proposal and justify the suitability of the site for the proposal. • Demonstrate how the proposal achieves design excellence with specific consideration to the site's character, its layout, setbacks, amenity, views and vistas, open spaces and public domain, connectivity and street activation. • Address the height, bulk and scale of the proposal development within the context of the locality and its surrounds. • Analyse the extent of any proposed departures from the SLEP 2012 standards with regard to height, density, bulk and scale on existing buildings within the site, surrounding development and the streetscape. 4. Amenity • Outline and address amenity for future occupants and amenity impacts to the surrounding area in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security. • Undertake a detailed overshadowing analysis accompanied by hourly shadow diagrams, in accordance with the Sydney LEP sun access plane, particularly in relation to potential overshadowing to Hyde Park. • Prepare a wind effects report. 5. Visual and View Impacts • Identify important sight lines and visual connectivity to and through the site. • A visual impact and view loss assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plan and documents section). This should include, but not be limited to: ○ Sydney Harbour; ○ the Sydney CBD (a range of views from points along the north-south and east-west spine of the CBD; and ○ affected surrounding properties. 6. Ecologically Sustainable Development • Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing
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phases of the development.

- Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy.

7. Public Domain and Public Access

- Identify proposed open space, public domain and linkages with and between other public domain spaces, other streets and lanes.
- Detail and outline the interface between the proposed uses and the public domain.
- Demonstrate safe, accessible, prioritised pedestrian path of travel at entries and exits to the basement car park.

8. Transport and Accessibility Impacts

- The EIS shall include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:
 - current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network adjacent to the proposed development;
 - daily and peak hour trips likely to be generated by the development, including vehicle, public transport, pedestrian and bicycle trips;
 - an assessment of the existing and future performance of key intersections surrounding the site, and any upgrades (road/intersections) required as a result of the development. This assessment should consider the performance of intersections both with and without the operation of the CBD and South East Light Rail;
 - an assessment of the operation of existing and future transport networks including the light rail, ferry and bus networks and their ability to accommodate the trips generated by the development;
 - detail the proposed number of car parking spaces and compliance with appropriate parking codes;
 - existing public transport services and opportunities to promote public transport use (such as a sustainable travel plan) and sustainable travel initiatives;
 - pedestrian and cycle connections/circulation and required upgrades to meet the likely future demand within the precinct and connections to the external networks, particularly the cycleway network identified in the Sydney City Centre Access Strategy;
 - details of the proposed number of bicycle parking spaces and compliance with appropriate standards and the provision of end-of-trip facilities;
 - assessment of proposed loading dock and servicing provisions and access arrangements to loading docks. The assessment of loading dock provisions and access arrangements should include onsite waste collection, in accordance with the City of Sydney's Policy for Waste Minimisation in New Developments; and
 - details of access arrangements for emergency and service vehicles (including vehicle type and likely arrival and departure times of service vehicles).

9. Infrastructure Provision

- Detail the existing infrastructure on site, and identify any possible impacts on infrastructure arising from the construction of the proposed buildings.
- Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations.
- Prepare an Infrastructure Management Plan. The applicant shall provide information on the required water and waste water services, electricity and gas and any augmentation of Sydney Water, Sydney Trains, Sydney Light Rail, RMS and Council infrastructure that may be required for the proposed

	development. 10. Interim Rail Corridor • The EIS shall detail the likely effect of the proposal on the. ◦ practicability and cost of carrying out rail expansion projects, including the Sydney Metro City and Southwest project, on the land in the future; ◦ structural integrity or safety of, or ability to operate, such rail projects; and ◦ land acquisition costs and costs of construction, operation or maintenance of such projects. 11. Water, Drainage, Stormwater and Groundwater • Provide information on the required water and waste water services and any augmentation of Sydney Water infrastructure that may be required for the proposed development. • Assess impacts on surface and ground water quality and hydrology including proposed management, mitigation and monitoring measures. 12. Heritage • Prepare a heritage impact statement, in accordance with the NSW Heritage Manual guidelines, which identifies: ◦ all heritage items (state and local) within and in the vicinity of the site including built heritage, landscapes and archaeology, and detailed mapping of these items, and why the items and site(s) are of heritage significance; ◦ what impact the proposed works will have on their significance; and ◦ detailed mitigation measures to offset potential impacts on heritage values. • Prepare an archaeological assessment identifying any Aboriginal cultural heritage, European cultural heritage and other archaeological items present on the site, outline any potential impacts on these items and proposed mitigation and conservation measures. 13. Prescribed Airspace for Sydney Airport • Identify any impacts of the proposal on the prescribed airspace for Sydney Airport. 14. Staging • Details regarding the staging of the proposed development and that of the South East Light Rail. 15. 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.
Consultation	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you should consult with: • CBD Coordination Office – Transport for NSW. • City of Sydney Council. • EPA. • Office of Heritage and Environment. • Office of Water. • Sydney Water. • Roads and Maritime Services. • Department of Infrastructure and Transport.

	• Civil Aviation Safety Authority. • Sydney Trains. • Ausgrid. • Sydney Metro. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, 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.

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).
 - The relationship of the proposed development with respect to Sydney Trains easement/stratum lot and tunnel location.
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 existing and proposed site boundaries 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.
4. **Landscape plan** illustrating treatment of open space areas on the site.
5. **3D modelling and a physical model** of the proposal shall be prepared in accordance with City of Sydney's requirements.
6. **Shadow diagrams** 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.
7. **Visual Impact Assessment**
 The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.

Visual assessment methodology

 - The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities.
 - As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning