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Our ref: SSD 8307

Mr Lindsay Turner  
Senior Project Manager  
Property NSW  
PO Box N408  
GROSVENOR PLACE NSW 1220

Dear Mr Turner

**Request for SEARs for Alterations to the Rocks Centre (Penryhn House) at 22-26 Playfair Street, The Rocks (SSD 8307)**

Please find enclosed a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Alterations to the Rocks Centre (Penryhn House) at 22-26 Playfair Street, The Rocks

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also enclosed a copy of the relevant agencies' comments for your information. 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.

Prior to submitting the EIS, you are required to apply to the Minister for a variation to the *Sydney Cove Redevelopment Authority Scheme* (SCRA). Following receipt of that application, the Secretary will decide whether or not to prepare a draft variation to the SCRA.

Prior to exhibiting the EIS, 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*.

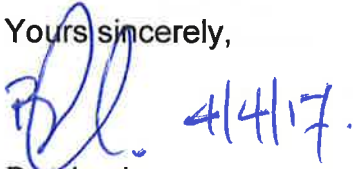
If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

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 for the proposal is Alexandra O'Rorke. Alexandra can be contacted on 9274 6367 or via email at [alexandra.ororke@planning.nsw.gov.au](mailto:alexandra.ororke@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'BL', followed by the date '4/4/17' also in blue ink.

Ben Lusher

**Director**

**Key Sites Assessments**

**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***

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| <b>Application Number</b>   | SSD 8307                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Proposal Name</b>        | Upgrade to public entry and installation of a new lift service at The Rocks Centre (Penryhn House)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Location</b>             | 22-26 Playfair Street, The Rocks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Applicant</b>            | Property NSW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Date of Issue</b>        | 4 April 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>General Requirements</b> | <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 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the 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"> <li>• adequate baseline data;</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>• measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing significant risks to the environment.</li> </ul> <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• an estimate of the jobs that will be created by the development (construction and operation); and</li> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul> |
| <b>Key Issues</b>           | <p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments, Policies &amp; Guidelines</b></p> <ul style="list-style-type: none"> <li>• Address the relevant statutory provisions applying to the site, contained in the relevant EPIs, including: <ul style="list-style-type: none"> <li>▪ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>;</li> <li>▪ <i>Sydney Cove Redevelopment Authority Scheme</i>;</li> <li>▪ <i>State Environmental Planning Policy 55 - Remediation of Land</i>;</li> <li>▪ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; and</li> <li>▪ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>.</li> </ul> </li> <li>• Any variations to the <i>Sydney Cove Redevelopment Authority Scheme</i>.</li> <li>• Address the relevant provisions, goals and objectives in the following:</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

- NSW 2021;
- NSW: Making it Happen;
- A Plan for Growing Sydney;
- Draft Sydney City Sub-Regional Strategy;
- Towards our Greater Sydney 2056;
- Draft Metropolitan Plan for Sydney to 2031;
- Draft Central District Plan; and
- Sydney 2030.

## **2. Design Excellence, Built Form and Urban Design**

- Consider the site and current building's historic character, layout, setbacks, architectural design, materials, articulation and detailing, amenity, views and vistas, open spaces and public domain, connectivity and street activation.
- Justify the proposed location of the new public entry and lift structure.
- Consider the height, bulk and scale of the proposed lift structure and the new entry within the context of the locality and its surrounds.
- Identify any overhangs or encroachments into the public domain and justify the inclusion of those elements.

## **3. Heritage**

- Prepare a statement of heritage impact (in accordance with the guidelines in the NSW Heritage Manual) 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, including any impacts from the works, and any impacts on views to and from heritage items;
  - detailed mitigation measures to offset potential impacts on heritage values; and
  - compliance with the policies in the endorsed Conservation Management Plan.
- Prepare an archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline proposed mitigation and conservation measures. The historic archaeological assessment should be in accordance with the Heritage Division, Office of Environment and Heritage Guidelines including but not limited to 'Assessing Significance for Historical Archaeological Sites and Relics' 2009. The historic archaeological assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. In the event that harm cannot be avoided in whole or in part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations.
- The historical archaeological assessment should be prepared by a historical archaeologist suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level.
- Prepare an interpretation strategy that includes the provision for interpretation of any archaeological resources uncovered during the works.

## **4. Visual and View Impacts**

- Identify important sight lines and visual connectivity to and from the site.

## **5. Public Domain and Public Access**

- Identify any impacts on open space, public domain and linkages with and between other public domain spaces, including detailing the interface between the proposed lift and the surrounding public domain.
- Demonstrate ease of access/circulation space around the existing building and the proposed new lift.
- Outline specific design features (if applicable):
  - footpaths and pavements;
  - materials and finishes;
  - street lighting, pedestrian lighting and feature lighting;
  - steps, ramps, decks and pathways;
  - services where affected, utility poles, and service pits; and
  - civil and stormwater infrastructure.

#### **6. Construction Traffic and Accessibility**

- Prepare a Construction Traffic and Transport Impact Assessment that provides, in relation to construction traffic:
  - details of anticipated truck movements to and from the site;
  - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
  - details of temporary cycling and pedestrian access during construction;
  - details of proposed construction vehicle access arrangements at all stages of construction; and
  - assessment of traffic and transport impacts during construction.

#### **7. Contamination**

- Demonstrate compliance with the requirements of SEPP 55. If remediation works are required, the application must include a Remedial Action Plan.

#### **8. 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.

#### **9. Infrastructure Provision**

- Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced.
- Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works.
- Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations.

#### **10. Noise**

- Provide a Noise and Vibration Assessment in accordance with the relevant EPA guidelines. This assessment must detail construction noise impacts and consider any potential noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues.

#### **11. Building Code of Australia and the *Disability Discrimination Act***

- Prepare a BCA and access report demonstrating compliance with the Building Code of Australia and the *Disability Discrimination Act 1992*.

#### **12. 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 phases of the development.

#### **13. Environmental, Construction and Site Management Plan**

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|                                           | <ul style="list-style-type: none"> <li>• Provide an Environmental and Construction Management Plan for the proposed works, and include: <ul style="list-style-type: none"> <li>▪ community consultation, notification and complaints handling;</li> <li>▪ impacts of construction on adjoining development and proposed measures to mitigate construction impacts;</li> <li>▪ noise and vibration impacts on and off site;</li> <li>▪ water quality management for the site; and</li> <li>▪ construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline.</li> </ul> </li> </ul>                                                                                                                                 |
| <b>Consultation</b>                       | <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"> <li>• City of Sydney Council;</li> <li>• Sydney Water;</li> <li>• EPA;</li> <li>• Office of Environment and Heritage;</li> <li>• Ausgrid;</li> <li>• Local Aboriginal Land Council and stakeholders, if relevant; and</li> <li>• Local heritage groups, if relevant.</li> </ul> <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> |
| <b>Further consultation after 2 years</b> | <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## 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 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. **Options analysis** detailing and justifying the proposed location of the new entry and the lift structure. This should include a justification as to why the proposed location is the most appropriate location.
6. **Visual Impact Assessment**
  - Provide a visual impact assessment to identify the visual changes, including any impacts from the lift and proposed new building elements, and any impacts on the site and its surrounds when viewed from key vantage points.
  - The visual impact assessment, including focal lengths, must be prepared in accordance with Land and Environment Court requirements.
7. **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 framework.
  - Visual catchment should be defined and explained (see below).
  - An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact

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|                                  | <p>- i.e. high, medium or low.</p> <p><b>8. Visual catchment</b></p> <ul style="list-style-type: none"> <li>• Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified.</li> <li>• Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined.</li> <li>• Photos are required for representative view categories, plotted on a map.</li> </ul> <p><b>9. Visual material</b></p> <ul style="list-style-type: none"> <li>• Reference to be made to site analysis.</li> <li>• Provide a key plan indicating where viewpoints are located and narrative explaining why these have been selected.</li> <li>• The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact.</li> <li>• The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment.</li> <li>• Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment.</li> <li>• A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views.</li> <li>• Assessment must benchmark against the existing situation with the proposed plans.</li> <li>• Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment.</li> <li>• As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.</li> </ul> <p><b>10. A comparison of 'before', 'approved' and 'proposed'</b> is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.</p> |
| <b>Documents to be submitted</b> | <ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.</li> <li>• 6 hard copies and 6 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on a USB with documents in PDF format with file sizes not exceeding 5Mb. The hard copies should include plans printed in A3. One additional A1 set of plans may also be provided.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |