

# 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*

<b>Application Number</b>	SSD 8336
<b>Proposal Name</b>	Brewery Yard building hotel, Central Park
<b>Location</b>	Central Park, Chippendale (City of Sydney LGA).
<b>Applicant</b>	Frasers Central Park Land No 2 Pty Ltd
<b>Date of Issue</b>	18 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 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 risk 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 any 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 (CIV) (as defined in clause 3 of the <i>EP&amp;A 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 future development during the construction and operational phases of the development; 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. Statutory and strategic context</b></p> <p>The EIS shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:</p> <ul style="list-style-type: none"> <li>Environmental Planning and Assessment Act 1979</li> <li>State Environmental Planning Policy (Infrastructure) 2007;</li> <li>State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land;</li> <li>State Environmental Planning Policy No. 64 – Advertising and Signage;</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>Sydney Local Environmental Plan 2005; and</li> <li>Sydney Development Control Plan 2012.</li> </ul> <p>The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>A Plan for Growing Sydney;</li> <li>Draft Central District Plan;</li> </ul>

- NSW Long Term Transport Master Plan;
- Sustainable Sydney 2030;
- Development Near Rail Corridors and Busy Roads - Interim Guideline;
- Guide to Traffic Generating Developments (Roads and Maritime Services);
- NSW Planning Guidelines for Walking and Cycling;
- NSW Bicycle Guidelines;
- Sydney City Centre Access Strategy;
- Sydney's Walking Future 2013;
- Sydney's Cycling Future 2013;
- Sydney's Bus Future 2013;
- Sydney's Rail Future 2013;
- City of Sydney Waste Minimisation in New Developments 2005;
- EPA Waste Classification Guidelines;
- EIS Guidelines – Road and Related Facilities;
- Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS);
- Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics;
- Heritage Council Guideline on Heritage Curtilages 1996; and
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005.

## **2. Concept Plan**

The EIS shall demonstrate consistency with the terms of the Concept Plan approval MP 06\_0171, dated 9 February 2007 (including relevant modifications) and justification for any areas of inconsistency.

## **3. Design excellence, built form and public domain**

The EIS shall:

- address the design quality with specific consideration of the façade, massing, setbacks, building articulation, street activation, use of appropriate colours, building materials, landscaping and 'safer by design' principles;
- demonstrate how the existing buildings will be adaptively reused whilst maintaining the heritage significance of the buildings;
- provide details of the public domain works and landscaping adjacent to the site;
- demonstrate that the proposal will provide a high level of amenity for hotel guests and visitors, users of the public domain and publicly accessible spaces and nearby residential uses;
- consider and identify design principles incorporated into the development to mitigate any impacts associated with sunlight / overshadowing, natural ventilation, wind impacts, reflectivity, visual and acoustic privacy and safety and security; and
- provide photomontages or perspectives showing the project from key vantage points surrounding the site.

## **4. Noise (construction and operation)**

The EIS shall:

- identify the main noise generating sources and activities at all stages of construction;
- identify any noise sources during operation, and potential impacts on the surrounding residential development;
- assess the impacts of the licensed areas, including consideration of the proposed hours of operation and patron capacity; and
- outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

## **5. 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.

## **6. Heritage and historical archaeology**

The EIS shall:

- provide a detailed heritage impact statement (HIS), in accordance with the NSW Heritage Office publication *Statement of Heritage Impact*, that identifies and addresses any heritage impacts of the proposal:
  - on the heritage significance of the site and surrounding area, including any built and landscape items, conservation areas, and views or settings;
  - on places, items or relics of significance to Aboriginal and non-Aboriginal people; and
  - having regard to any endorsed conservation management plans for heritage items on the site;
- provide a historical archaeological assessment to inform the HIS and identify any archaeology protected under the Heritage Act 1977;
- identify, describe and assess the impacts of the proposal on the Aboriginal cultural heritage values that exist across the site in consultation with Aboriginal people. This may include the need for surface survey and test excavation. The identification of cultural heritage values and consultation should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW).
- demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH; and
- consider opportunities for heritage interpretation within the public domain.

## **7. Ecologically Sustainable Development (ESD)**

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the design, construction and ongoing operation of the development;
- include a framework for how the proposed development will reflect best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, and use of renewable energy; and
- outline any sustainability initiatives that will reduce the demand for drinking water, proposed end uses of drinking and non-drinking water, demonstration of water sensitive urban design, connection to the Central Thermal Plant and recycled water facility, and any proposed water conservation measures.

## **8 . Transport and accessibility (construction and operation)**

The EIS shall include a transport, traffic and parking assessment providing an assessment of (but not be limited to) the following:

- provide current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and mode share from existing buildings / uses on the site;
- forecast daily and peak hour vehicle, public transport, pedestrian and bicycle movements and mode share as a result of the development, together with the cumulative impacts of existing, proposed and approved developments in the area and any traffic and transport infrastructure upgrades;
- impacts of the proposed development on the operation of existing and future transport networks, including the rail capacity, and its ability to accommodate the forecast number of trips to and from the development;

- existing and future performance of key road intersections providing access to the site supported by appropriate modelling and analysis to the satisfaction of the Roads and Maritime Services (RMS);
- assessment of the cumulative impacts of traffic volumes from the proposal together with existing and other approved developments in the area and measures to mitigate any associated traffic, public transport, pedestrian and bicycle network impacts;
- existing and proposed vehicle access and parking arrangements for employees and visitors, including compliance with appropriate parking controls;
- appropriate provision, design and location of on-site bicycle parking, and how the provision of cycling will be integrated with the existing cycle networks;
- details of the proposed hotel drop off/pick up arrangements;
- the measures to be implemented to encourage users of the development including workers and visitors, to make sustainable travel choices, including walking, cycling, public transport and car sharing, particularly the provision of end-of-trip facilities, pedestrian and cyclist facilities in secure, convenient, accessible areas close to main entrances, incorporating lighting and passive surveillance;
- provide details of service and delivery vehicle movements and site access arrangements (including vehicle type and likely arrival and departure times); and
- prepare a Construction Traffic Management Plan addressing:
  - the cumulative impacts associated with other construction activities including the construction of the Sydney Light Rail project;
  - road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;
  - details of anticipated peak hour and daily 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 and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

#### **9. Public benefits, contributions and/or voluntary planning agreement**

The EIS shall address the contributions applicable to the development / or details of any Voluntary Planning Agreement.

#### **10. Pre-submission consultation statement**

The EIS must include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues.

#### **11. Utilities**

The EIS shall:

- in consultation with relevant agencies, address the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure;
- provide details of how infrastructure assets of various utility stakeholders will be protected or relocated during the construction of the project;
- with regards to water supply:
  - demonstrate demands and satisfactory servicing arrangements for drinking water, wastewater and recycled water (if required); and
  - address any impact on any existing water, wastewater or stormwater main, or Sydney Water asset, easement or property.

	<p><b>12. Staging</b></p> <p>The EIS is to include details regarding the staging of the proposed development, in relation to the Central Park site.</p>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&amp;A Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• site title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/buildings;</li> <li>• site analysis plan;</li> <li>• schedule of proposed gross floor area per land use;</li> <li>• building envelopes showing consistency with the Concept Plan;</li> <li>• architectural drawings and perspectives (to a usable scale at A3);</li> <li>• public domain and landscaping plans;</li> <li>• architectural design statement;</li> <li>• shadow diagrams;</li> <li>• ESD statement (incorporating a sustainability framework);</li> <li>• pre-submission consultation statement;</li> <li>• heritage impact assessment (including archaeological assessment);</li> <li>• access impact statement;</li> <li>• transport, traffic and parking assessment (including a porte cochere management plan);</li> <li>• services and utilities infrastructure report;</li> <li>• signage details (if proposed);</li> <li>• BCA statement;</li> <li>• waste strategy;</li> <li>• structural engineer's report;</li> <li>• schedule of materials and finishes;</li> <li>• Operational Plan of Management;</li> <li>• Green Travel Plan;</li> <li>• a physical model of the proposal to fit into the City of Sydney model;</li> <li>• a 3D model to the City of Sydney's specifications;</li> <li>• noise impact assessment; and</li> <li>• preliminary construction management statement.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>• NSW Office of the Government Architect;</li> <li>• City of Sydney Council;</li> <li>• Roads and Maritime Services;</li> <li>• Transport for NSW;</li> <li>• OEH – Aboriginal cultural heritage; and</li> <li>• CBD Coordination Office, Transport for NSW.</li> </ul> <p>The EIS must describe the pre-submission consultation 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.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>