

# 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 8351
<b>Proposal Name</b>	Stage 1 concept proposal for the development of the Martin Place Station Precinct to provide an integrated station / over station development, comprising two new commercial buildings.
<b>Location</b>	Martin Place Station Precinct (comprising 50 Martin Place; 5, 7 and 9-19 Elizabeth Street; 8-12 Castlereagh Street; 55 Hunter Street; and 39-49 Martin Place and adjacent land under Martin Place)
<b>Applicant</b>	Macquarie Holdings Pty Ltd
<b>Date of Issue</b>	DRAFT
<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 (EPs), including:</p> <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Infrastructure) 2007;</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Sydney Local Environmental Plan 2012; and</li> <li>Planning Proposal: Central Sydney (once exhibited).</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> </ul>

- Draft Central District Plan;
- NSW Long Term Transport Master Plan;
- Draft Architecture and Design Policy for NSW;
- Sustainable Sydney 2030;
- Draft Central Sydney Planning Strategy (once exhibited);
- Sydney Streets Design Code and Sydney Streets Technical Specification;
- Development Near Rail Corridors and Busy Roads - Interim Guideline;
- Guide to Traffic Generating Developments;
- Sydney City Centre Access Strategy;
- NSW Planning Guidelines for Walking and Cycling;
- NSW Bicycle Guidelines;
- 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;
- Heritage Council Guideline on Heritage Curtilages 1996;
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005; and
- Sydney Development Control Plan 2012 (as it relates to the public interest)
- Sydney Development Control Plan 2012 Central Sydney Planning Amendment (once exhibited - as it relates to the public interest)
- City of Sydney Sustainable Sydney 2030 Community Strategic Plan' 2014
- City of Sydney Draft Environmental Action 2016 – 2021 Strategy and Action Plan'
- City of Sydney Connecting Our City - Transport Strategies and Actions – Summary Report'
- City of Sydney Adapting for Climate Change' 2015
- City of Sydney Cycle Strategy and Action Plan 2007-2017
- City of Sydney Walking Strategy and Action Plan City of Sydney City Art – Public Art Strategy 2011
- City of Sydney Public Art Policy
- City of Sydney Guidelines for Public Art in Private Developments
- City of Sydney Guidelines for Acquisitions and Deaccessions
- City of Sydney Lights Design Code 2014
- City of Sydney Access Policy 2004
- City of Sydney Competitive Design Policy
- City of Sydney Legible Sydney Wayfinding Strategy 2012
- City of Sydney Legible Sydney Design Manual 2013
- City North Public Domain Plan (including Martin Place Masterplan)
- City of Sydney Competitive Design Policy
- City of Sydney Interim Floodplain Management Policy

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

The EIS shall:

- provide a comprehensive options analysis for the built form, supported by an urban design analysis which considers a range of building and podium heights, tower locations and forms, with justification that the selected option is based on a careful consideration of the benefits and potential impacts of each option;
- demonstrate how the proposed development will achieve design excellence;
- articulate and justify the proposed design excellence process, including detailed consideration of:
  - how this will ensure that design excellence is achieved at each stage of the planning process; and
  - comments received in response to early consultation on the proposed process by the Office of the Government Architect and Council;

- demonstrate how the orientation, height, bulk, scale and activation of the proposed development will fit within the context of the site and the existing and future desired character of the Sydney CBD;
- demonstrate how the proposal will physically integrate with the future Martin Place Sydney Metro Station and the surrounding public domain, including Martin Place, and details for any public domain enhancements required / proposed; and
- guidelines to address design quality of the building and public realm, with specific consideration of the overall site layout and guidelines regarding public and private space, building orientation and articulation, pedestrian connectivity, street activation, microclimate conditions, building entrances and loading / services arrangements, massing, setbacks, materials, landscaping, safer by design principles, rooftop and mechanical plant.
- Establishment of Consultation process if any works are proposed to, under or above the Public Domain in order to consult closely with and obtain endorsement for all aspects of this work from the City of Sydney as the ultimate owner and manager of the Public Domain.

### 3. Visual / view impact and solar access

The EIS shall:

- Provide a detailed visual / view impact analysis, which considers the impact of the proposal when viewed from the public domain Use eye level views from public parks and street footpaths. Include views from public places in Martin Place, and the Domain and Botanic Gardens. Simulate a focal length of 55mm, to approximate the correct proportions of the elements of views as experienced by the human eye, compare to existing views and analyse the relative quantity of visible sky and harbour. Include analysis of any visual impacts on the surrounding areas, and mitigation measures. The number and angle of significant views are to be agreed with the City of Sydney and Department of Planning.; This work is to include an animation of a pedestrian view moving both east and west through Martin Place. An animation from all key streets surrounding the proposed development are also to be included.
- provide a detailed solar access analysis, showing the overshadowing impacts of the proposal on the surrounding area at hourly intervals in mid-summer and mid-winter and having particular regard to the impact of the proposal on solar access to Martin Place; and
- identify other potential impacts of the proposal on the amenity of surrounding land uses, and provide detailed justification and/or mitigation measures in response to any adverse impacts.

#### Overshadowing of protected public spaces

- The EIS shall: demonstrate, via a detailed site survey and overshadowing envelope analysis, compliance with sun protection controls including Sun Access Planes and No Additional Overshadowing as detailed in tables 4\_19 and 4\_20 of the draft Central Sydney Planning Strategy.

#### Wind tunnel testing

The EIS shall:

- demonstrate compliance with *Sydney Development Control Plan 2012 Central Sydney Planning Amendment* Managing Wind Impacts requirements via a quantitative wind effects report prepared by a suitably qualified wind specialist. The report is to detailed findings of wind tunnel testing conducted in accordance with *Sydney Development Control Plan 2012 Central Sydney Planning Amendment*. The report is to identify all locations and elements requiring wind management.

#### Wind and daylight equivalence test

The EIS shall:

- demonstrate that where variations to Sydney LEP 2012 or Planning Proposal: Central Sydney (once exhibited) height controls and/or the Minimum Street Setbacks, Minimum Side and Rear Setbacks, Building Form Separations and Tapering controls under Sydney Development Control Plan 2012 Central Sydney Planning Amendment are proposed, that that the variations provide equivalent or improved wind comfort, wind safety and daylight levels in any adjacent Public Place, via a Wind and Daylight Equivalence report prepared in accordance with Sydney Development Control Plan 2012 Central Sydney Planning Amendment.

#### **Efficient use of land**

The EIS shall:

- demonstrate that 44-62 Castlereagh Street is still capable of redevelopment in compliance with the planning controls that apply. This should be demonstrated via a detailed building envelop and use analysis for 44-62 Castlereagh Street.

#### **Footpath pedestrian capacity**

The EIS shall:

- demonstrate that the existing public domain is capable of accommodating the projected pedestrian activity as a result of the proposed development. This must be done via a Pedestrian Level of Comfort Assessment. The Assessment is to identify all locations and elements requiring management in order to accommodate the projected pedestrian capacity.

#### **4. Heritage and historical archaeology**

The EIS shall:

- provide a detailed heritage impact statement (HIS) 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, views or settings, and in particular the impact of the proposal on the heritage listed Martin Place and 48-50 Martin Place;
  - 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
- consider opportunities for heritage interpretation within the public domain.
- A curtilage study should be developed for all heritage items in the vicinity.
- The proposed development is to take into consideration the objectives of Sydney LEP 2012 Cl 5.10(1) (a), (b), (c) and (d).

The proposed development should conform to the objectives and provisions of Sydney Development Control Plan clauses as follows:

As the building borders both the Martin Place and the Chifley Square Special Character Areas and will be visible in views from other, the envelope and the final design should respond to the objectives for special character as in the following subsections:

- 2.1 Central Sydney
- 2.1.2 College Street/Hyde Park Special Character Area
- 2.1.7 Martin Place Special Character Area
- 2.1.8 Pitt Street Mall Special Character Area
- 2.1.12 Chifley Square Special Character Area

As the building will impact upon heritage items in the vicinity:

- 3.9 Heritage
- 3.9.1 Heritage Impact Statements
- 3.9.2 Conservation Management Plans

- 3.9.5 Heritage items

The buildings should incorporate high quality material, high level of detail, high level of articulation, street frontages should have a masonry character, utilising stones of a similar nature to those on heritage items within their immediate vicinity.

As the development will require excavation,

- 3.9.3 Archaeological assessments - *An archaeological assessment is to be prepared by a suitably qualified archaeologist in accordance with the guidelines prepared by the NSW Office and Environment and Heritage.*

As the project is within both the Martin Place and the Chifley Square Special Character Areas and will be visible in views from other areas and will impact upon views and settings of heritage items,

the proposal should conform to the objectives and provisions of SDCP 2012 clauses

- 5.1.1 Street frontage heights,
- 5.1.2 Building setbacks,
- 5.1.3 Street frontage heights and setbacks for Special Character Areas,
- And to Figures 5.3, 5.4, 5.5, 5.6, 5.12, 5.13, 5.16, 5.26, 5.29, 5.30
- 5.1.4 Conservation of public domain features in Special Character Areas,
- 5.1.5 Building bulk, both the objectives and the provisions
- 5.1.6 Building exteriors, both the objectives and the provisions.

#### **Hosking's Place**

Demonstration that any through site link provided under 3.1.2.2 Through-site links (2) Through-site links are to be provided on sites: (a) greater than 5,000sqm in area, should integrate with Hosking's Place, to enhance its character and permeability.

#### **Interpretation**

A statement of commitment should be provided ensuring the design of the building should integrate heritage interpretation of the cultural and natural history of the sites and area in a meaningful manner. As a minimum:

- the building at the most northern end fronting Hunter Street should incorporate the Annand artwork and the two Tom Bass works in areas accessible by the public.
- the building occupying the area where 7 Elizabeth street is, should incorporate a meaningful interpretation of this heritage item, through the design of its ground floor frontage, and by other means.
- Incorporate relics found in archaeological investigations in a physical form such as at 200 George Street.

#### **Sandstone character**

A statement of commitment should be provided regarding the design of the building at Martin Place in that it should contribute to the Sandstone character of Martin Place and surrounding streets, by comprising a masonry façade at podium levels, and through the use of sandstone lining to foyers.

### **5. Integration with Sydney Metro station infrastructure**

The EIS shall:

- identify the extent of the proposal that is State Significant Development (SSD), and how this relates to the approved Critical State Significant Infrastructure (CSSI 7400) and any modifications required to the CSSI; and
- show how the proposed over station development (being the SSD components) will integrate in design terms and structurally with the Sydney

Metro station infrastructure, and identify any specific requirements of the CSSI approval that has influenced the design of the over station development.

#### **6. 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; and
- 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.

#### **7. Transport and accessibility (operation)**

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

- 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 transport / traffic 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);
- measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as the provision of adequate bicycle parking and end of trip facilities;
- existing and proposed vehicle access and parking arrangements for employees and visitors, including compliance with appropriate parking controls; and
- loading dock and servicing arrangements, including access arrangements to the loading docks.

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

The EIS shall address the provision of public benefit, services and infrastructure in consultation with key stakeholders, such as Council and TfNSW, and provide details of any voluntary planning agreement (VPA) or other legally binding instrument agreed between relevant public authorities and the applicant.

#### **9. Prescribed Airspace for Sydney Airport**

Identify any impacts of the proposal on the prescribed airspace for Sydney Airport.

#### **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; and

	<ul style="list-style-type: none"> <li>provide details of how infrastructure assets of various utility stakeholders will be protected or relocated during the demolition and construction of the project. All above and below ground structures are to be clearly identified.</li> </ul> <p><b>12. Staging</b></p> <ul style="list-style-type: none"> <li>The EIS shall set out the staging of the proposed development, including the relationship with the construction / delivery of the Sydney Metro stations and timing of public domain works.</li> <li>The EIS should also take into consideration the City of Sydney staging of works in Martin Place and the staging plan should address this. The City also holds a number of major events in Martin Place – these are booked a year or so ahead, so the schedule will need to be managed with the staging plan.</li> </ul> <p><b>13 Landowners Consent</b></p> <p>Provide correct details of all land involved as part of the development including lot and DP and landowners consent details for all parcels of land.</p>
<p><b>Plans and Documents</b></p>	<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>Clause 4.6 variation written request;</li> <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 the relationship with proposed and existing buildings in the locality;</li> <li>architectural drawings (to a usable scale at A3);</li> <li>architectural and urban design statement, including illustrations and justification showing how the buildings will relate to the station entrances and enhance the surrounding public domain;</li> <li>solar access analysis report and diagrams;</li> <li>wind impact assessment (including a wind tunnel study);</li> <li>flood assessment / stormwater management plan;</li> <li>retail / commercial office strategy;</li> <li>ESD statement (incorporating a sustainability framework);</li> <li>pre-submission consultation statement;</li> <li>heritage impact assessment;</li> <li>access impact statement;</li> <li>transport, traffic and parking assessment;</li> <li>visual and view impact analysis and photomontages;</li> <li>physical model;</li> <li>services and utilities infrastructure report;</li> <li>signage details (if proposed);</li> <li>flight path report;</li> <li>waste strategy;</li> <li>noise and vibration report;</li> <li>CPTED assessment;</li> <li>accessibility DDA report; and</li> <li>preliminary construction management statement.</li> <li>3D Digital model to the City of Sydney specifications</li> <li>Physical model to the City of Sydney specifications</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, early consultation is required through meeting(s) with the Office of the Government Architect and Council.</p> <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>

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