

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*

Application Number	SSD 8517
Proposal Name	Adaptive reuse of the eastern portion of the Locomotive Workshop for commercial and retail uses
Location	Locomotive Street, Australian Technology Park, Eveleigh
Applicant	Mirvac Projects Pty Ltd
Date of Issue	26 June 2017
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 the <i>Environmental Planning and Assessment Regulation 2000</i>. 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 risk assessment, must include: - adequate baseline data; - consideration of potential cumulative impacts due to other development in the vicinity; and - measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any 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 (CIV) (as defined in clause 3 of the <i>EP&A 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 future development during the construction and operational phases of the development; and - certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and strategic context The EIS shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including: <i>Environmental Planning and Assessment Act 1979</i>; <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; <i>State Environmental Planning Policy (State Significant Precincts) 2005</i>; <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i>; and <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>. The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following: - A Plan for Growing Sydney; - Draft Central District Plan; - Sustainable Sydney 2030; - City of Sydney Public Domain Manual; - Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics;

- Conservation Management Plan for the Locomotive Workshop building; and
- Heritage Council Guideline on Heritage Curtilages 1996.

2. Built form and public domain

The EIS shall:

- address the principles outlined in the Conservation Management Plan for the Locomotive Workshop building;
- demonstrate how the existing building will be adaptively reused, including process for removing intrusive fabric, whilst maintaining the heritage significance of the building;
- provide details of the public domain works and landscaping adjacent to the site, and address how the proposal retains and promotes the existing and future built form character and fabric of the Australian Technology Park (ATP);
- demonstrate consistency with the Public Access Covenant in terms of maintaining public access throughout ATP;
- demonstrate how the proposal relates to the future plans for Bays 6-16, including consideration of changed spatial character, location of mezzanine levels, continuity of design, and holistic heritage impact management; and
- address the relationship with the New Intercity Fleet Eveleigh Facility Project, including any land within the site to be acquired by Transport for NSW.

3. Land use

The EIS shall:

- demonstrate how the proposed retail uses are consistent with the objectives of the Business Park Zone which seeks to provide retail uses that primarily serve the needs of the working population and local community;
- provide a retail market demand and impact analysis to support the proposed quantum and type of retail uses in the context of the ATP and the surrounding area; and
- detail how ongoing Blacksmith's activities can be accommodated within the proposal (if proposed).

4. Heritage

The EIS shall include a Heritage Impact Assessment, prepared in accordance with the NSW Heritage Office publication *Statement of Heritage Impact*, and in accordance with the guidelines in the NSW Heritage Manual, that:

- addresses the impacts of the proposal on the heritage significance of the Locomotive Workshops and Eveleigh Railway Workshops;
- addresses the cumulative heritage impacts of this proposal on the Eveleigh Railway Workshops considering the other projects occurring in the ATP component of this State Heritage Register site;
- demonstrates consistency with the Heritage Public Positive Covenant, including but not limited to the Conservation Management Plan for the Locomotive Workshop building and ATP;
- assesses the impact of the proposal on any aboriginal and non-aboriginal archaeology and outline any proposed management and conservation measures to protect and preserve archaeology;
- addresses the impact to moveable heritage items and in situ machinery, and conservation and management measures to ensure protection of significant objects;
- addresses the impact to the industrial character of the building;
- demonstrates how the proposal relates to the future plans for Bays 6-16; and
- considers opportunities for heritage interpretation within the public domain, including with the relationship with and any updates required to the Interpretation Strategy for the ATP.

5. Traffic, parking and accessibility (construction and operation)

The EIS shall include a Traffic and Transport Impact Assessment that:

- demonstrates that the demand for car parking generated by the development will be accommodated within the existing and approved car parking spaces provided across the ATP site;

- demonstrates how the development will support Government strategies in promoting sustainable travel choices, and determine the adequacy of pedestrian and cycle facilities to meet the likely future demand of the proposed development and give consideration of measures to be implemented;
- outlines 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, and wayfinding strategies;
- details the traffic and transport impacts (including bus services and infrastructure) during construction and how these will be mitigated including the preparation of a Construction Traffic Management Plan and consideration of cumulative impacts with any other construction activities within the ATP site;
- details daily and peak traffic movements likely to be generated by the proposed development, the cumulative traffic impacts on the surrounding road network due to other developments within the ATP, and the impact on the surrounding road network and key intersections;
- assesses road and pedestrian safety adjacent to the proposed development and measures to mitigate any identified issues;
- details of existing and proposed access arrangements for cars, emergency vehicles, bicycles and point-to-point transport, including compliance with relevant Australian Standards; and
- how any servicing and delivery access and loading requirements for the commercial uses will be provided (including vehicle types, the likely arrival and departure times and swept paths).

6. 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, including potential operation of the Blacksmith, and potential impacts on receivers elsewhere in the Locomotive Workshop and the surrounding occupiers of land; and
- outline measures to minimise and mitigate the potential noise impacts within the Locomotive Workshop and on surrounding occupiers of land during construction and operational activities.

7. Hazardous Materials and Contamination

The EIS shall address the potential for hazardous materials and contamination associated with the former use of the site to be present on the site and demonstrate that the site can be made suitable for development.

8. 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 including any proposed alternative water supply, proposed end uses of drinking and non-drinking water, demonstration of water sensitive urban design and any proposed water conservation measures.

9. Utilities & railway infrastructure

The EIS shall:

- in consultation with relevant agencies, address the existing capacity and any augmentation requirements of the development for the provision of utilities;
- provide details of how infrastructure assets of various utility stakeholders, will be protected or relocated during the construction of the project;

	• demonstrate demands and satisfactory servicing and arrangements for drinking water, wastewater and recycled water (if required); • ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or Sydney Water asset, easement or property, including landscaping options; and • address any potential impacts on existing Sydney Train infrastructure, in particular the Illawarra Line Tunnels. 10. Contributions and/or Voluntary Planning Agreement The EIS shall address the contributions payable pursuant to the <i>Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006</i> and the <i>Redfern Waterloo Authority Contributions Plan 2006</i>.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • site title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • architectural drawings and perspectives (to a usable scale at A3); • photomontages / perspectives; • Structural Engineer's Report; • Green Travel Plan; • public domain and landscaping plans; • architectural design statement; • retail market demand and impact analysis; • ESD statement (incorporating a sustainability framework); • heritage impact assessment (including archaeological assessment); • access impact statement; • transport, traffic and parking assessment; • services and utilities infrastructure report; • BCA statement; • schedule of materials and finishes; • Operational Plan of Management; • noise impact assessment; and • preliminary construction management statement.
Consultation	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: • City of Sydney Council; • Roads and Maritime Services; • Transport for NSW; • Sydney Water; • Urban Growth NSW Development Corporation; and • Local Aboriginal and Community Groups. The EIS must describe the 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.
Further consultation after 2 years	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.