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Our ref: SSD 8687

Mr Edward Green
Consultant
Urbis Pty Ltd
Tower 2, Level 23, Darling Park
201 Sussex Street
SYDNEY NSW 2000

Dear Mr Green

Request for SEARs for the refurbishment of the Harbour Rocks Hotel, The Rocks (SSD 8687)

Please find enclosed a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the refurbishment of the Harbour Rocks Hotel at 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.

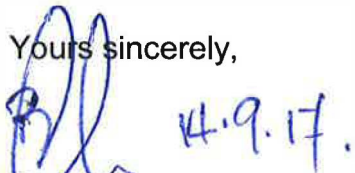
Prior to exhibiting the EIS, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

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 USB) of the EIS that will be required for reviewing purposes.

Your contact officer for the proposal is Andrew Hartcher. Andrew can be contacted on (02) 9274 6446 or via email at andrew.hartcher@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,


Ben Lusher

Director

Key Sites Assessment

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 8687
Proposal Name	Internal and external upgrades to the Harbour Rocks Hotel
Location	34-52 Harrington Street, The Rocks
Applicant	TMG Developments Pty Ltd
Date of Issue	14 September 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 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: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Sydney Cove Redevelopment Authority Scheme ○ State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. • Any variations to the Sydney Cove Redevelopment Authority Scheme, including the <i>Environmental Planning and Assessment (Sydney Cove) Savings and Transitional Regulation 1999</i>.

- Address the relevant provisions, goals and objectives in the following:
 - *NSW 2021*
 - *A Plan for Growing Sydney*
 - *Towards our Greater Sydney 2056*
 - *Draft Central District Plan*
 - *Sydney 2030*
 - *Sydney City Centre Access Strategy 2013*
 - *Sydney's Walking Future 2013*
 - *Sydney Local Environmental Plan 2012.*
- 2. Built Form and Urban Design**
 - Outline the design process leading to the proposal and outline specific design features, including materials, finishes and colours.
 - 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.
 - Consider the suitability of the height, bulk and scale of the proposed deck structure and awning within the context of the locality and its surrounds.
- 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
 - compliance with the policies of any relevant Conservation Management Plan, including the conservation policies outlined in the '*Conservation Management Plan, Evans Stores, 34-40 Harrington St & Terraces, 42-52 Harrington St*', prepared by Owell and Peter Phillips and dated 2007
 - provide details of visual impacts of the proposed development on the historic streetscapes of George Street and Gloucester Walk.
 - The Heritage Impact Statement (HIS) must provide justification for any changes to fabric of significance (e.g. the insertion of new openings into existing sandstone walls between bays 1 and 2 and bays 3 and 4) and discuss the alternative options that have been considered. The HIS must demonstrate that any intervention is an acceptable heritage impact for the building and detail any mitigation measures that should be considered.
 - If excavation is proposed, 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 prepared 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. If 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. Use

- Outline operational details including but not limited to:
 - hours of operation
 - patron capacity
 - use of outdoor area/s, including outdoor speakers (if any).
- Detail waste storage and disposal provisions.

5. Visual and View Impacts

- Identify important sight lines and visual connectivity to and from the site.
- A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key public domain areas (e.g. Nurses Walk) and any nearby residences.

6. Amenity

- Outline and address the proposed development's impacts in terms of sunlight, wind and safety and security, including consideration of Crime Prevention through Environmental Design (CPTED) principles.
- Detail any external lighting or illumination and assess the impacts of this lighting/illumination from surrounding properties and the public domain.
- Provide detailed plans of the new kitchen fit-out and details of the position and design of the mechanical ventilation and extraction system including details of the discharge points and impact on the existing arrangement.
- Provide an assessment of smoke and odour impacts as a result of the new charcoal grill and include details of appropriate odour control devices.
- Demonstrate compliance with Australian Standard AS 1668.2 – 2012 *The use of ventilation and air conditioning in buildings Part 2: Mechanical ventilation in buildings* – Clause 3.4.6. If an alternative solution is proposed, provide detailed information on the treatment of air prior to discharge.

7. 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 operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring issues.

8. Signage

- Details of any proposed signage, including on or under the awning structure and an assessment against the relevant provisions of *Sydney Development Control Plan 2012*.

9. Building Code of Australia (BCA) 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*.

10. Ecologically Sustainable Development (ESD)

- 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.

11. Environmental, Construction and Site Management Plan

- Provide an Environmental and Construction Management Plan for the

	proposed works, and include: ○ community consultation, notification and complaints handling ○ impacts of construction on adjoining development and proposed measures to mitigate construction impacts ○ noise and vibration impacts on and off site ○ water quality management for the site ○ construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline.
Consultation	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: • City of Sydney Council • Office of Environment and Heritage – Heritage Division. 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 <i>Environmental Planning and Assessment Regulation 2000</i>. 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: • Detailed plans, sections and elevations of the development, including all temporary structures and site features and their relation to adjoining site • 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 • Detailed architectural plans at a scale of 1:20 or 1:50 showing how the proposed awning would be fixed to the host building and how stormwater from the awning would be addressed. 4. Include a materials and colours schedule for the proposed external works.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 5 hard copies and 8 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.