Secretary's Environmental Assessment Requirements
Section 78A (8) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 8875
Proposal Name	Concept development application for over station development, Sydney Metro City & Southwest - Pitt Street (North) Station
Location	175-183 Castlereagh Street 40 Park Street 42-46 Park Street 48 Park Street 252-254 Pitt Street 256 Pitt Street, Sydney
Applicant	Transport for NSW
Date of Issue	30 November 2017
General Requirements	The Environmental Impact Statement (EIS) must address the *Environmental Planning and Assessment Act 1979* and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. 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 assessment, must include: • justification of impacts • 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 any significant risks to the environment. The EIS must also be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the *Environmental Planning and assessment Regulation 2000*), including details of all assumptions and components from which the CIV calculation is derived • a close estimate of the jobs that will be created by the development during construction and operation • verification that the CIV was accurate on the date that it was prepared.
Key issues	The EIS must address the following specific matters: **1. Environmental Planning Instruments, Policies and Guidelines** Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: • State Environmental Planning Policy (State & Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and accompanying Apartment Design Guide • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Draft State Environmental Planning Policy (Environment) 2017 • Sydney Local Environmental Plan 2012. Address the relevant provisions, goals and objectives in the following: • NSW State Priorities • Premier's Priorities • A Plan for Growing Sydney

	• Towards our Greater Sydney 2056
	• Draft Greater Sydney Region Plan
	• Revised Draft Eastern City District Plan
	• NSW Long Term Transport Master Plan
	• Draft Future Transport 2056 Strategy
	• Better Placed: An integrated design policy for built environment of NSW
	• Development Near Rail Corridors and Busy Roads - Interim Guideline
	• Guide to Traffic Generating Developments (RMS)
	• NSW Planning Guidelines for Walking and Cycling
	• NSW Bicycle Guidelines
	• Sustainable Sydney 2030
	• Sydney City Centre Access Strategy 2013
	• City of Sydney Policy for Waste Minimisation in New Development
	• City of Sydney Public Art Policy and Guidelines for Public Art in Private Development
	• City of Sydney Visitor Accommodation Action Plan 2013
	• City of Sydney Tourism Action Plan 2015
	• City of Sydney Competitive Design Policy.
	
	2. Land Use, Gross Floor Area and Floor Space Ratio
	The EIS shall:
	• include a detailed description, analysis and justification of all proposed land uses, including car parking
	• include a detailed gross floor area (GFA)/floor space ratio schedule and calculations, for the site, each building and land use including car parking
	• include a floor by floor breakdown of GFA
	• provide an options analysis for different land uses, including commercial, office and residential, with justification that the selected option is based on careful consideration of the benefits and potential impacts of each option.
	
	3. Design Excellence
	The EIS shall:
	• describe the design process leading to the Concept Proposal including how the feedback provided by the DRP constituted under the Critical State Significant Infrastructure (CSSI 7400) approval has been incorporated
	• provide a Design Excellence Strategy for the future stage(s) of the development which demonstrates how design excellence will be achieved. This strategy should set out:
	  o the type and details of the design excellence process(es) proposed to be undertaken and a clear rationale for this process having regard to established design excellence policy context and best practice
	  o a method setting out how the proposed design excellence process will be implemented as part of the planning process
	• include design quality guidelines for the future built form.
	
	4. Built Form and Urban Design
	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 and setbacks, tower locations and forms, with justification that the selected option is based on careful consideration of the benefits and potential impacts of each option in the context of the immediate locality and the broader Sydney CBD area
	• demonstrate how the orientation, height, setbacks, bulk, scale, massing, activation and pedestrian connectivity (including through site linkages) of the proposed development will fit within the context of the site and the existing and future desired character of Sydney CBD area
	• provide an indicative building and landscape design showing a possible built form within the proposed building envelope.

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 CSSI 7400 approval and any modifications to the CSSI
- show how the proposed over station development will integrate in design terms and structurally with the Sydney Metro station infrastructure, and identify any specific requirements of the CSSI 7400 approval that has influenced the design of the over station development.

6. Amenity

The EIS shall:

- include a preliminary assessment demonstrating how the proposal will achieve a high level of environmental amenity for future residents consistent with the provisions of SEPP 65 and the recommendations of the Apartment Design Guide
- include a solar access and overshadowing analysis outlining the impacts on adjoining developments and the public domain, including design options to minimise impacts with particular regard to Hyde Park and the sun access planes in Sydney Local Environmental Plan 2012, as defined in clause 6.17(10). The analysis is to include consideration of the implications of application SSD 8105 currently under assessment
- view analysis to and from the site from key vantage points and streetscape locations. Photomontages or perspectives should be provided showing the proposed development
- view impact analysis from adjoining developments
- wind analysis outlining how the proposed development will minimise impacts to pedestrian comfort and safety
- demonstrate the impacts of the proposal on the amenity of surrounding residential development including measures to minimise potential overshadowing, privacy and view impacts
- a noise impact assessment identifying:
    - the main noise and vibration generating sources and activities from the site at all stages of operation
    - measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers
    - the impacts of likely noise and vibration from surrounding land uses, such as noise from the operation of the rail line and surrounding road networks, and management and operational arrangements or mitigation measures to protect the amenity of residents/ visitors/ employees
- include an analysis of impacts of the proposal on daylight levels in the surrounding public domain.

7. Heritage

The EIS shall:

- The EIS should include a Heritage Impact Statement (HIS) to address the extent of impact on any heritage items in the vicinity, including any built and landscape items, conservation areas, views and settings. In particular, the impact of the proposal on the following heritage items should be assessed:
    - the State listed Sydney School of Arts (SHR 00366); Pitt Street Uniting Church (SHR 00022); and The Great Synagogue (SHR 01710)
    - the locally listed Criterion Hotel including interior (I1933); Pilgrim House including interior (I1935); National Building (I1931), Masonic Club including interior (I1699) and (former) Australian Consolidated Press façade (I1751).

	8. Transport, Traffic, Parking and Access (operation) The EIS must include a Transport and Traffic Impact Assessment that provides, but is not limited to, the following: • accurate details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements from existing buildings/ uses on the site using the adjacent and surrounding road network • forecast total daily and peak hour trips likely to be generated by the proposed development including vehicle, public transport, pedestrian and bicycle trips, together with cumulative impacts of existing, proposed and approved developments in the area and any transport / traffic upgrade • impacts of the proposed development on the operation of existing and future transport networks, including the public transport capacity and its ability to accommodate the forecast number of trips to and from the development including surrounding footpaths and cycleways • detailed assessment of the existing and future performance of key intersections providing access to the site, supported by appropriate modelling and analysis to the satisfaction of RMS and TfNSW. • measures to mitigate impacts of the proposed development on the operation of existing and future traffic, public transport, pedestrian and bicycle networks, including any required upgrades • proposed hotel pick-ups and drop-offs via 'kiss and drop', point-to-point services, bus and coach without adverse traffic impacts • proposed car and bicycle parking provision for residents, staff and visitors, including consideration of the availability of public transport and the requirements of the relevant parking codes and Australian Standards. • loading dock and servicing arrangements, including consideration of loading zone hub facilities • 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 provision of adequate bicycle parking and end of trip facilities • assess the impact of the proposed driveways, with the consideration of a shared single driveway on Castlereagh Street • sustainable transport options should be encouraged with a minimum of car parking spaces provided. **9. Ecologically Sustainable Development (ESD)** The EIS shall: • 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 operation of the development • include a framework for how the proposed development will reflect national best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology and use of renewable energy. **10. Biodiversity** • The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report where required under the Act. **11. Public Benefits, Contributions and/or Voluntary Planning Agreement** The EIS shall address in regard to contributions: • the proposed method of calculating developer contributions payable. • any additional contributions proposed or material public benefits associated with any proposed floor space above existing planning controls • any proposed Voluntary Planning Agreement or other legally binding instrument agreed between relevant public authorities.

	12. Prescribed airspace for Sydney Airport The EIS shall: • identify any impacts of the proposal on the prescribed airspace for Sydney Airport, including the need for approval from the Department of Infrastructure and Regional Development for any penetration of the Obstacle Limitation Surface (OLS) for Sydney Airport (RL 156.00 AHD). **13. Utilities** The EIS shall: • address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities. **14. Staging** • The EIS shall set out the staging of the proposed development, including the relationship with the construction/ delivery of the Sydney Metro Pitt Street North station and timing of public domain works. **15. Consultation** The EIS shall: • during the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers and community groups. In particular you must consult with: o City of Sydney Council o Government Architect of NSW o Roads and Maritime Services o Sydney Coordination Office o Sydney Airport Corporation Limited and the Civil Aviation Safety Authority o Surrounding residents, businesses and local community groups. 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. Where amendments have not been made to address an issue, a short explanation should be provided.
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: • site title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/ building • site analysis plan • schedule of proposed gross floor area per land use • building envelopes showing the relationship with proposed and existing buildings in the locality • documentation in plan and section of the Sydney Local Environmental Plan 2012 Sun Access Planes as defined in Cl 6.17 (10). The plans and sections should be prepared in consultation with and verified by the City of Sydney Council, and show coordinates X and Y, and horizontal bearing B and vertical angle V • architectural drawings (to a useable scale at A3), including landscape concept plan/s • architectural and urban design statement, including illustrations and justification showing how the buildings will relate to the station entrances and enhance the surrounding public domains • solar access analysis report and diagrams: o including existing and proposed SEPP 65 and ADG compliance tables for all affected neighbouring residential flat buildings o Hyde Park: half hourly shadow diagrams from 12pm to 3pm

	for 21st of each month of the year, showing existing and proposed scenarios. • wind impact assessment (including a wind tunnel study) • flood assessment/ storm water management plan • retail/ commercial office strategy • ESD statement (incorporating a sustainability framework) • pre-submission consultation statement • heritage impact assessment • access/DDA impact statement • transport traffic and parking assessment • Public Transport Accessibility Level assessment • visual and view impact analysis and photomontages • physical and 3D digital model (generally in accordance with City of Council requirements) • noise and ventilation report • services and utilities infrastructure report • signage details (if proposed) • flight path report • waste strategy • construction noise and vibration report • CPTED assessment • preliminary construction management statement addressing how future stages will manage impacts to pedestrians, rail users, bus services and taxis • Public Art Strategy.
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 12 electronic copies (USB) of the documents and plans (once the application is considered acceptable).
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.