

Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application Number	SSD 9374
Proposal Name	Adaptive reuse of the Brewery Yard building (Block 4B) and forecourt, Central Park for commercial and retail uses
Location	Central Park, Chippendale (Lot 200 DP 1212253)
Applicant	IP Generation Pty Ltd
Date of Issue	21 June 2018
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000 (the Regulation). 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 - 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) of the proposal (as defined in clause 3 of the Regulation), 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 - 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: - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (if education uses are proposed) - State Environmental Planning Policy No. 55 – Remediation of Land (and draft) - State Environmental Planning Policy No. 64 – Advertising and Signage - Draft State Environmental Planning Policy (Environment) 2017 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 - Sydney Local Environmental Plan 2005.

Permissibility

Detail the nature and extent of any prohibitions that apply to the development.

Development Standards

Identify compliance with the development standards applying to the site and provide justification for any contravention of the development standards.

The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW State Priorities
- Premier's Priorities
- A Metropolis of Three Cities - The Greater Sydney Region Plan
- Eastern City District Plan
- 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)
- Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)
- NSW Planning Guidelines for Walking and Cycling
- Sydney's Cycling Futures
- Sydney's Walking Futures
- Sydney City Centre Access Strategy 2013
- Sustainable Sydney 2030
- City of Sydney Waste Minimisation in New Developments 2005
- Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics
- Heritage Council Guideline on Heritage Curtilages 1996
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005.

2. Concept Approval

The EIS shall demonstrate consistency with the terms of the Concept Approval MP 06_0171, dated 9 February 2007 (as modified).

3. Design excellence

The EIS shall demonstrate that design excellence will be achieved in accordance with the terms of the Concept Approval MP 06_0171 (as modified).

4. Built form and urban design

The EIS shall:

- address the design quality with specific consideration of the facade, massing, setbacks, building articulation, street activation, landscaping, materials and finishes
- demonstrate how the existing buildings will be adaptively reused, whilst maintaining the heritage significance of the buildings
- demonstrate how entrances to public places will be accessible to all users
- identify and address any impacts the additions to the Brewery Yard building will have on the forecourt being able to function as a publicly accessible space
- consider how the development mitigates any impacts associated with sunlight / overshadowing, natural ventilation, wind impacts, reflectivity, visual and acoustic privacy and safety and security
- provide photomontages or perspectives showing the proposal from key vantage points surrounding the site, including the main park and surrounding streets, in consultation with Council and the Department of Planning and Environment
- include a gross floor area (GFA) schedule and calculations.

5. 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:
 - o on the heritage significance of the site and surrounding area, including any built and landscape items, conservation areas, and views or settings
 - o on places, items or relics of significance to Aboriginal and non-Aboriginal people
 - o having regard to any endorsed conservation management plans for heritage items on the site
- 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 Office of Environment and Heritage
- have regard to any relevant heritage studies or assessments of existing buildings and industrial elements on the site, such as the Special Element Conservation Plan Irving Street Brewery Buildings and Yard, by Urbis 2009
- include a heritage interpretation plan to inform the detailed architectural design and adaptive reuse of the existing buildings.

6. Building Code of Australia

The EIS shall:

- include a BCA statement that identifies all works required to the heritage fabric of the buildings in order to meet the requirements of the BCA. Any solutions to comply with the standards must demonstrate to have acceptable heritage impact to the retained building and fabric.

7. Public domain and landscaping

The EIS shall:

- include details of the proposed landscaping and public domain design, including:
 - o detailed landscape plans for the Brewery Yard forecourt, as well as, any landscape treatments located within the building, on upper terraces or rooftop
 - o levels, soil depth and volume, walls, ramps, stairs, handrails, planters, lighting, furniture, water features, signage, edge and interfaces with public domain areas etc
 - o planting design and species
- outline the interface between the site, the public domain and wider Central Park precinct
- consider any flooding and drainage associated with the proposal, including stormwater and drainage infrastructure (such as incorporation of water sensitive urban design measures).

8. 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 • outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. 9. 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 • 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. 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. 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 • 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
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	• provide details of service and delivery vehicle movements and site access arrangements (including vehicle type and likely arrival and departure times) • prepare a Construction Pedestrian and Traffic Management Plan addressing: - o the cumulative impacts associated with other construction activities including the construction of the Sydney Light Rail project - o road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity - o details of anticipated peak hour and daily truck movements to and from the site - o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements - o details of temporary cycling and pedestrian access during construction - o details of proposed construction vehicle access arrangements at all stages of construction - o 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. 12. Public benefits, contributions and/or voluntary planning agreement The EIS shall address the contributions applicable to the development and/or details of any Voluntary Planning Agreement. 13. Consultation 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, an explanation should be provided. 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: • Government Architect NSW • City of Sydney Council • Roads and Maritime Services • Transport for NSW (including the Sydney Coordination Office) • Heritage Council 14. Utilities The EIS shall address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities.
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 • schedule of proposed GFA • building envelopes showing consistency with the Concept Plan • architectural drawings and perspectives (to a usable scale at A3) • public domain and landscaping plans • architectural design statement • shadow diagrams • ESD statement (incorporating a sustainability framework) • pre-submission consultation statement • heritage impact assessment (including archaeological assessment) • heritage interpretation plan

	• access impact statement • transport, traffic and parking assessment • construction pedestrian and traffic management plan • services and utilities infrastructure report • signage details (if proposed) • BCA statement • waste strategy • structural engineer's report • schedule of materials and finishes • Operational Plan of Management • Green Travel Plan • a physical model of the proposal to fit into the City of Sydney model • a 3D model to the City of Sydney's specifications • noise impact assessment (construction and operation/use) • preliminary construction management statement.
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.