

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8A) of the *Environmental Planning and Assessment Act 1979*

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 9516
Proposal Name	The Regent Redfern Hotel
Location	56-58 Regent Street, Redfern
Applicant	TP Property Holdings Pty Ltd C/- Alcorn Planning + Property
Date of Issue	29/08/2018
Date of Modification	31/08/2020
General Requirements	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</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 key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed) - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) of the development (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 development during construction and operation - verification that the CIV was accurate on the date that it was prepared.
Key issues	<p>The EIS must include the following:</p> <p>1. Statutory and Strategic Context</p> <ul style="list-style-type: none"> · Address all relevant Environmental Planning Instruments, plans, policies and

guidelines, including (but not limited to those) outlined at **Appendix A**.

- Confirm the permissibility of the proposal, detailing the nature and extent of any prohibitions that apply to the development.
- Identify compliance with the development standards applying to the site and provide a detailed justification for any non-compliances.

2. Design excellence

- A design excellence strategy prepared in consultation with the NSW Government Architect, demonstrating how the proposal will achieve design excellence. This strategy shall identify:
 - o the process to ensure that design excellence is achieved, including an outline of the design competition process
 - o how comments from the NSW Government Architect have been addressed
 - o justification and suitability of the site for the proposal.

3. Built Form and Urban Design

- In consultation with the NSW Government Architect ensure that the proposal demonstrates design quality through consideration of the following:
 - o an outline of the design process leading to the proposal with justification of the suitability of the site for the proposal
 - o site and context including planning, massing, access and circulation options and preferred strategy for future development
 - o contextual fit including height, bulk and scale, setbacks and interface of the proposal with surrounding development, topography, streetscape, public open spaces and heritage items
 - o built form, including overall site layout, planning and massing, façades, building articulation and scale, materials, colours, including compliance with height and floor space ratio controls as set out in the State Environmental Planning Policy (State Significant Precincts) 2005, and encroachment beyond site boundaries onto or over public land/airspace.
 - o architectural design approach to new work in relation to heritage fabric
 - o Crime Prevention Through Environmental Design Principles
 - o Aboriginal culture and heritage, to be developed in consultation with the local Aboriginal community and cultural groups and incorporated holistically in the design proposal
 - o environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility, for both occupants of the building and occupants of neighbouring developments, noting the size of the site and the fact that the land to the immediate west of the site is not a public road
 - o landscape design, including consideration of equity and amenity of outdoor spaces, and integration with built form, security, shade, topography and existing vegetation
 - o ESD principles including sustainability targets and integration of these in design approach
 - o integration of services including waste management, loading zones, and mechanical plant
 - o demonstration of the future redevelopment of the adjoining properties

- o consideration of the incorporation of a Green Roof or Cool Roof.

4. Building use

- A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage.
- Details of the proposed use and operational details for each component of the development, including but not limited to:
 - o hours of operation
 - o details of kitchen fit out
 - o details of the proposed mechanical ventilation system including details of the discharge points
 - o details of existing and proposed gaming facilities
 - o patron capacity, broken down by area
 - o details of proposed CCTV cameras
 - o details of any music to be provided on the premises
 - o proposed lighting and illumination
 - o details of waste storage and disposal provisions.
- A Plan of Management in accordance with the relevant City of Sydney Council guidelines.
- A Social Impact Assessment in relation to the impact of increased gaming facilities (if applicable).

5. Amenity

- Detail regarding the impacts of the development on view loss, sunlight/overshadowing, wind impacts, reflectivity, visual and acoustic privacy to achieve a high level of environmental amenity, including on land to the immediate west of the site.
- The subject site is located on Regent Street (RMS Classified Road) and within close proximity to a rail corridor. Demonstrate how the development can comply with SEPP (Infrastructure) 2007.
- Demonstrate compliant levels of overshadowing of nearby open space and neighbouring properties with shadow information provided showing appropriate context. If there are non-compliances, the portions of the building creating the non-compliance need to be clearly identified with justification provided.
- Demonstrate the appropriateness of the proposed tower with respect to wind mitigation, including a wind tunnel study.
- Detail any external lighting or illumination and consider the impacts of this lighting/illumination to surrounding properties and the public domain.

6. Visual Impacts

- A visual impact assessment to identify the visual changes and view impacts of the project to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the project.
- The visual impact assessment must consider the impact of the development on any existing and proposed developments including any view loss.

7. Transport, Traffic, Parking and Access

- Consideration of the need for end of journey facilities (showers, change rooms, lockers and bicycle storage areas) for staff and visitors.

A transport and accessibility impact assessment prepared in accordance with the relevant guidelines including, but not limited to, the following:

Operation

- o current daily and peak hour traffic generation (light and heavy vehicle), public transport network, coaches, walking and cycling movements, existing traffic and transport facilities located within the vicinity of the proposed development
- o estimated daily and peak hour traffic generation (light and heavy vehicle), public transport, point to point transport, walking and cycling trip generation during operation
- o an assessment of the impact of additional traffic generated by the proposed development on the existing road network and bus service operation
- o an assessment of the existing and future pedestrian and cycle facilities within the vicinity of the site and identify measures to manage the likely increase in public transport, pedestrian and cycle demands
- o an assessment of the parking, loading and servicing demand and capacity for the proposed development in accordance with appropriate parking codes, ensuring all loading and servicing is conducted on-site
- o access to, from and within the site from the road network including intersection locations, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements)
- o proposed access arrangements including vehicle access, drop-off arrangements, coach parking, service vehicles, emergency vehicles and loading areas for the development
- o an assessment of existing and future performance of key intersections providing access to the site, and any required upgrades (road/intersections) as a result of the development
- o sustainable travel initiatives for employees and visitors, particularly for the provision of green travel plans and wayfinding strategies
- o the existing, proposed and any temporary pedestrian and bicycle routes as well as measures to maintain road and personal safety in accordance with CPTED principles
- o an assessment of predicted impacts on road safety
- o provisions for end-of-trip facilities and on-site bicycle parking in accordance with relevant RMS guidelines and Australian Standards
- o demonstrate adequate provision for servicing of the site in relation to loading demands, size of waste collection area and method of collection to/from and within the site.

Construction

- o an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists, including the preparation of a draft Construction Pedestrian Traffic Management Plan. This Plan shall include vehicle routes, truck numbers, construction program, works zone location, hours of operation, access arrangements, cumulative impacts of other development including Sydney Metro City and Southwest, mitigation measures and traffic control measures for all works. Existing CPTMPs for

developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the transport network

- o details of construction vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements at all stages of construction and traffic control measures for all works
- o an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts
- o details of any temporary cycling and pedestrian access during construction
- o details of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries.

8. Signage

- Detail on the location, size and content of any proposed signage.
- Address any building signage at an early stage as part of the consideration of the built form and urban design of the development.

9. Heritage and Archaeology

- A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual and best practice conservation principles. The SOHI is to address the impacts of the proposal on any heritage significance of the site and adjacent areas and is to identify the following:
 - o all heritage items (state and local) and heritage conservation areas within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance
 - o the impacts of the proposal on heritage items and heritage conservation areas including visual impacts
 - o compliance with any relevant Conservation Management Plan
 - o the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items heritage conservation areas
 - o demonstrate engagement with appropriate local stakeholders.
- If the SOHI identifies impact on potential archaeology, an historical archaeological assessment should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Division, Office of Environment and Heritage Guidelines *Archaeological Assessment* (1996) and *Assessing Significance for Historical Archaeological Sites and Relics* (2009). This 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 part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.

- An Aboriginal Cultural Heritage Assessment Report (ACHAR) is required to identify and describe Aboriginal cultural heritage values existing across the area affected by the development. This may include a surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW, and guided by Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW.
- Consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal Cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
- The ACHAR must also document any impacts on Aboriginal cultural heritage values including attempts to avoid impacts. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

10. Public Domain and Public Access

- The scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas.
- Address public art opportunities in areas visible from the streets or accessible to the public.

11. Noise and Vibration

- A noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring procedures.
- A Noise Management Plan covering the construction and operational phases of the proposal. The NMP should be prepared in accordance with the EPA's *Noise Policy for Industry* (2017) and *Interim Construction Noise Guideline* (2009).

12. Air Quality, Odour and Waste

- The potential air quality and odour impacts during the construction and operation of the development and appropriate mitigation measures, including details of any proposed solid fuel cooking. This should take the form of an Air Quality Impact Assessment (AQIA), prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016*. The AQIA should include:
 - o sources of all potential air emissions from the site, during construction and operation
 - o identification of sensitive receivers potentially impacted by air emissions during construction and operation
 - o assessment of potential impacts on identified sensitive receivers
 - o details of air quality management and monitoring procedures proposed to minimise any impacts to the environment and human health during

construction and operation.

- Waste management, including the identifying, characterising and classifying all waste that will be generated during the construction and operational phases, and detailing the measures proposed to manage, reuse, recycle and/or safely dispose of waste. This should refer to the following guidelines:
 - o *The Waste Not Development Control Plan (DCP) Guideline (EPA 2008)*
 - o *Multi-Unit Development Guidelines (EPA)*
 - o *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (DEC 2012)*
 - o *Better Practice for Public Place Recycling (DEC 2005).*
- Address the requirements of the City of Sydney Waste Minimisation in New Developments 2005, and the Sydney Streets Design Code and Sydney Streets Technical Specification.
- Demonstrate adequacy of vehicle turning paths to/from and within the site including how a Council waste collection vehicle, as specified by the Waste Minimisation Policy, can enter and exit the site in a forward direction.

13. Drainage and Flooding

- The drainage/flooding issues associated with the site, including:
 - o stormwater and drainage infrastructure, including a stormwater management plan which considers the relevant Council stormwater management policy and Water Sensitive Urban Design Principles.
- Assessment of any flood risk in accordance with the guideline contained in the *NSW Floodplain Development Manual 2005*, including potential effects of climate change, sea level rise and an increase in rainfall intensity.

14. Soil and Water

- The erosion, sediment and stormwater management and controls during construction and management and mitigation measures for the prevention of potential water quality impacts during construction.
- Details of whether the existing sewage reticulation system can cater for any new additional load, in relation to impacts on the system's environmental performance, especially in relation to sewage overflows from any existing sewage pumping stations and discharges from any associated sewage treatment plant. There should be no pollution of waters as a result of overflows during dry weather, and overflows during wet weather should be minimised.
- The potential impact of the development on groundwater levels, flow paths and quality. This should include details on ensuring that any seepage waters from basement or underground car parking areas is undertaken in a manner that will prevent water pollution. Consideration should be given to waterproofing or "Tanking" all basement levels likely to interfere with an aquifer, to prevent the need for treatment and discharge of groundwater.
- The potential impacts in terms of the *NSW Aquifer Policy* (DPI, 2012).
- Any water licensing requirements or other approvals required under the *Water Act 1912* or *Water Management Act 2000*.
- The geotechnical issues (including Acid Sulphate Soils) associated with the construction of the development.
- Outline opportunities for the use of integrated water cycle management practices and principles to optimise opportunities for sustainable water

supply, wastewater and stormwater management across the development.

15. Biodiversity

- An assessment of the proposal's biodiversity impacts in accordance with the requirements of the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report where required under the Act.

16. Ecologically Sustainable Development (ESD)

- Details of how best practice ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design, construction and ongoing operation phases of the development.

17. Contamination

- Compliance with the requirements of SEPP 55. If remediation works are required, the application must include a Remedial Action Plan.

18. Developer Contributions

- Outline the developer contributions required for the proposal, in consultation with Infrastructure NSW.

19. Building Code of Australia and the *Disability Discrimination Act*

- A BCA and access report demonstrating compliance with the Building Code of Australia and the *Disability Discrimination Act 1992*.

20. Infrastructure

- Identify the existing and future infrastructure (CBD Rail Link) on-site and any possible impacts of the construction and operation of the proposal on this infrastructure and associated mitigation measures.
- The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.
- A report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info).
- The Applicant should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater and recycled water (if required) services have been made.

21. Land Ownership and Tenure

- Detail of the current land ownership and proposed management of future ownership.
- Demonstration of the securement in perpetuity of an arrangement for the use of the property to the immediate west, should the proposed design rely upon this property for serving or access (e.g. fire egress, access to sprinkler room and service cupboards, etc.), noting it is not a public road.

22. Construction, Environment Management Plan

- Prepare a draft Construction, Environment Management Plan and site management plan for the proposed works, including the following:
 - o community consultation, notification and complaints handling

	<ul style="list-style-type: none"> o impacts of construction on adjoining development and proposed measures to mitigate construction impacts o noise and vibration impacts on and off site o water quality management for the site o dust control measures o construction waste classification, transportation and management methods in accordance with <i>DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i> o identification, handling, transport and disposal of any asbestos waste, lead-based paint and PCBs that may be encountered during demolition, site preparation and construction. <p>23. Social & Economic Impacts</p> <ul style="list-style-type: none"> · Assess the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services.
Consultation	<p>During the preparation of the EIS, the applicant must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, consultation is required for the following agencies:</p> <ul style="list-style-type: none"> · The City of Sydney Council · Government Architect NSW · Roads and Maritime Services · Sydney Coordination Office within Transport for NSW · Sydney Trains · Sydney Metro · Environment, Energy and Science Group of the Department of Planning, Industry and Environment · Heritage NSW · Environment Protection Authority · Sydney Water · Liquor & Gaming NSW · NSW Police · Ausgrid · Fire & Rescue NSW · Local Aboriginal and community groups · Surrounding residents, businesses and local community groups. <p>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. Consultation should commence as soon as possible.</p>
Further consultation after 2 years	<p>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.</p>

References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.
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Plans & Documents

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*. These are to be provided 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 (sqm) 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 should be submitted 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:

- Site analysis plan, detailed plans, sections and elevations of the development, including all temporary structures, landscaping and public domain works, and site features and their relationship to adjoining sites (at a minimum scale of 1:200)
- The height (AHD) of the proposed development in relation to the land and any changes that will be made to the level of the land by excavation, filling or otherwise
- Detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality
- An integrated urban design and landscape plan, including links to surrounding public transport details of new and retained planting, shade structures and materials. The landscape plan is to give preference to local native tree, shrub and groundcover species where appropriate
- A detailed signage plan showing the location, size and content of each sign, if relevant.

4. Materials and finishes

- A materials and finishes schedule including elevation plans and a physical samples board
- A physical and electronic model in accordance with the City of Sydney specifications.

5. Visual Impact Assessment including focal lengths, must be done in accordance

with Land and Environment Court principles as follows:

Visual assessment methodology

- The consultant's methodology should be explicit. This may include a flow-chart indicating how the analysis is to be undertaken, or a narrative description of the proposed sequence of activities
- As part of the methodology, the consultant should provide, and explain, criteria for assessment relevant to the site, local context and proposed built form and public domain outcomes. A rationale should be provided for the choice of criteria. Criteria must include reference to the planning framework
- Visual catchment should be defined and explained (see below)
- An assessment matrix should be produced including number of viewers, period of view, distance of view, location of viewer to determine potential visual impact - i.e. high, medium or low.

Visual catchment

- Potential visual catchments and view locations, including contours (areas from which the development is visible) should be identified
- Categories of views (e.g. from public open space, from key streets, from main buildings and from key heritage items) should be defined
- Photos are required for representative view categories, plotted on a map.

Visual material

- Reference to be made to site analysis
- Provide key plan indicating where viewpoints are located and narrative explaining why these have been selected
- The built form should be illustrated in the context of the visual catchment to enable assessment of the visual impact
- The location of cross-sections should be clearly shown on a key plan and the choice of positions explained. The cross sections should be shown in the context of the visual catchment
- Vertical exaggeration should provide an accurate rather than 'flattened' impression of buildings in the context of the visual catchment
- A key plan must be provided for photomontages. In addition, the choice of locations should be explained. Photomontages should be provided for close as well as distant views
- Assessment must benchmark against the existing situation with the proposed plans
- Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment
- As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.

A comparison of 'before' and 'proposed' is fundamental to a visual impact assessment, therefore the visual impact assessment (A3 in size) should be undertaken using human eye focal lengths (50mm at 35mm FX format and 46° angle of view) from long range, medium range and short range positions so that they can be assessed with respect to visibility, visual absorption capacity and visual impact rating.

6. Shadow diagrams showing solar access to the site and surrounding areas at

	<p>summer solstice (21 December), winter solstice (21 June) and the equinox (21 March/21 September) at 9.00 am, 12.00 pm and 3.00 pm.</p> <p>7. Design report demonstrating how design quality will be achieved in accordance with Key Issues, 3. Built Form and Urban Design, 5. Amenity, 9. Heritage and Archaeology and 10. Public Domain and Public Access including:</p> <ul style="list-style-type: none"> · Architectural design statement · Diagrams, illustrations and drawings to clarify the design intent of the proposal · Design approach to new work in relation to heritage fabric · Detailed site and context analysis · Analysis of options considered including building envelope study to justify the proposed site planning and design approach · Summary of feedback provided by GANSW and NSW SDRP and responses to this advice · Summary record of consultation with the Aboriginal community and response to any feedback provided.
Documents to be submitted	<ul style="list-style-type: none"> · 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. · 4 hard copies and 15 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.

ATTACHMENT A

Policies, Plans and Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.legislation.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

Policies, Plans and Guidelines	
Statutory policies and plans	<ul style="list-style-type: none"> · <i>Environmental Planning & Assessment Act 1979</i> · <i>Heritage Act 1977</i> · <i>Gaming and Liquor Administration Act 2007</i> · <i>Liquor Act 2007</i> · <i>Roads Act 1993</i> · <i>Water Management Act 2000</i> · <i>Work Health and Safety Act 2011</i> · State Environmental Planning Policy (State & Regional Development) 2011 · State Environmental Planning Policy (State Significant Precincts) 2005 · State Environmental Planning Policy (Urban Renewal) 2010 · State Environmental Planning Policy (Infrastructure) 2007 · State Environmental Planning Policy No 1 — Development Standards · State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) · Draft Remediation of Land SEPP · State Environmental Planning Policy No 64—Advertising and Signage · State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 · Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 · Draft State Environmental Planning Policy (Environment) · Any exhibited Planning Proposal · Draft City of Sydney Local Strategic Planning Statement · Sydney Development Control Plan 2012 · Central to Eveleigh Urban Transformation Strategy · Redfern-Waterloo Built Environment Plan (Stage One) August 2006 · Redfern-Waterloo Development Contributions Plan 2006 · Redfern-Waterloo Affordable Housing Contributions Plan 2006 · Redfern Centre Urban Design Principles · Draft City of Sydney Local Strategic Planning Statement · Central Sydney Planning Strategy · Draft National Heritage Listing – Governors' Domain and Civic Precinct · Any relevant Conservation Management Plan
Strategic plans	<ul style="list-style-type: none"> · Future Transport 2056 · NSW State Infrastructure Strategy 2018-2038 · Greater Sydney Region Plan · Eastern City District Plan · Sustainable Sydney 2030 · Sydney Green Grid · Sydney City Centre Access Strategy · Visitor Economy Industry Action Plan

Guidelines	<ul style="list-style-type: none"> · Draft Environmental Impact Assessment Guidance Series (DPE, 2017) · Guide to Traffic Generating Developments (RMS, 2002) · Planning guidelines for walking and cycling (DIPNR & RTA, 2004) · Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) · Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016) · City of Sydney Public Art Policy and Guidelines for Public Art in Private Development · Healthy Urban Development Checklist 2009 · The City of Sydney Competitive Design Policy · Better Placed – an integrated design policy for the built environment of NSW · Better Placed – Design Guide for Heritage · Development near rail corridors and busy roads (Roads and Maritime Services) · All relevant City of Sydney Council guidelines, manuals, strategies and action plans, including but not limited to: <ul style="list-style-type: none"> o Guidelines for waste management in new developments o Leave Nothing to Waste – City of Sydney Waste Strategy and Action Plan o City of Sydney Environmental Action 2016-2021 (Strategy and Action Plan) o Making Sydney a Sustainable Destination o Public Domain Manual o Sydney Streets Design Code o Interim Floodplain Management Policy o Stormwater and Drainage Manual o Inclusion and Accessible Public Domain Policy and Guidelines o Inclusions (Disability) Action Plan 2017-2021 o Visitor Accommodation Action Plan (Hotels and Serviced Apartments) o Tourism Action Plan o Urban Ecology Strategic Action Plan · Statement of Heritage Impact Guide (OEH) · Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (phase 1) 2006 · Crime Prevention Through Environmental Design Principles · NSW and ACT Government Regional Climate Modelling (NARClIM) · Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005) · Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004) · Interim Construction Noise Guideline (DECC, 2009) · Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005) · Floodplain Development Manual (2005) · Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010 · Heritage Division, Office of Environment and Heritage Guidelines Archaeological Assessment (1996) · Assessing Significance for Historical Archaeological Sites and Relics (2009) · Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) · Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 · Aboriginal Heritage Management Strategy 2018-2021.
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