

Planning 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 9527
Project Name	Mixed use hotel, commercial and retail development
Location	4-6 Bligh Street, Sydney (Lots 1 and 2 DP 134866; Lot 1 DP 919932; Lot 1 DP 184770)
Applicant	One Investment Management Pty Ltd
Date of Issue	3 September 2018
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with, 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> (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 key issues below, and any other significant issues identified in the risk assessment, must include: • 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 • justification of impacts. The EIS must also 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 Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived • an estimate of jobs that will be created during the construction and operational phases of the proposed development • 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 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 No. 55 – Remediation of Land • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Draft State Environmental Planning Policy (Environment) 2017 • Draft State Environmental Planning Policy No. 55 – Remediation of Land • Sydney Local Environmental Plan 2012 (including any draft amendments).

	Address the relevant provisions, goals and objectives in the following: • NSW State Priorities • Premier's Priorities • A Metropolis of Three Cities • Eastern City District Plan • Future Transport 2056 • NSW Long Term Transport Master Plan • Better Placed: An integrated design policy for built environment of NSW • Guide to Traffic Generating Developments (Roads and Maritime Services) • NSW Planning Guidelines for Walking and Cycling • NSW Bicycle Guidelines • Sustainable Sydney 2030 • Sydney City Centre Access Strategy • 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 • City of Sydney Development Control Plan 2012 • City of Sydney Public Domain Manual comparison. 2. Design excellence The EIS shall demonstrate that a design competition has been undertaken in accordance with the endorsed Design Excellence Strategy, prepared in consultation with the Government Architect NSW and City of Sydney. The submission must include the endorsed design competition brief, jury recommendations report and evidence of the agreed design integrity process. 3. Built form and urban design The EIS shall: • outline the design process leading to the proposal with justification of the suitability of the site for the proposal • provide an analysis of the proposed built form compared to applicable development standards and controls • include a table identifying the proposed land uses, including a floor-by-floor breakdown of gross floor area (GFA), total GFA and FSR, and site coverage • demonstrate how the orientation, height, setbacks, massing, materials, activation and pedestrian connectivity of the proposal will fit within the context of the existing and future character of Sydney CBD • where possible, consider opportunities for public art in areas visible from the streets or accessible to the public • demonstrate how the built form, design and materiality will integrate with the character of the adjoining heritage buildings, including the consideration of any impacts on the adjacent Chifley Special Character Area. 4. Operation The EIS shall: • include details of the proposed uses and operational details for each component of the development, including but not limited to: - o any uses ancillary and/ or not ancillary to the hotel use - o hours of operation - o patron capacity - o details of any music to be provided on the premises
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	- o proposed lighting and illumination - o signage - o the relationship between the proposed uses of the building • include a Plan of Management in accordance with the relevant City of Sydney Council guidelines (where required). 5. Heritage and archaeology The EIS shall: • include a Heritage Impact Statement (HIS) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The HIS 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) within the vicinity of the site - o the impacts of the proposal on heritage items including visual impacts - o attempts to avoid and/or mitigate impacts on the heritage significance or cultural heritage values of the site and the surrounding heritage items - o measures to protect adjoining heritage buildings during demolition, excavation and construction, including any relevant geotechnical and structural engineer reports - o the significance of the existing 1964 Bligh House and recommend any interpretations needed in the new development. • identify any areas with historical archaeological potential within the proposed site that could be impacted by the works. If impact on potential archaeology is identified, a Historical Archaeological Assessment (HAA) should be prepared by a suitably qualified historical archaeologist in accordance with the Heritage Council Guidelines for Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and 'Relics' (2009) • include an Aboriginal Cultural Heritage Assessment Report (ACHAR) that identifies and describes Aboriginal cultural heritage values that existing across the area affected by the development, prepared 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 • document consultation with Aboriginal people undertaken and documented in accordance with the Aboriginal Cultural heritage consultation requirements for proponents 2010 (DECCW). 6. Flooding The EIS shall include an assessment of any potential flood risk on site in accordance with any relevant provisions of the NSW Floodplain Development Manual (2005) and having regard to the City of Sydney interim floodplain management policy. 7. Amenity The EIS shall: • include a solar access and overshadowing analysis outlining the impacts on adjoining development and the public domain, with particular regard to Chifley Square and Martin Place • include a view analysis to and from the site from key vantage points, streetscape locations and adjoining development. Photomontages or perspectives should be provided showing the proposed development • consider impacts from servicing requirements including waste management, mechanical plant and vehicle accesses
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	• provide wind analysis (including wind tunnel modelling) outlining the impacts, in particular any impacts to existing and proposed public domain areas and open space. The wind impact assessment must identify the existing wind characteristics of the site and its locality, significant locations for wind sensitivity and mitigating measures • demonstrate the impacts of the proposal on the amenity of surrounding development and public domain, including measures to minimise potential overshadowing, noise, reflectivity, visual privacy, wind, daylight and view impacts. 8. Noise and vibration The EIS shall include 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. 9. Air quality, odour and waste The EIS shall identify potential air quality, odour and waste impacts during the construction of the development and include any appropriate mitigation measures. 10. Transport, traffic, parking and access The EIS must include a Transport and Traffic Impact Assessment that provides, but is not limited to, the following: <u>Operational</u> • current and estimated daily and peak hour traffic generation, public transport, walking and cycling movements, together with cumulative impacts of existing, proposed and approved developments within the vicinity of the proposed development and any transport/ traffic upgrade • impacts of additional traffic generated by the development on existing and future road, pedestrian and cycle networks within the vicinity of the site and identify measures to manage the likely future increase increased demand for public transport, pedestrian and cycle infrastructure, including any required upgrades • an assessment of the impacts of the proposal 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 Roads and Maritime Services and TfNSW • detailed pedestrian route assessment of key routes between public transport nodes (existing and future) and the proposed development site. Any works needed to improve the capacity, condition and directness of pedestrian facilities to adequately support the proposed development should be identified, including underground connections • 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 • proposed car and bicycle parking provision for 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
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	transport and car sharing, such as provision of adequate bicycle parking and end of trip facilities. Construction • an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport services • 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 • 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. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to coordinate work activities to minimise impacts on the transport network and other road users including buses • an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts • details of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries. 11. 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 leading national and international best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology and use of renewable energy. 12. 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. 13. Contributions and public benefits The EIS shall address contributions and public benefits in relation to: • developer contributions payable pursuant to the Central Sydney Development Contributions Plan 2013 • any additional contributions proposed or material public benefits associated with the proposal • any proposed Voluntary Planning Agreement or other legally binding instrument agreed between relevant public authorities. 14. 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. 15. Utilities The EIS shall: • address the existing capacity of the site to service the development proposed and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water
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	- identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure. 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. 16. Infrastructure The EIS shall: - identify the existing and future infrastructure (CBD Rail Link and Sydney Metro) on-site and any possible impacts of the construction and operation of the proposal on this infrastructure and associated mitigation measures - identify 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 - include a report demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info). 17. Servicing and waste The EIS shall identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site. 18. Consultation 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: - Government Architect of NSW - The City of Sydney Council - Roads and Maritime Services - Office of Environment and Heritage - Sydney Coordination Office within Transport for NSW - Sydney Trains - Sydney Metro - Sydney Airport Corporation Limited and the Civil Aviation Safety Authority (if required) - 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.
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 and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedules 1 and 2 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: clause 4.6 variation written request (if required)

	• site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building • site analysis plan • schedule of proposed gross floor area per land use • building envelope showing the relationship with proposed and existing buildings in the locality • architectural drawings (to a useable scale at A3) • architectural and urban design statement • physical and 3D digital model (in accordance with City of Council requirements) • visual and view impact analysis and photomontages • external materials and finishes sample board • infrastructure impact assessment • design guidelines and design excellence strategy • heritage impact assessment • transport, traffic and parking assessment • solar access analysis report and diagrams • wind impact assessment (including a wind tunnel study) • flood impact assessment/ storm water management plan • soil and contamination report • ESD statement (incorporating a sustainability framework) • access / DDA impact statement • waste strategy • biodiversity development assessment report (or waiver) • services and utilities impact assessment • signage details (if proposed) • construction noise and vibration report • construction pedestrian traffic management plan • CPTED assessment • pre-submission consultation report
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