

# 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

<b>Application Number</b>	SSD 10350
<b>Project Name</b>	Grafton Bond Building – Adaptive reuse and new hotel
<b>Location</b>	60 Hickson Road; 201 Kent Street; 207 Kent Street, Sydney Lot 1 DP813557 within City of Sydney
<b>Applicant</b>	Maritime Nominees Pty Ltd
<b>Date of Issue</b>	17 July 2019
<b>General Requirements</b>	<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"> <li>• adequate baseline data</li> <li>• consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and</li> <li>• measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment</li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>• high quality files of maps and figures of the subject site and proposal; and</li> <li>• a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> <li>– 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. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV;</li> <li>– an estimate of jobs that will be created during the construction and operational phases of the proposed development; and</li> <li>– certification that the information provided is accurate at the date of preparation.</li> </ul> </li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <p>The statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p>

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55 - Remediation of Land (and Draft Remediation of Land SEPP)
- State Environmental Planning Policy No 64 – Advertising and Signage (if proposed)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Draft State Environmental Planning Policy (Environment)
- Sydney Local Environmental Plan 2012.

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

- NSW State Priorities
- Greater Sydney Region Plan and supporting District Plan
- Future Transport Strategy 2056 and supporting plans
- Better Placed – an integrated design policy for the built environment of NSW
- Better Placed – Design Guide for Heritage
- Guide to Traffic Generating Development (RMS)
- NSW Planning Guidelines for Walking and Cycling
- Sustainable Sydney 2030
- Harbour Village North Public Domain Plan
- Legible Sydney
- City Centre Access Strategy
- City of Sydney Interim Floodplain Management Policy
- City of Sydney Public Domain Manual
- Making Sydney a Sustainable Destination
- Sydney Landscape Code

## **2. Design excellence**

The EIS shall include a design excellence strategy, prepared in consultation with the Government Architect and City of Sydney, demonstrating how the proposal will achieve design excellence. This strategy shall identify:

- the process to be undertaken to ensure that design excellence is achieved in accordance with the Sydney Local Environmental Plan 2012
- how comments from the Government Architect and City of Sydney have been addressed.

## **3. Built form, Urban Design and Public Domain**

The EIS shall:

- outline the design process leading to the proposal with justification of the suitability of the site for the development
- provide an analysis of the proposed built form against the 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
- provide a Visual Impact Assessment of the proposal, including before and after photomontages and perspectives for each elevation, showing:
  - elements and views of the proposal from key locations, vistas and view corridors from the public domain and residential

- buildings that may be impacted; and
- an assessment of the view impacts and design considerations to mitigate any impacts.
- include public domain details, including:
  - clear definition of any private use of the public domain
  - pedestrian movement patterns
  - street trees, associated landscaping, hardworks, street furniture, lighting, materials and surface finishes
  - alignment levels and stormwater design.
- where possible, consider opportunities for public art in areas visible from the streets or accessible to the public
- address opportunities for public access into buildings, pedestrian circulation, accessibility and connectivity, including consideration of various options for new public through site link(s).

#### **4. Heritage**

The EIS shall include:

- a Heritage Conservation Management Plan (CMP) for the Grafton Bond Store and the stone wall
- a detailed land survey and geotechnical investigation to the development area on the north of the Grafton Bond Store to assess the proposal's impact and measures to protect the heritage stone wall on Hickson Street.
- a Heritage Impact Assessment which:
  - describes the heritage significance of all heritage items on the site (including external, internal and moveable heritage features) and those surrounding the site, in particular the sandstone wall and the fence proposed to be demolished
  - assesses potential impacts of the proposal on Aboriginal cultural heritage values and, where Aboriginal cultural heritage values are identified, includes measures to avoid, conserve or mitigate against the impact and consult with the Aboriginal people to identify the significance of the cultural heritage values
  - describes the potential impact of the proposal (including the adaptive reuse, fit out, operation and National Construction Code compliance) on any heritage item and the historic streetscape elements, measures to mitigate any impacts and reasons when a more sympathetic solution is not viable
  - considers structural and visual impacts of the proposal on the Grafton Bond Building and the sandstone wall, and the impacts of any excavation on the heritage and archaeological value of the building and wall
  - considers consistency with any endorsed Conservation Management Plan(s) for the building, addressing the proposed adaptive reuse and measures to minimise impacts on the building, including moveable heritage items
  - includes a detailed historical and Aboriginal archaeological assessment carried out by a suitably qualified and experienced historical archaeologist, which discusses the likelihood of significant archaeology on the site, how this may be impacted by the project and mitigation measures to ameliorate the impact of the proposed works
  - proposes opportunities to interpret the site's heritage significance, archaeology and historical association with government uses, such as the reuse of any moveable features

of heritage significance.

## **5. Operation**

The EIS shall:

- include details of the proposed use and operation of the development, including but not limited to:
  - any uses ancillary and/ or not ancillary to the hotel use
  - hours of operation
  - patron capacity
  - proposed lighting and illumination
  - signage
  - 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).

## **6. Amenity**

The EIS shall detail any impacts of the proposal on the amenity of surrounding development and the public domain, and include measures to minimise potential overshadowing, noise, reflectivity, visual privacy, wind, daylight and view impacts.

## **7. Traffic, Transport, Parking and Access**

The EIS shall include a Traffic Impact Assessment (TIA) that includes:

- details of the current and likely estimated future daily and peak hour vehicle, public transport network, point to point transport, pedestrian and bicycle movements to/ from the site
- an assessment of the impact of the proposal on existing traffic and transport performance and safety at key intersections in the area, and likely impact of the proposal on bus operations (stops, routes and parking) and point to point parking in the surrounding streets
- an assessment of proposed temporary or permanent changes to transport and access on surrounding streets
- details of existing and proposed vehicular access, including for hotel drop off and pick up, coach and servicing, and an assessment of any potential impacts, such as potential pedestrian, cyclist and bus conflict
- an indication of any road/intersection upgrades required as a result of the development, supported by appropriate modelling and analysis, and any other measures to mitigate impacts of the development
- details of the existing and proposed vehicle, bicycle (and end of trip facilities), motorcycle, taxi, bus and coach parking, including any shared/ management arrangements needed with 207 Kent Street, and justification of proposed parking against relevant guidelines/ standards and Australian Standards
- proposals to encourage employees and guests to make sustainable travel choices, such as walking, cycling, public transport and car sharing and how these will be implemented
- proposals for safe and efficient access to loading, deliveries and servicing of the development
- details regarding the proposed through-site link from Hickson Road to Kent Street, including, but not limited to, how it is to be identifiable to users, accessibility arrangements and how it will link to Jenkins Lane and Kent Street.

## **8. Construction management (including construction traffic)**

The EIS shall include a draft construction management plan that includes:

- details of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities
- assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts
- an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and taxi operations, impacts on pedestrian and cycle movement, taking into account other construction activities within the vicinity of the site
- an assessment of potential impacts of the construction on surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste, and details of measures to mitigate any impact.

## **9. Utilities**

The EIS shall:

- address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water
- 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.

## **10. Soil and contamination**

The EIS shall identify:

- any potential impact of the development on groundwater levels, flow paths and quality
- any water licensing requirements or other approvals required under the Water Act 1912 or Water Management Act 2000
- assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55
- where relevant, undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works.

## **11. Servicing and waste**

The EIS shall identify, quantify and classify the likely waste streams to be generated during 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.

## **12. Ecologically Sustainable Development (ESD)**

The EIS shall:

	<ul style="list-style-type: none"> <li>• identify how the development will incorporate ESD principles (as defined in Clause 7(4) of Schedule 2 of the Regulation) in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance</li> <li>• include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy.</li> </ul> <p><b>13. Biodiversity</b> The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report where required under the Act.</p> <p><b>14. Contributions and/or Voluntary Planning Agreement</b> The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you shall consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you shall consult with:</p> <ul style="list-style-type: none"> <li>• Government Architect of NSW</li> <li>• City of Sydney Council</li> <li>• Roads and Maritime Services</li> <li>• Heritage Council of NSW</li> <li>• Sydney Coordination Office within Transport for NSW</li> <li>• Sydney Trains</li> <li>• Sydney Metro.</li> </ul> <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.</p>
<b>Further consultation after 2 years</b>	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.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. 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.
<b>Plans and Documents</b>	<p>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.</p> <p>In addition, the EIS must include the following:</p>

	<ul style="list-style-type: none"> <li>• architectural drawings (to a useable scale at A3) <ul style="list-style-type: none"> <li>– showing key dimensions, RLs, scale bar and north point</li> <li>– plans, sections and elevations of the proposal (including 1:20 scale detail plans where works affect heritage fabric)</li> <li>– illustrated materials schedule including physical or digital samples board</li> </ul> </li> <li>• site title diagrams and survey plan, showing existing levels, location and heights of existing and adjacent structures/ building</li> <li>• locality/context plan drawn, including significant local features such as heritage items</li> <li>• urban design report</li> <li>• design guidelines and design excellence strategy</li> <li>• public art strategy (as per City of Sydney requirements)</li> <li>• heritage impact statement</li> <li>• heritage interpretation strategy</li> <li>• conservation management plan</li> <li>• Aboriginal and historical archaeological impact assessment</li> <li>• access impact statement</li> <li>• high resolution photomontages and perspectives (showing before / after)</li> <li>• visual impact assessment</li> <li>• solar access analysis report and diagrams</li> <li>• acoustic report</li> <li>• arborist report (including tree protection plans)</li> <li>• biodiversity development assessment report (or waiver)</li> <li>• ESD statement (incorporating a sustainability framework)</li> <li>• geotechnical report</li> <li>• soil and contamination report</li> <li>• Building Code of Australia statement</li> <li>• consultation summary report</li> <li>• noise impact assessment</li> <li>• Crime Prevention through Environmental Design (CPTED) report</li> <li>• public domain design statement and plans</li> <li>• landscape design package</li> <li>• stormwater concept plan</li> <li>• signage strategy, including commercial signage / building name signage (if proposed)</li> <li>• traffic and transport impact assessment, including parking, access, loading dock strategy / management plan and a construction traffic management plan</li> <li>• construction impacts and management plan, including a construction noise and vibration management plan, construction waste and recycling management plan and cumulative impact of construction activities on other nearby sites, including any impact to RailCorp services nearby</li> <li>• utilities and services statement</li> <li>• infrastructure impact assessment</li> <li>• physical and 3D CAD model (as per City of Sydney requirements)</li> </ul>
<b>Documents to be submitted</b>	1 hard copy and 1 electronic copy of all documents and plans for review prior to exhibition