

# 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 10358
<b>Project Name</b>	1 Lawson Square, Redfern
<b>Location</b>	1 Lawson Square, Redfern within City of Sydney
<b>Applicant</b>	Lawson Square Pty Ltd
<b>Date of Issue</b>	6/08/2019
<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 Environmental Planning and Assessment Regulation 2000 (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)</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> <li>· a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <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</li> <li>· certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must include the following:</p> <p><b>1. Environmental Planning Instruments, Policies and Guidelines</b></p>

Consideration of the relevant statutory provisions contained within the applicable EPIs, including:

- o State Environmental Planning Policy (State & Regional Development) 2011
- o State Environmental Planning Policy (State Significant Precincts) 2005
- o State Environmental Planning Policy (Urban Renewal) 2010
- o State Environmental Planning Policy (Infrastructure) 2007
- o State Environmental Planning Policy No 1 — Development Standards
- o State Environmental Planning Policy No. 55 – Remediation of Land
- o Draft Remediation of Land SEPP
- o State Environmental Planning Policy No 64—Advertising and Signage
- o State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- o Apartment Design Guide 2015
- o State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

Consideration of the relevant provisions, goals and objectives in the following:

- o NSW State Priorities
- o A Metropolis of Three Cities
- o Eastern City District Plan
- o Future Transport Strategy 2056
- o Development near rail corridors and busy roads
- o Better Placed – An integrated design policy for the built environment of New South Wales.
- o Guide to Traffic Generating Developments (RMS)
- o Sydney Local Environmental Plan 2012
- o Sydney Development Control Plan 2012
- o NSW Planning Guidelines for Walking and Cycling
- o NSW Bicycle Guidelines
- o Sustainable Sydney 2030
- o Central to Eveleigh Urban Transformation Strategy
- o Redfern-Waterloo Built Environment Plan (Stage One) August 2006
- o Redfern-Waterloo Development Contributions Plan 2006
- o Redfern-Waterloo Affordable Housing Contributions Plan 2006
- o Redfern Centre Urban Design Principles
- o City of Sydney Public Domain Manual
- o City of Sydney Cycling Strategy and Action Plan 2018-2030
- o City of Sydney Walking Strategy and Action Plan 2015-2030
- o City of Sydney Guidelines for Waste Management in New Developments 2018
- o City of Sydney Interim Guidelines for Public Art in Private Developments 2006.

## **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
- o how comments from the NSW Government Architect have been addressed
- o justification and suitability of the site for the proposal
- o the architects for the proposal.

## **3. Built Form and Urban Design**

In consultation with the NSW Government Architect, The Applicant should ensure 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 and the creation of high quality external spaces including consideration of equity and amenity of outdoor spaces, and integration with built form, security, shade, topography and existing vegetation
- o wind impacts, ensuring no adverse impact on the public domain and that all outdoor spaces are suitable for their intended use.
- o details on the integration of sustainable design and environmental sustainable design
- 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.

#### **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.
- View loss diagrams to be provided demonstrating impact, in particular to the city skyline.
- Justification for FSR non-compliance in the context of the statement from the Applicant that 'the increase in floorspace will likely impact on private views from

the neighbouring buildings at 1b Lawson Square and 159-161 Redfern Street.

- The subject site is located within close proximity to a rail corridor. Demonstrate how the development can comply with SEPP (Infrastructure) 2007.
- Demonstrate compliant levels of overshadowing of nearby public 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 any overshadowing impacts to the adjacent Heritage Conservation Area, and justify any non-compliance
- Demonstrate compliant levels of overshadowing of the adjoining communal open space and, if necessary, redesign the podium levels in particular to achieve compliance.
- 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**

- 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 public transport network, 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 demand and capacity for the proposed development in accordance with appropriate parking codes
- o access (for both car and service vehicles) 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, service vehicles and emergency vehicles
- 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 Transport for New South Wales (RMS) guidelines, Council's DCP 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.
- o emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type, routes and the likely arrival and departure times).

#### 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 to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
- o an assessment of the 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 program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process
- 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
- o details of any road closures (if any)
- o details of a consultation strategy for liaison with surrounding stakeholders; and details of the traffic and transport impacts during construction and how these impacts will be mitigated for any impacts to traffic, pedestrians, cyclists, parking, and public transport.

#### Relevant Policies and Guidelines:

- Guide to Traffic Generating Developments (Roads and Maritime Services)
- EIS Guidelines – Road and Related Facilities (DoPI)
- Cycling Aspects of Austroads Guides
- NSW Planning Guidelines for Walking and Cycling
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
- Standards Australia AS2890.3 (Bicycle Parking Facilities)
- Development near Rail Corridors and Busy Roads – Interim Guideline.

#### **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.

- 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.

#### **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 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 EIS shall outline 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.
- Demonstrate adequate provision for servicing of the site in relation to loading

demands, size of waste collection area relative to demand and adequacy of vehicle turning paths to/from and within the site;

- Address the requirements of the City of Sydney 'Guidelines for Waste Management in New Developments 2018' 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.
- 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.

### **13. Drainage and Flooding**

- The drainage/flooding issues associated with the site, including:
  - o stormwater and drainage infrastructure, including a stormwater management plan
  - o 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. A Preliminary Site Investigation Study if needed, and/or further information as required by SEPP55 including an Acid Sulphate Soils Management Plan
- 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**

- The scope of developer contributions proposed.

## **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](http://www.sydneymetro.info)).

## **21. Water Infrastructure Requirements**

- 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.
- The Applicant must obtain endorsement/or approval from Sydney Water to ensure the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement of property. When determining landscaping options, the Applicant should take into account that certain tree species can cause cracking or blocking of Sydney Water pipes and therefore should be avoided.
- Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The Applicant should ensure that satisfactory steps/measures have been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The Applicant should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

## **22. Integrated Water Cycle Management**

- The Applicant should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow



	<p>Sydney Water to determine the impact of the proposed development on the existing services and required system capacity to service the development.</p> <ul style="list-style-type: none"> <li>The Applicant should demonstrate that seepage waters from basement or underground car parking areas are managed in a manner that will prevent the pollution of waters. Consideration should be given to waterproofing of all basement levels likely to interfere with an aquifer, to prevent the need for treatment and discharge of groundwater.</li> </ul> <p><b>23. Land Ownership and Tenure</b></p> <ul style="list-style-type: none"> <li>Detail of the current land ownership and proposed management of future ownership.</li> <li>Demonstration of the securement in perpetuity of an arrangement for the use of the property to the immediate east, 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.</li> </ul> <p><b>24. Construction, Environment Management Plan</b></p> <ul style="list-style-type: none"> <li>Prepare a draft Construction, Environment Management Plan and site management plan for the proposed works, including the following: <ul style="list-style-type: none"> <li>community consultation, notification and complaints handling</li> <li>impacts of construction on adjoining development and proposed measures to mitigate construction impacts</li> <li>noise and vibration impacts on and off site</li> <li>water quality management for the site</li> <li>dust control measures</li> <li>construction waste classification, transportation and management methods in accordance with <i>DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i></li> <li>identification, handling, transport and disposal of any asbestos waste, lead-based paint and PCBs that may be encountered during demolition, site preparation and construction.</li> </ul> </li> </ul>
<p><b>Plans and Documents</b></p>	<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>. These are to be provided as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <p><b>1. An existing site survey plan</b> drawn at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> <li>The location of the land, boundary measurements, area (sqm) and north point</li> <li>The existing levels of the land in relation to buildings and roads</li> <li>Location and height of existing structures on the site</li> <li>Location and height of adjacent buildings</li> <li>All levels to be to Australian Height Datum (AHD).</li> </ul> <p><b>2. A locality/context plan</b> drawn at an appropriate scale should be submitted indicating:</p> <ul style="list-style-type: none"> <li>Significant local features such as parks, community facilities and open space and heritage items</li> <li>The location and uses of existing buildings, shopping and employment areas</li> <li>Traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> <p><b>3. Drawings at an appropriate scale</b> illustrating:</p>

- Site analysis plan, detailed plans, sections and elevations of the development, including all temporary structures, communal open spaces, 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. No reference to 'or similar' is to be made.
- 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'

	<p>impression of buildings in the context of the visual catchment</p> <ul style="list-style-type: none"> <li>· 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</li> <li>· Assessment must benchmark against the existing situation with the proposed plans</li> <li>· Photomontages to be provided for key viewpoints from all directions, and from several positions within the visual catchment</li> <li>· As above, support visual evidence such as cross sections to be drawn to realistic scales and shown in context.</li> </ul> <p>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.</p> <p><b>6. Shadow diagrams</b> showing solar access to the site and surrounding areas at 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 and hourly/half hourly intervals where required to show how compliance with the ADG is met.</p> <p><b>7. Design report</b> demonstrating how design quality will be achieved in accordance with Key Issues including:</p> <ul style="list-style-type: none"> <li>· Architectural design statement</li> <li>· Acoustic Report demonstrating how design quality will be achieved in accordance Built Form and Urban Design and acoustic amenity in accordance with Sydney DCP 2012 and the EPA document Noise Policy for Industry (NPI) 2017.</li> <li>· Landscape design statement</li> <li>· Wind report including wind tunnel testing</li> <li>· Arborist Report including tree protection plans</li> <li>· Crime Prevention through Environmental Design (CPTED) report</li> <li>· Public Domain package to include: <ul style="list-style-type: none"> <li>o public domain design statement, public domain plans showing key dimensions, RLs, scale bar and north point including: <ul style="list-style-type: none"> <li>- pedestrian movement patterns, through site link, street trees, associated landscaping, hardworks, materials and surface finishes, street furniture, lighting</li> <li>- alignment levels and stormwater design.</li> </ul> </li> </ul> </li> <li>· Diagrams, illustrations and drawings to clarify the design intent of the proposal</li> <li>· Design approach to new work in relation to heritage fabric</li> <li>· Detailed site and context analysis</li> <li>· Analysis of options considered including building envelope study to justify the proposed site planning and design approach</li> <li>· Summary of feedback provided by GANSW and NSW SDRP and responses to this advice</li> <li>· Summary record of consultation with the Aboriginal community and response to any feedback provided</li> <li>· Physical and 3D CAD model as per Council requirements.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and</p>

	<p>affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>· The City of Sydney Council</li> <li>· NSW Government Architect's Office</li> <li>· Transport for New South Wales (Roads and Maritime Services)</li> <li>· Sydney Coordination Office within Transport for NSW</li> <li>· Sydney Trains</li> <li>· Sydney Metro</li> <li>· Environment, Energy and Science Group of the Department of Planning, Industry and Environment</li> <li>· Heritage Division - Heritage Division of the Department of Premier and Cabinet</li> <li>· Environment Protection Authority</li> <li>· Sydney Water</li> <li>· Ausgrid</li> <li>· Local Aboriginal and community groups.</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. Consultation should commence as soon as possible.</p>
<b>Further consultation after 2 years</b>	<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>
<b>References</b>	<p>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.</p>