

Office of the Secretary

Ref No. SSD 6724

Mr Jonathan Gliksten
Iglu Pty Ltd
L21/126 Phillip Street
Sydney NSW 2001

Dear Mr Gliksten

**Secretary's Environmental Assessment Requirements for a Student
Accommodation Development at 60-78 Regent Street, Redfern (SSD 6724)**

Thank you for your request for Secretary's Environmental Assessment Requirements (SEARs) for the above development.

Please find attached a copy of the SEARs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that I may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within two years, you must consult further with the Department in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS.

Your contact officer for this proposal, Simon Truong, Senior Planner of the Department of Planning and Environment, can be contacted on (02) 9228 6457 or via email at simon.truong@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M McNally', with a horizontal line extending from the end.

Carolyn McNally

Secretary 18/11/14

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6724
Proposal Name	Student Accommodation Development
Location	60-78 Regent Street, Redfern
Applicant	Iglu Pty Ltd
Date of Issue	18 NOV 2014
General Requirements	<p>The Environmental Impact Statement (EIS) must 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>.</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 the 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 potential cumulative impacts due to other development in the vicinity; and measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must 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) (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> the <i>Environmental Planning & Assessment Act 1979</i>; State Environmental Planning Policy (State & Regional Development) 2011; State Environmental Planning Policy (Major Development 2005); State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy (Urban Renewal) 2010; State Environmental Planning Policy No. 55 – Remediation of Land; State Environmental Planning Policy No. 64 – Advertising and Signage; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and Sydney Local Environmental Plan 2012.

Identify compliance with the development standards applying to the site. Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Draft Metropolitan Strategy for Sydney to 2031;
- Draft Sydney City Sub-Regional Strategy;
- Sydney 2030 (The City of Sydney Council);
- Development Near Rail Corridors and Busy Roads- Interim Guideline;
- Guide to Traffic Generating Developments (RMS);
- NSW Planning Guidelines for Walking and Cycling;
- NSW Long Term Transport Master Plan;
- Draft Urban Design Principles – Redfern Centre;
- Redfern Waterloo Built Environment Plan (Stage One) August 2006;
- Redfern Waterloo Authority Contributions Plan 2006;
- Redfern Waterloo Authority Affordable Housing Contributions Plan 2006;
- City of Sydney Public Domain Manual.
- City Centre Access Strategy;
- Sydney Development Control Plan 2012;
- Sydney's Cycling Future; and
- Sydney's Walking Futures.

2. Built Form and Urban Design

The EIS shall address:

- demonstrate how the proposal exhibits design excellence in accordance with the general urban design principles of the Redfern Waterloo Built Environment Plan (Stage One) August 2006. This must include documentary evidence of the design excellence process followed as referred to in Clause 22 of the SEPP (Major Development) 2005;
- address the height, bulk and scale of the proposed development within the context of the locality and ensure it does not create unacceptable environmental impacts such as excessive overshadowing, wind impacts, view loss or privacy loss. This shall include:
 - view analysis to and from the site from key vantage points and streetscape impacts. Photomontages or perspectives should be provided showing the proposed development;
 - options for the siting and layout of the building envelope;
 - analysis and detailed justification for the Regent Street setback in the context of adjoining developments and existing setback controls along the street;
- detail the design quality of the building, with specific consideration of the overall site layout, axis, views and vistas, connectivity, street activation, open spaces and edges, façades (in particular the screen treatment along the northern façade), massing, setbacks, building articulation, materials, colours, landscaping, safer by design principles, rooftop and mechanical plant; and
- address how the proposal enhances the public domain, including any improvements to the existing streetscape and pedestrian connectivity, particularly between the site and Redfern Station/Redfern Centre.

3. Amalgamation

The EIS shall explore options to amalgamate the subject land with 55-58 Regent Street. If this is demonstrated not to be possible, the EIS shall demonstrate that the adjacent land can be redeveloped as a viable stand alone development and achieve development outcomes which maximise the opportunities available under the SEPP (Major Development) 2005.

4. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development to achieve any sustainability best practice initiatives.

5. Environmental and Residential Amenity

The EIS shall:

- address the requirements of the SEPP (Affordable Rental Housing) 2009 and Sydney Development Control Plan 2012 for the student accommodation;
- address how the proposal achieves a high level of environmental and residential amenity including solar access, acoustic impacts, visual privacy, view loss, overshadowing, noise and vibration emanating from Regent Street and nearby train lines, and wind impacts; and
- demonstrate that the proposal maintains the amenity of surrounding residential development (both existing, approved or proposed) and potential future development in accordance with SEPP 65 and the Residential Flat Design Code, draft SEPP 65 (Amendment 3) and the draft Apartment Design Code.

6. Noise

The EIS shall identify the main noise generating sources during future operation and activities at all stages of construction and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

7. Transport and Accessibility (Construction and Operation)

The EIS shall:

- demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets. This includes describing the measures to be implemented to promote sustainable means of transport including public transport usage, car sharing scheme, pedestrian and bicycle linkages and parking provision;
- provide accurate details of peak hour construction and servicing vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity;
- demonstrate appropriate provision, design and location of on-site bicycle parking;
- include a Workplace Travel Plan and Travel Access Guide for employees, students, and visitors to the site;
- detail truck access into the loading dock off William Lane including details of the largest swept path possible; and
- detail access arrangements at all stages of construction, and measures to mitigate any associated pedestrian, cyclists, public transport and traffic impacts.

8. Crime and Safety

The EIS shall:

- detail endeavours to legitimise rights of access to the proposed laneway areas; and
- address the merits and risk associated with opening the laneway links and through site links late at night. This shall include consideration of CPTED principles, and appropriate activation and surveillance of ground level laneways and external spaces.

	<p>9. European and Aboriginal Heritage The EIS shall:</p> <ul style="list-style-type: none"> • assess the heritage significance of the site and any impacts the development may have upon this significance; • identify non-Aboriginal heritage items within the area affected by the proposal. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual; and • identify whether the site has any significance to Aboriginal cultural heritage and archaeology and identify appropriate measures to preserve any significance. The proposal should have regard to any impacts on places, items or relics of significance to Aboriginal people. Where it is likely the project will impact on the Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/ mitigation measures.
Other Issues	<p>10. Drainage and Flooding The EIS shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p> <p>11. Contributions and/or Voluntary Planning Agreement The EIS shall address the contributions applicable to the development and / or negotiations with Council and Urban Growth NSW Development Corporation for any material public benefits around the site in lieu of payment of contributions.</p>
Plans and Documents	<p>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. 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"> • architectural drawings; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • access impact statement; • view analysis/photomontage; • stormwater concept Plan; • sediment and erosion control plan; • landscape plan, including any public domain works; • preliminary construction management plan, inclusive of a construction traffic management plan and cumulative impact of construction activities on other nearby sites; • geotechnical and structural report; • signage details (if proposed); and • schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups.</p> <p>In particular you must consult with the City of Sydney Council, Urban Growth NSW Development Corporation, NSW Police – Redfern Local Area Command, and Aboriginal Housing Corporation.</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.
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 DGRs, you must consult further with the Secretary in relation to the preparation of the EIS.
References	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.