

Secretary's Environmental Assessment Requirements
Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7014
Proposal Name	Construction of a two storey Executive Lounge, Business Centre and bar on the northern tower of the existing hotel
Location	161 Sussex Street, Sydney (Lot 101 DP 1009697 and Lot 102 DP 1009697)
Applicant	GL Investment Management Co Pty Ltd
Date of Issue	12 MAY 2015
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 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 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 (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 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. Environmental Planning Instruments, Policies and Guidelines</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; • <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; and • <i>Darling Harbour Development Plan No. 1</i>. • Address the relevant provisions, goals and strategic objectives in the following: <ul style="list-style-type: none"> • <i>NSW 2021</i>; and • <i>A Plan for Growing Sydney</i>.

2. Land Use

- Provide justification for the proposed development, in particular:
 - the proposed mix of uses, compatibility with existing hotel and surrounding land uses; and
 - the proposed additional Gross Floor Area (GFA), including a breakdown of GFA by use and a comparison of proposed GFA with the total GFA of the Four Points Hotel Expansion Project (SSD 4972) as proposed to be modified in MOD 4.

3. Urban Design and Built Form

- Address the height, bulk and scale of the proposal within the context of the locality, including its 'fit' within the existing hotel building and surrounding properties;
- Outline the strategy to ensure that design excellence is achieved and provide a physical and 3D CAD model to City of Sydney Council specifications;
- Detail the design quality and architectural form, with specific consideration to massing, articulation, roof treatment, materials, treatments and finishes and detailing; and
- Provide a view analysis, including photomontages and perspectives of each elevation, demonstrating compatibility of the proposal when viewed from the public domain and nearby residential towers.

4. Heritage impacts

- Provide a Heritage Impact Assessment (HIA) addressing the potential heritage impacts of the proposal on State significant items in the vicinity of the site, including views and setting. The HIA should include how potential adverse impacts to heritage fabric and/or significant views will be mitigated and assess the proposal against the endorsed Conservation Management Plans for the site.
- If any works are required at or below ground, address any impacts on any archaeology protected under the Heritage Act 1977.

5. Environmental and Residential Amenity

- Demonstrate how the proposal will achieve a high level of environmental and residential amenity. In particular detail acoustic impacts and mitigation required, visual privacy, servicing requirements, overshadowing, reflectivity and wind impacts.
- Demonstrate how the proposal will achieve energy/thermal comfort.
- Provide an operational plan of management for the proposed bar, including hours of operation, capacity, licencing requirements, management measures, safety and security management.
- Address the relevant provisions of the Sydney Development Control Plan 2012 (Late Night Trading Management).

6. Waste Management

- Identify waste management procedures during construction and operation in accordance with the relevant standards and guidelines.

7. Construction Impacts

- Identify measures to ameliorate potential construction impacts on the existing hotel building and surrounding properties.
- Provide details on construction staging and sequencing with Four Points Hotel Expansion Project (SSD 4972).

8. Infrastructure Servicing

- Detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal.
- Detail measures to mitigate the impacts of the proposal on any

	<p>infrastructure items, including proposed relocation/augmentation.</p> <p>9. Impacts to CBD Rail Corridor The EIS shall detail the likely effect (if any) of the proposal on the CBD Rail Corridor in consultation with Transport for NSW by demonstrating that:</p> <ul style="list-style-type: none"> the additional two levels will not have a detrimental effect on the structural integrity or safety of the future CBD Rail Link; and the additional load bearing will not have a detrimental effect on the ability, practicability and/or the cost of carrying out rail expansion projects on the land in the future. <p>10. Building Code of Australia</p> <ul style="list-style-type: none"> Prepare a BCA and access report demonstrating compliance with the Building Code of Australia. <p>11. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> Identify how the development will incorporate ESD principles in the design and construction phases of the development.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> City of Sydney Council; Sydney Harbour Foreshore Authority; Transport for NSW; and NSW Licensing Police. <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>
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	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p>