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Our ref: SSD7064

Mr Aaron Sutherland
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Dear Mr Sutherland

Secretary's Environmental Assessment Requirements for a Mixed Use Hotel and Residential Development at 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern (SSD 7064)

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 Development Application and EIS for the development within 2 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 determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing and exhibition 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 be 'BL' or similar initials, written in a cursive style.

Ben Lusher
Acting Director
Key Site Assessments

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 7064
Proposal Name	Mixed Use Hotel and Residential Development
Location	175-177 Cleveland Street and 1-5 Woodburn Street, Redfern
Applicant	Mr Krikor Simonian
Date of Issue	11 June 2015.
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:</p> <p>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>; <i>State Environmental Planning Policy (State & Regional Development) 2011</i>; <i>State Environmental Planning Policy (Major Development 2005)</i>; <i>State Environmental Planning Policy (Infrastructure) 2007</i>; <i>State Environmental Planning Policy (Urban Renewal) 2010</i>; <i>State Environmental Planning Policy No. 55 – Remediation of Land</i>; <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i>; <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development</i> and accompanying <i>Residential Flat Design Code</i>; <i>Draft State Environmental Planning Policy No. 65 – Design Quality of</i>

	<p>Residential Flat Development (Amendment No. 3) and the draft Apartment Design Guide;</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; • State Environmental Planning Policy No. 1 – Development Standards; and • Sydney Local Environmental Plan 2012. <p>Identify compliance with the development standards applying to the site.</p> <p>Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> • NSW 2021; • A Plan for Growing Sydney; • 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; • Redfern Waterloo Built Environment Plan (Stage One) August 2006; • Sydney Development Control Plan 2012; • Redfern Waterloo Authority Contributions Plan 2006; • Redfern Waterloo Authority Affordable Housing Contributions Plan 2006; • Sydney's Cycling Future; and • Sydney's Walking Futures. <p>2. Land Use Mix</p> <p>The EIS shall address the proposed land use mix and its compliance with the objectives of the zone and compatibility with the current and future desired character for the area.</p> <p>3. Built Form and Urban Design</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • 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, or privacy loss. This shall include: <ul style="list-style-type: none"> • view analysis to and from the site from key vantage points and streetscape impacts. Photomontages or perspectives should be provided showing the proposed development; • analysis and detailed justification for the proposed building height in the context of adjoining developments and height controls; • detail the design quality of the building, with specific consideration of the overall site layout, views and vistas, street activation, façades, massing, setbacks, building articulation, materials, colours, landscaping, safer by design principles, rooftop and mechanical plant; • address how the proposal achieves appropriate building separation between the hotel and residential uses; and • address how the proposal activates the ground level of Cleveland Street.
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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 how the proposal achieves a high level of environmental and residential amenity including consideration of solar access, acoustic impacts, visual privacy, apartment sizes and layout, wind impacts, and noise and vibration emanating from Cleveland Street and nearby train lines; and
- demonstrate that the proposal maintains the amenity of surrounding residential development (both existing, approved or proposed) and potential future development.

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 include a Traffic and Transport Impact Assessment that:

- demonstrates 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, end of trip facilities and parking provision;
- details existing and future pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely increase in public transport, pedestrian and cycle demands;
- details of proposed access, and provision, number, design, location of on-site car and bicycle parking, and end of trip facilities as per Austroads Cycling Aspects of Australia Guide;
- demonstrates appropriate separation and self containment of bicycle storage/parking area for the residential component;
- provides accurate details of peak hour construction and daily peak traffic movements likely to be generated by the proposed development including servicing vehicle movements, and assess the impact on the local road network including intersection capacity and the need/associated funding for upgrading or road improvement works (if required); and
- details access arrangements at all stages of construction, and measures to mitigate any associated pedestrian, cyclists, public transport and traffic impacts.

8. European and Aboriginal Heritage

The EIS shall:

- 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

	<ul style="list-style-type: none"> identify and address any impacts on the Aboriginal cultural heritage values that exist across the whole area that will be affected by the proposal. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the <i>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</i>.
Other Issues	<p>9. 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>10. Contributions and/or Voluntary Planning Agreement The EIS shall address:</p> <ul style="list-style-type: none"> the contributions payable pursuant to the <i>Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006</i> and the <i>Redfern Waterloo Authority Contributions Plan 2006</i>; and any additional contributions proposed or material public benefits adjacent to the site associated with any bonus floor space (floor space above existing planning controls). <p>11. Waste The EIS shall address waste handling, storage and collection systems for the residential, hotel, and retail uses.</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; 3D perspectives & photomontages of the proposed development; an Operational Management Plan (addressing hotel operations, servicing requirements including waste management, loading zones and mechanical plant); heritage impact statement; 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, and NSW Police – Redfern Local Area Command.</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 SEARs, 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.