



Mr Andy Stubbs
Regional Director, Urbanest Australia
Suite 102, Level 1, Australia Square Plaza Building
95 Pitt Street
Sydney NSW 2000

Our ref: SSD 7133

Dear Mr Stubbs

**SEARs for student accommodation at building W1, Darling Drive Plot, Sydney
International Convention, Exhibition and Entertainment Precinct (SICEEP) (SSD 7133)**

Please find attached the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above proposal. These requirements have been prepared in consultation with relevant public authorities based on the information that you have provided to date. The public authorities' comments are enclosed for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment, in consultation with relevant authorities, will review the document to determine whether it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

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.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for review and exhibition purposes.

If you have any questions, please contact Brendon Roberts on (02) 9228 6422 or via email at brendon.roberts@planning.nsw.gov.au

Yours sincerely

Ben Lusher
Acting Director
Key Site Assessments
as delegate for the Secretary

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 7133
Proposal Name	SICEEP Building W1 Western Plot (Darling Drive) Student Accommodation
Location	Darling Drive, Sydney
Applicant	Urbanest
Date of Issue	20 July 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 Environmental Planning and Assessment Regulation 2000) 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 and Strategic Context</p> <p>The EIS shall address the statutory provisions applying to the site contained in all relevant environmental planning instruments (EPIs), including:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy (Affordable Rental Housing) 2009; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Darling Harbour Development Plan No 1.

	<p>The EIS shall 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; • Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines; • Sydney Development Control Plan 2012; • Sydney Streets Design Code and Sydney Streets Technical Specification; • Development Near Rail Corridors and Busy Roads – Interim Guideline; • Sydney City Centre Access Strategy; • NSW Bicycle Guidelines; • City of Sydney Waste Minimisation in New Developments 2005; • Interim Construction Noise Guideline; and • Crime Prevention Through Environmental Design (CPTED) Principles. <p>2. The Haymarket Stage 1 Concept Approval</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • demonstrate that the proposal is consistent with the Stage 1 Concept Approval (SSD 5878) dated 5 December 2013; and • provide all relevant information and plans required for future Development Applications in accordance with the conditions of the Stage 1 Project Approval. <p>3. Ecologically Sustainable Development (ESD)</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>) will be incorporated in the design, construction and ongoing operation phases of the development; • address the potential for sustainable technologies and/or renewable energy; • demonstrate how the proposed development achieves the 4 Green Star Custom rating for student accommodation; and • provide an integrated Water Management Plan, including water demand, alternative water supply, proposed end uses of potable and non-potable water, water sensitive urban design and water conservation measures. <p>4. Design Excellence, Built Form and Public Domain</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> • demonstrate how the proposal is committed to achieving design excellence in accordance with the above statutory and strategic context, existing approvals for the site and recommendations from the independent Design Review Panel appointed by Infrastructure NSW; • demonstrate how the orientation, height, bulk and scale of the proposed development is consistent with the Stage 1 Concept Approval and is well integrated within the surrounding locality; • address the visual impact of the building when viewed from the public domain and key vantage points surrounding the site; • address design quality of the building and public realm, with specific consideration of the overall site layout, defined public and private spaces, orientation, connectivity, street activation, façades, massing, setbacks, building articulation, materials, colours, landscaping, safer by design principles, rooftop and mechanical plant; • addresses how the proposed student accommodation building (W1) relates to the approved student accommodation building (W2), and in particular in terms of orientation, design, materials and the nature of the space between the two buildings; • demonstrate how the proposed development is integrated into all aspects of the surrounding public domain, including the area to the north below the Pier Street overpass and the area to the west, considering footpaths, road
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	<p>paving, cycleways, tree planting, footway dining, public art and lighting;</p> <ul style="list-style-type: none"> • identify the use of communal areas within and around the building; and • address the CPTED principles for the design of the public realm. <p>5. Environmental and Residential Amenity The EIS shall:</p> <ul style="list-style-type: none"> • 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 Apartment Design Guide; and • identify overshadowing impacts to the Powerhouse Museum site, and in particular the forecourt and the childcare facility open space; • address how the proposal achieves a high level of environmental and residential amenity, including solar access, overshadowing, visual privacy, impacts on views and wind impacts. <p>6. Transport and Accessibility (Operation) The EIS shall:</p> <ul style="list-style-type: none"> • estimate the total daily and peak hour trips likely to be generated by the proposed development, including vehicle, public transport, pedestrian and cycle trips; • demonstrate the measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing; • demonstrate appropriate provision, design and location of on-site bicycle parking, and how cycle provision will be integrated with the existing cycle network; • provide details of service vehicle movements and site access arrangements; • address any impacts of the development on the capacity and operation of the Sydney Light Rail; and • undertake a transport and road safety assessment for any proposed advertising signage and lighting displays visible on roads or impacting on the operation of the light rail. <p>7. Noise and Vibration The EIS shall:</p> <ul style="list-style-type: none"> • identify potential noise and vibration generating sources and receptors at all stages of the development and operation, including noise and vibration from communal student areas, during construction and noise and vibration from Darling Drive, the Pier Street overpass and the Sydney Light Rail; and • outline measures to minimise and mitigate the potential noise and vibration impacts on occupants of the development and surrounding occupiers. <p>8. Drainage, Flooding, Climate Change and Sea Level Rise The EIS shall:</p> <ul style="list-style-type: none"> • identify the potential flood risk from groundwater, wastewater, stormwater and sea level rise on the site; and • include proposals to mitigate any potential impacts, such as opportunities for water sensitive urban design within the public domain and landscaping and any other water conservation measures. <p>9. Utilities The EIS shall:</p> <ul style="list-style-type: none"> • identify the capacity of all existing utilities and augmentation requirements of the development for the provision of utilities, including staging of infrastructure; and • provide details of how infrastructure assets of various utility stakeholders will be protected during the demolition and construction of the project.
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	<p>10. Heritage The EIS shall:</p> <ul style="list-style-type: none"> provide a Heritage Impact Statement (HIS) that identifies and addresses the impacts of the proposal: <ul style="list-style-type: none"> on any archaeology protected under the <i>Heritage Act 1977</i> on the heritage significance of the site and adjacent area, including any built and landscape heritage items, conservation areas, views or settings, and in particular the Sewage Pumping Station on places, items or relics of significance to Aboriginal and non-Aboriginal people against any endorsed conservation management plans for heritage items in the vicinity of the site include interpretation of the site's history and significance in accordance with the Interpretation Plan for the broader SICEEP. <p>11. Construction Impacts The EIS shall:</p> <ul style="list-style-type: none"> provide accurate details of peak hour construction and servicing vehicle movements and access arrangements, and assess the likely impacts of this traffic on the local road network and potential conflicts with other road users; identify potential impacts of the construction on surrounding areas, such as noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste; insofar as excavation and/or remediation is proposed, provide details of the annual volume of materials to be extracted, processed or stored on site during construction and how the extracted material will be disposed of or reused. <p>12. Staging If the proposed development is to be staged, then the EIS shall provide details of the proposed staging, including timescales for delivery of the public realm improvements.</p> <p>13. Contributions and/or Voluntary Planning Agreement The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.</p>
<p>Plans and Documents</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>. 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"> schedule of proposed gross floor area per land use and a schedule showing proposed student accommodation room sizes; building envelope showing relationship with approved Stage 1 Concept Approval; architectural drawings (to a usable scale at A3); 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;

	<ul style="list-style-type: none"> • preliminary construction management plan, including a construction traffic management plan, construction noise and vibration management plan, construction waste 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>The EIS must also describe the pre-submission consultation process, issues raised and how the proposed development has been amended in response to these issues. A short explanation should be provided where amendments have not been made to address an issue.</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 DGRs, 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. 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>