



**Transport  
for NSW**

Ms Amy Watson  
Team Leader  
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Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Request for SEARs for Student Accommodation at Building W1, Darling Drive Plot  
(SSD 7133), Sydney International Convention, Exhibition and Entertainment Precinct  
(SICEEP)**

Dear Ms Watson

Thank you for your letter dated 2 July 2015 requesting Transport for NSW (TfNSW) provides its input into the draft Secretary's Environmental Assessment Requirement (SEARs) for Student Accommodation at Building W1 Darling Drive Plot in the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

TfNSW has reviewed the draft SEARs for the above SSD application and appreciates the opportunity to provide comments. The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

Please note that Roads and Maritime Services will provide its comments separately.

Thank you again for the opportunity to comment on the draft SEARs. If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely



8/7/15

Mark Ozinga  
**Manager Land Use Planning and Development  
Planning Division**

CD15/12153

# 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*

<b>Application Number</b>	SSD 7133
<b>Proposal Name</b>	SICEEP Building W1 Western Plot (Darling Drive) Student Accommodation
<b>Location</b>	Darling Drive, Sydney
<b>Applicant</b>	Urbanest
<b>Date of Issue</b>	
<b>General Requirements</b>	<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"> <li>adequate baseline data;</li> <li>consideration of potential cumulative impacts due to other development in the vicinity; and</li> <li>measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must 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 <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;</li> <li>an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and</li> <li>certification that the information provided is accurate at the date of preparation.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li><b>Statutory and Strategic Context</b></li> </ul> <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"> <li>State Environmental Planning Policy (State &amp; Regional Development) 2011;</li> <li>State Environmental Planning Policy (Infrastructure) 2007;</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land;</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and</li> <li>Darling Harbour Development Plan No 1.</li> </ul>

	<p>The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021;</li> <li>• A Plan for Growing Sydney;</li> <li>• NSW Long Term Transport Master Plan;</li> <li>• Sustainable Sydney 2030;</li> <li>• Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines;</li> <li>• City of Sydney Chinatown Public Domain Plan;</li> <li>• Development Near Rail Corridors and Busy Roads – Interim Guideline;</li> <li>• Integrating Land Use and Transport Policy Package;</li> <li>• Sydney City Centre Access Strategy;</li> <li>• NSW Planning Guidelines for Walking and Cycling;</li> <li>• Sydney’s Light Rail Future;</li> <li>• Sydney’s Cycling Future;</li> <li>• Sydney’s Walking Future;</li> <li>• City of Sydney Public Domain Manual;</li> <li>• Sydney Development Control Plan 2012;</li> <li>• Healthy Urban Development Checklist;</li> <li>• Waste Classification Guidelines (DECC 2008);</li> <li>• Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics; and</li> <li>• Crime Prevention Through Environmental Design (CPTED) Principles.</li> </ul> <p>• <b>Ecologically Sustainable Development (ESD)</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• address the potential for sustainable technologies and/or renewable energy;</li> <li>• demonstrate how the proposed development achieves the 4 Green Star Custom rating for student accommodation; and</li> <li>• 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.</li> </ul> <p>• <b>The Haymarket Stage 1 Concept Approval</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• demonstrate that the proposal is consistent with the Stage 1 Concept Approval (SSD 5878) dated 5 December 2013; and</li> <li>• provide all relevant information and plans required for future Development Applications in accordance with the conditions of the Stage 1 Project Approval.</li> </ul> <p>• <b>Design Excellence, Built Form and Public Domain</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• demonstrate how the proposal achieves design excellence in accordance with the statutory and strategic planning context, existing approvals for the site and recommendations from the independent Design Review Panel appointed by Infrastructure NSW;</li> <li>• 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;</li> <li>• address the visual impact of the building when viewed from the public domain and key vantage points surrounding the site;</li> <li>• address design quality of the building and public realm, with specific consideration of the overall site layout, orientation, connectivity, street activation, open spaces and edges, façades, massing, setbacks, building</li> </ul>
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	<p>articulation, materials, colours, landscaping, safer by design principles, rooftop and mechanical plant;</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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 paving, cycleways, tree planting, footway dining, public art and lighting; and</li> <li>• address the CPTED principles for the design of the public realm.</li> </ul> <p>• <b>Environmental and Residential Amenity</b></p> <p>The EIS shall:</p> <ul style="list-style-type: none"> <li>• address the requirements of the <i>SEPP (Affordable Rental Housing) 2009</i> and <i>Sydney Development Control Plan 2012</i> for the student accommodation;</li> <li>• 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</li> <li>• 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.</li> </ul> <p>• <b>Transport and Accessibility (Construction and Operation)</b></p> <p>The EIS shall:</p> <ul style="list-style-type: none"> <li>• detail existing and proposed pedestrian and cycle movements within the vicinity of the site;</li> <li>• estimate the total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and cycle trips;</li> <li>• determine the adequacy of public transport, pedestrian and cycle demands to meet the likely future demand of the proposed development;</li> <li>• determine daily and peak vehicle movements impact on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for upgrading or road improvement works (if required);</li> <li>• determine proposed access arrangements and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and cycle networks;</li> <li>• demonstrate the measures to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;</li> <li>• demonstrate appropriate provision, design and location of on-site bicycle parking;</li> <li>• provide details and justification of any proposed onsite car parking;</li> <li>• provide details of any upgrading or road improvement works required to accommodate the proposed development;</li> <li>• address the seasonal and logistical requirements of students moving in and out of the buildings and the impact on the broader road/transport network;</li> <li>• provide details of the pedestrian and bicycle rider connections to the surrounding area, walking and cycling networks and public transport stops;</li> <li>• address road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;</li> <li>• address any impacts of the development on the capacity of the Sydney Light Rail corridor and the operation of the light rail;</li> <li>• pedestrian modelling and safety assessment for pedestrians accessing W1 and W2 buildings;</li> </ul>
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	<ul style="list-style-type: none"> <li>• undertake transport and road safety assessment for advertising signage and lighting displays to address transport/road safety impacts on road users and light rail operation of all signage and lighting displays that may be visible from road and light rail corridors;</li> <li>• 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;</li> <li>• detail access arrangements at all stages of construction, and measures to mitigate any associated pedestrian, bicycle, public transport including light rail operation and traffic impacts;</li> <li>• address the impacts from construction traffic to the surrounding area and public transport services in the vicinity including the cumulative impact of construction activities from other sites in the locality;</li> <li>• outline traffic management measures during construction, including assessment of cumulative impact from surrounding development sites; and</li> <li>• detail construction vehicle routes, numbers of trucks, hours of operation, access arrangements and traffic control measures.</li> </ul> <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Guide to Traffic Generating Developments (Roads and Maritime Services);</i></li> <li>• <i>Planning Guidelines for Walking and Cycling;</i></li> <li>• <i>NSW 2021;</i></li> <li>• <i>Sydney's Light Rail Future;</i></li> <li>• <i>Development Near Rail Corridors and Busy Roads – Interim Guideline (2008);</i></li> <li>• <i>Sydney City Centre Access Strategy;</i></li> <li>• <i>ASA Standard: External Developments;</i></li> <li>• <i>Sydney's Cycling Future;</i></li> <li>• <i>Sydney's Walking Future;</i></li> <li>• <i>NSW Bicycle Guidelines;</i></li> <li>• <i>Cycling Aspects to Austroads Guides;</i></li> <li>• <i>Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development;</i></li> <li>• <i>City of Sydney Chinatown Public Domain Plan; and</i></li> <li>• <i>State Environmental Planning Policy No 64 – Advertising and Signage</i></li> </ul> <p>• <b>Noise and Vibration</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• identify potential noise and vibration generating sources and receptors at all stages of the development and operation, including noise and vibration during construction, demolition and noise and vibration from Darling Drive, the Pier Street overpass and the Sydney Light Rail; and</li> <li>• outline measures to minimise and mitigate the potential noise and vibration impacts on occupants of the development and surrounding occupiers.</li> </ul> <p>• <b>Drainage, Flooding, Climate Change and Sea Level Rise</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• provide a drainage concept for the site incorporating water sensitive urban design; and</li> <li>• address the likely groundwater, flooding and sea level rise risks on the site and proposals to mitigate any impacts.</li> </ul> <p>• <b>Utilities</b> The EIS shall:</p> <ul style="list-style-type: none"> <li>• in consultation with relevant agencies, identify the capacity of existing utilities and augmentation requirements of the development for the provision of utilities, including staging of infrastructure; and</li> <li>• provide details of how infrastructure assets of various utility stakeholders will be protected during the demolition and construction of the project.</li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Heritage</b> The EIS shall: <ul style="list-style-type: none"> <li>• provide a Heritage Impact Statement (HIS) that identifies and addresses the impacts of the proposal: <ul style="list-style-type: none"> <li>○ on any archaeology protected under the <i>Heritage Act 1977</i></li> <li>○ on the heritage significance of the site and adjacent area, including any built and landscape heritage items, views or settings</li> <li>○ on places, items or relics of significance to Aboriginal and non-Aboriginal people</li> <li>○ against any endorsed conservation management plans for heritage items in the vicinity of the site</li> </ul> </li> <li>• includes a Heritage Interpretation Plan which identifies opportunities for public understanding and appreciation of any relevant heritage significance as part of the completed development.</li> </ul> </li> <li>• <b>Demolition and Construction Impacts</b> The EIS shall: <ul style="list-style-type: none"> <li>• <del>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;</del></li> <li>• <del>detail access arrangements at all stages of construction, and measures to mitigate any associated pedestrian, cyclists, public transport and traffic impacts;</del></li> <li>• <del>address traffic management during construction, including cumulative impact from surrounding development sites and details of vehicle routes, numbers of trucks, hours of operation, access arrangements, traffic control measures,</del> crane locations and swing paths for cranes;</li> <li>• address potential impacts to the surrounding area from noise and vibration, air quality and odour impacts, water quality and construction waste management during demolition and construction;</li> <li>• address community notification and complaints handling, impacts of construction on adjoining development and the public domain; and</li> <li>• insofar as excavation and/or remediation is proposed, provide details of any material that is to be processed or stored on site during construction and how the extracted material will be disposed of or reused.</li> </ul> </li> <li>• <b>Contributions and/or Voluntary Planning Agreement</b> The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.</li> </ul>
<b>Plans and Documents</b>	<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"> <li>• schedule of proposed gross floor area per land use and a schedule showing proposed student accommodation room sizes;</li> <li>• building envelope showing relationship with approved Stage 1 Concept Approval;</li> <li>• architectural drawings (to a usable scale at A3);</li> <li>• site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings;</li> <li>• site analysis plan;</li> <li>• shadow diagrams;</li> <li>• access impact statement;</li> <li>• view analysis / photomontage;</li> <li>• stormwater concept plan;</li> </ul>

	<ul style="list-style-type: none"> <li>• sediment and erosion control plan;</li> <li>• landscape plan, including any public domain works;</li> <li>• preliminary construction management plan, inclusive of a construction traffic management plan and cumulative impact of construction activities on other nearby sites;</li> <li>• geotechnical and structural report;</li> <li>• signage details (if proposed); and</li> <li>• schedule of materials and finishes.</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, and community groups. In particular you must consult with the City of Sydney Council, <b>Roads and Maritime Services, CBD Coordination Office, Transport for NSW and Transdev – Sydney Light Operator.</b></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>
<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 DGRs, 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>