

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 7484
Proposal Name	The Sandstone Precinct - Stage 2 State significant development application
Location	23-33 Bridge Street, Sydney (Lands Building), 35-39 Bridge Street Sydney (Education Building) and road and public reserve(s) at Gresham Street, Loftus Street and Farrer Place
Applicant	Pontiac Land Group
Date of Issue	23 February 2016
General Requirements	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>. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • 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. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • 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 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	The EIS must address the following specific matters: 1. Relevant EPIs, Policies and Guidelines The EIS shall address the relevant planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: • State Environmental Planning Policy (State and Regional

	Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No 55 - Remediation of Land; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Sydney Local Environmental Plan 2012. Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Priorities; • A Plan for Growing Sydney; • NSW Long Term Transport Master Plan; • Guide to Traffic Generating Development (RMS); • EIS Guidelines – Road and Related Facilities; • NSW Planning Guidelines for Walking and Cycling; • Sustainable Sydney 2030; • Sydney Development Control Plan 2012; • City of Sydney City North Public Domain Plan; • Planning Guidelines for Walking & Cycling; • Sydney City Centre Access Strategy; • Sydney's Cycling Future; and • Sydney's Walking Future. 2. Concept Approval The EIS shall demonstrate that the proposal is consistent with the Stage 1 Concept Approval (SSD 6751) for the Sandstone Precinct, dated 25 August 2015. 3. Built form, Urban Design and Public Domain The EIS shall: • demonstrate the design excellence process for the additional built form above the Education Building and how this exhibits a high architectural and design quality, including: ◦ being setback and articulated to maintain the visual prominence of the existing building and presenting as a contemporary projection to it; ◦ reflecting the legibility of the building's composition, architectural style, form and features, such as the light well; ◦ using materials and detailing that respects and is subservient to the heritage sandstone façades; and ◦ reflecting the heritage significance of the site, endorsed Conservation Management Plan and Stage 1 Concept Approval. • provide a Visual Impact Assessment of the proposed addition to the Education Building, including before and after photomontages and perspectives for each elevation, showing: ◦ elements and views of the proposal from key locations, vistas and view corridors from the public domain and residential buildings that may be impacted; and ◦ an assessment of the view impacts and design considerations to mitigate any impacts. • include proposed designs for the public domain surrounding the site, including Farrer Place. This should include clear definition of
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	any private use of the public domain, landscaping, design, materials, finishing, levels and pedestrian connectivity; • address potential impacts of re-introducing vehicles into Farrer Place on the use, pedestrian movement function and heritage character of the space and wider Macquarie Street precinct; and • address opportunities for public access into buildings, pedestrian circulation, accessibility and connectivity. 4. Heritage The EIS shall include a Heritage Impact Assessment which: • describes the heritage significance of all heritage items on the site (including external, internal and moveable heritage features) and those surrounding the site; • assesses potential impacts of the proposal on Aboriginal cultural heritage values and, where Aboriginal cultural heritage values are identified, includes measures to avoid, conserve or mitigate against the impact and consult with the Aboriginal people to identify the significance of the cultural heritage values; • describes the potential impact of the proposal (including the adaptive reuse, fit out, operation and National Construction Code compliance) on any heritage item, measures to mitigate any impacts and reasons when a more sympathetic solution is not viable; • considers structural and visual impacts of the additional levels on the Education Building and the impacts of the subterranean excavation on the heritage and archaeological value of the buildings; • considers consistency with the endorsed Conservation Management Plan(s) for each building, addressing the proposed adaptive reuse and measures to minimise impacts on the buildings, including moveable heritage items; • includes a detailed historical and Aboriginal archaeological assessment carried out by a suitably qualified and experienced historical archaeologist, which discusses the likelihood of significant archaeology on the site, how this may be impacted by the project and mitigation measures to ameliorate the impact of the proposed works; and • proposes opportunities to interpret the site's heritage significance, archaeology and historical association with government uses, such as the reuse of any moveable features of heritage significance. 5. Subterranean Works The EIS shall: • provide detail regarding the proposed pedestrian connection below the two buildings and any use of the subterranean space below Farrer Place for the potential back of house facilities, loading dock facilities; • include a construction methodology setting out potential impacts of the subterranean excavation on the heritage buildings, and measures to mitigate these impacts; and • demonstrate that the proposal below ground level at Farrer Place (zoned Public Recreation) is consistent with the Sydney LEP 2012 and will not have any adverse impacts on the recreational use of
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the space.

6. Amenity

The EIS shall demonstrate how the proposal will achieve a high level of environmental amenity, including overshadowing implications on the public realm from the vertical additions to the Education Building.

7. Traffic, Parking and Access

The EIS shall include a Traffic Impact Assessment (TIA) that includes:

- details of the current and likely estimated future daily and peak hour vehicle, public transport, pedestrian and bicycle movements from the site;
- an assessment of the impact of the proposal on existing traffic and transport performance and safety at key intersections in the area, and likely impact of the proposal on bus operations (stops, routes and parking) and taxi parking in the surrounding streets;
- an assessment of proposed temporary or permanent changes to transport and access on surrounding streets, and in particular the implications of the changes to the road network in Farrer Place and surrounding streets;
- details of existing and proposed vehicular access and an assessment of any potential impacts, such as potential pedestrian, cyclist and bus conflict from introducing vehicles into Farrer Place;
- an indication of any road/intersection upgrades required as a result of the development, supported by appropriate modelling and analysis, and any other measures to mitigate impacts of the development;
- details of the existing and proposed vehicle, bicycle, motorcycle, taxi, bus and coach parking, and justification of proposed parking against relevant guidelines/standards and Australian Standards;
- proposals to encourage employees and guests to make sustainable travel choices, such as walking, cycling, public transport and car sharing; and
- proposals for safe and efficient access to loading, deliveries and servicing of the development.

8. Construction management (including construction traffic)

The EIS shall include a draft construction management plan that includes:

- details of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities;
- assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts;
- details of temporary cycling and pedestrian access during construction;
- an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and taxi operations, impacts on pedestrian and cycle movement, and taking into account other construction activities within the northern CBD precinct, such as the CSELR;
- details of measures to mitigate any impacts;
- an assessment of potential impacts of the construction on

	surrounding buildings and the public domain, including noise and vibration, air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction waste; and - 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. 9. Infrastructure Impacts - Interim Rail Corridor The EIS shall detail the likely impact of the proposal (in consultation with Transport for NSW) on: - the maximum extent of underground works, including submission of detailed sections and elevations which show the RL depth of excavation; - the practicability and cost of carrying out rail expansion projects on the land in the future; - the structural integrity or safety of, or ability to operate, such rail projects; and - the land acquisition costs and costs of construction, operation or maintenance of such projects. 10. Ecologically Sustainable Development (ESD) Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, and include innovative and best practice proposals for environmental building performance. 11. Contributions and/or Voluntary Planning Agreement The EIS shall address the provision of public benefit, services, infrastructure and any relevant contribution requirements.
Consultation	During the preparation of the EIS, you shall consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you shall consult with City of Sydney Council, Roads and Maritime Services, Heritage Council of NSW, and the CBD Coordination Office within Transport for NSW. 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.
Plans and Documents	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.

	In addition, the EIS must include the following: • Site survey plan drawn at an appropriate scale; • Locality/context plan drawn, including significant local features such as heritage items; • Detailed plans, sections and elevations including all temporary and permanent structures at A3 illustrating; • Urban design report; • Public art strategy (in accordance with the Sydney DCP 2012); • Heritage impact statement; • Heritage interpretation strategy; • Conservation management plans; • Aboriginal and historical archaeological impact assessment; • Access impact statement; • Photomontages and perspectives (showing before / after); • Visual impact assessment; • ESD report; • Building Code of Australia statement; • Flood impact assessment report / flood hazard management plan; • Consultation summary report; • Air quality assessment; • Noise impact assessment; • Public domain plans, including landscaping works, design statement, pedestrian movement patterns and proposals for Farrer Place; • Signage strategy, including commercial signage / building name signage (if proposed); • Traffic and transport impact assessment, including parking, access, loading dock strategy / management plan and a construction traffic management plan; • Construction impacts and management plan, including a construction noise and vibration management plan, construction waste management plan and cumulative impact of construction activities on other nearby sites; • Utilities and services statement; • Schedule of materials and finishes; and • Structural design report for the Education Building.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition; and • 5 hard copies and 5 electronic copies of the documents and plans (once the application is considered acceptable).