

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

Application Number	SSD 7683
Proposal Name	New restaurant and micro-brewery
Location	Tenancy 5, Overseas Passenger Terminal, Circular Quay West
Applicant	Jimmy's on the Mall Pty Ltd
Date of Issue	22 June 2016
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 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the 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. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing 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 (construction and operation). • 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 & 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 55 - Remediation of Land</i>; ◦ <i>State Environmental Planning Policy 64 – Advertising and Signage</i>; ◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; and ◦ <i>Sydney Cove Redevelopment Authority Scheme</i>. • Address the relevant provisions, goals and objectives in the following: <ul style="list-style-type: none"> ◦ <i>Plan for Growing Sydney</i>; and ◦ <i>Sydney's Walking Future</i>. • Provide details of any required variations to the Sydney Cove Redevelopment Authority Scheme.

2. Urban Design and Public Domain

- Address and detail the layout, setbacks, architectural design, materials, articulation and detailing of the proposal.
- Clearly outline the proposed additions, including any works to enclose the Overseas Passenger Terminal turret feature.
- Provide a design alternatives report, including options for the location of the proposed micro-brewery.
- Provide a public domain view analysis of the external alterations and additions.
- Address visual clutter impacts of the proposed external alterations and additions.
- Provide photomontages of the preferred option.
- Detail the proposed treatment of outdoor areas, including landscaping, barriers and furniture.
- Detail any proposed signage.
- Detail and outline the interface between the proposed uses and the public domain, including impacts on pedestrian circulation.
- Detail the proposal's relationship with the proposed public domain works at Campbells Cove (refer to SSD 7246).

3. Heritage

The EIS shall include a Heritage Impact Assessment for the proposed works, and is to include:

- An assessment of any potential impacts of the proposal on all heritage items (including views to and from items) in the vicinity of the site, including but not limited to:
 - the Sydney Opera House, including view impacts on the Sydney Opera House buffer zone identified in *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*;
 - Campbells Stores;
 - the ASN Building;
 - the Overseas Passenger Terminal; and
 - any heritage conservation areas.
- An assessment of any Aboriginal and non-Aboriginal archaeological impacts, including any impacts on the overall archaeology of The Rocks.
- Mitigation measures to offset any potential impacts on heritage values.

Relevant Policies and Guidelines

- *NSW Heritage Manual*
- *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005*
- *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*
- *The Rocks Heritage Management Plan 2010*

4. Use

- Detail whether the proposed use would be consistent with the liquor licence freeze provisions of the *Liquor Act 2007*.
- Outline operational details including but not limited to:
 - hours of operation;
 - patron capacity; and
 - use of outdoor areas, including outdoor speakers.
- Detail waste storage and disposal provisions.
- Discuss potential odour and emissions impacts and potential mitigation measures.
- Include a draft Plan of Management consistent with the requirements of the *Sydney Development Control Plan 2012*.

	<p>5. Noise and Vibration The EIS shall include an acoustic assessment for the proposed construction works and use of the premises, and is to include:</p> <ul style="list-style-type: none"> • An assessment of the proposal's performance against relevant standards, guidelines and best practice. • Mitigation measures to offset noise and vibration impacts. <p>6. Amenity</p> <ul style="list-style-type: none"> • Outline and address the proposed development's impacts in terms of sunlight, wind and safety and security, including consideration of Crime Prevention through Environmental Design (CPTED) principles. • Detail any external lighting or illumination of the micro-brewery pod and outdoor seating and assess the impacts of this lighting/illumination from surrounding properties and the public domain, including impacts on the Sydney Opera House buffer zone. <p>7. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing phases of the development. • Outline resource, energy and water efficiency initiatives to meet industry best practice, including the use of sustainable technologies and or/renewable energy. <p>8. Infrastructure</p> <ul style="list-style-type: none"> • Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works and operation of the restaurant and micro-brewery. • Detail any servicing requirements (including loading and unloading), including servicing for the proposed micro-brewery pod. • Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations. <p>9. Construction Impacts</p> <ul style="list-style-type: none"> • Identify the potential impacts that may arise during the construction of the proposal. • Detail measures and procedures to minimise and manage any potential construction impacts including noise and vibration, traffic and the generation and off-site transmission of sediment, dust and particles. • Provide an Environmental, Construction and Site Management Plan for the proposed works, including: <ul style="list-style-type: none"> ○ community consultation, notification and complaints handling; ○ impacts of construction on adjoining development and proposed measures to mitigate construction impacts; ○ noise and vibration impacts on and off site; ○ air quality and odour impacts on the neighbourhood; ○ water quality management for the site; and ○ construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline. <p>10. Building Code of Australia</p> <ul style="list-style-type: none"> • Prepare a detailed report demonstrating compliance with the Building Code of Australia and any relevant access requirements.
Consultation	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. In particular, you must consult with:

	<ul style="list-style-type: none"> • City of Sydney Council. • NSW Police Force. • Liquor and Gaming NSW. • Sydney Harbour Foreshore Authority and Property NSW. • Port Authority of NSW. • Office of Heritage and Environment – Heritage Office. • Occupiers of adjoining sites, including major tenants of the Campbells Stores and ASN buildings. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, if relevant. <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>

Plans & Documents

Plans and Documents	<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>.</p> <p>In particular, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • The location of the land, boundary measurements, area (sq.m) and north point. • The existing levels of the land in relation to buildings and roads. • Location and height of existing structures on the site. • Location and height of adjacent buildings. • All levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items. • The location and uses of existing buildings, shopping and employment areas. • Traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an usable scale at A3 illustrating: <ul style="list-style-type: none"> • The location of any existing building envelopes or structures on the land in relation to the existing and proposed site boundaries and any development on adjoining land. • Detailed plans, sections and elevations of the development, including all temporary structures and site features. • Photomontages and view impact analysis. • The height (AHD) of the proposed development in relation to the land. • Any changes that will be made to the level of the land by excavation, filling or otherwise. 4. A landscape plan illustrating treatment of open space areas on the site.
Documents to be submitted	<ul style="list-style-type: none"> • One hard copy and one electronic copy of all the documents and plans for review prior to lodgement. • Five hard copies and eight electronic copies of the documents and plans (once the application is considered acceptable). • One copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 10Mb in size.