

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 8351
Proposal Name	Stage 1 concept proposal for the development of the Martin Place Station Precinct to provide an integrated station / over station development, comprising two new commercial buildings.
Location	Martin Place Station Precinct (comprising 50 Martin Place; 5, 7 and 9-19 Elizabeth Street; 8-12 Castlereagh Street; 55 Hunter Street; and 39-49 Martin Place).
Applicant	Macquarie Corporate Holdings Pty Ltd
Date of Issue	21 April 2017
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 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>EP&A 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 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 (Infrastructure) 2007; State Environmental Planning Policy (State and Regional Development) 2011; and Sydney Local Environmental Plan 2012 (and Planning Proposal: Central Sydney once exhibited) <p>The EIS shall address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> A Plan for Growing Sydney;

- Draft Central District Plan;
- NSW Long Term Transport Master Plan;
- Draft Architecture and Design Policy for NSW;
- Sydney Streets Design Code and Sydney Streets Technical Specification;
- Development Near Rail Corridors and Busy Roads - Interim Guideline;
- Guide to Traffic Generating Developments;
- Sydney City Centre Access Strategy;
- NSW Planning Guidelines for Walking and Cycling;
- NSW Bicycle Guidelines;
- Sydney's Walking Future 2013;
- Sydney's Cycling Future 2013;
- Sydney's Bus Future 2013;
- Sydney's Rail Future 2013;
- Sydney's Light Rail Future 2012;
- City of Sydney Sustainable Sydney 2030 Community Strategic Plan 2014;
- Relevant City of Sydney policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan policies), such as the City of Sydney Competitive Design Policy;
- Heritage Council Guideline on Heritage Curtilages 1996; and
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005.

2. Design excellence

The EIS shall:

- include a design excellence strategy, prepared in consultation with the NSW Government Architect, demonstrating how the proposal will achieve design excellence consistently at each stage of the planning process. This strategy shall identify:
 - the process to ensure that design excellence is achieved, including identifying opportunities for competitive design excellence processes;
 - how comments from the NSW Government Architect following early consultation on the proposed strategy and process have been addressed; and
 - a proposed schedule for regular design review throughout the planning process, with a project specific panel formed in consultation with the NSW Government Architect, including an outline of how feedback will be documented and addressed.

3. Built form and public domain

The EIS shall:

- provide a comprehensive options analysis for the built form, supported by an urban design analysis which considers a range of building and podium heights and setbacks, tower locations and forms, with justification that the selected option is based on a careful consideration of the benefits and potential impacts of each option;
- demonstrate how the orientation, height, setbacks, bulk, scale, massing, activation and pedestrian connectivity (including through site linkages) of the proposed development will fit within the context of the site and the existing and future desired character of the Sydney CBD;
- demonstrate how the proposal will physically integrate with the future Martin Place Sydney Metro Station, the underground and the surrounding public domain, including Martin Place, and details for any public domain enhancements required / proposed; and
- include design quality guidelines, prepared in consultation with the Government Architect NSW, for the future buildings, with specific guidance on public and private space, building articulation, street activation, microclimate conditions, building entrances and loading / services arrangements, materials, landscaping, safer by design principles and mechanical serving / plant.

4. Visual and amenity impacts

The EIS shall:

- provide a detailed visual / view impact analysis, which considers the impact of the proposed building envelopes (compared to the existing situation and a compliant scheme) when viewed from the public domain and key vantage points surrounding the site. This is to include a written description of the existing view, the likely impact and justification of the proposal and any required mitigation measures. The view locations and methodology for the analysis must be prepared in consultation with the Department and Council;
- include an amination of the pedestrian view moving both east and west along Martin Place and where the proposal is visible from streets immediately surrounding the site;
- provide a detailed site survey and solar access / overshadowing analysis, showing the overshadowing impacts of the proposal on the surrounding area at hourly intervals in mid-summer and mid-winter and having particular regard to the impact of the proposal on solar access to Martin Place and other relevant solar access provisions in the Planning Proposal: Central Sydney; and
- identify any other potential impacts of the proposal on the amenity of surrounding land uses and the public domain (and in particular Martin Place), such as wind safety and comfort, and provide detailed justification and/or mitigation measures in response to any adverse impacts.

5. Heritage

The EIS shall:

- include a detailed heritage impact statement (HIS) that identifies and addresses the extent of heritage impact of the proposal:
 - on the site, the site curtilage and surrounding area, including any built and landscape items, conservation areas, views and settings, and in particular the impact of the proposal on:
 - heritage items: Martin Place, 48-50 Martin Place and Martin Place Railway Station; and
 - setting, context and views along Martin Place, Chifley Square and to Richard Johnston Square; and
 - having regard to any endorsed conservation management plans for heritage items on the site and surrounding area; and
- consider opportunities and outline a process for how the detailed design (such as materials) and heritage interpretation within the proposal can reflect the heritage character of the site and surrounding area, including Martin Place; and
- outline a programme for regular consultation with the Heritage Council of NSW and Council (during Stage 1 and future stages of the planning process) to identify and discuss potential heritage impacts of the proposal and mitigation measures.

6. Integration with Sydney Metro station infrastructure

The EIS shall:

- identify the extent of the proposal that is State Significant Development (SSD), and how this relates to the approved Critical State Significant Infrastructure (CSSI 7400) and any modifications required to the CSSI; and
- show how the proposed over station development (being the SSD components) will integrate in design terms and structurally with the Sydney Metro station infrastructure, and identify any specific requirements of the CSSI approval that has influenced the design of the over station development.

7. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *EP&A Regulation 2000*) will be incorporated in the design, construction and ongoing operation of the development; and
- include a framework for how the proposed development will reflect best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, and use of renewable energy.

8. Transport and accessibility (operation)

The EIS shall include a transport, traffic and parking assessment providing an assessment of (but is not limited to) the following:

- current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and mode share from existing buildings / uses on the site using the adjacent road network;
- forecast daily and peak hour vehicle, public transport, pedestrian and bicycle movements and mode share as a result of the development, together with the cumulative impacts of existing, proposed and approved developments in the area and any transport / traffic infrastructure upgrades;
- impacts of the proposed development on the operation of existing and future transport networks, including the public transport capacity, and its ability to accommodate the forecast number of trips to and from the development;
- existing and future performance of key road intersections providing access to the site supported by appropriate modelling and analysis to the satisfaction of the Roads and Maritime Services (RMS) and TfNSW;
- measures to mitigate impacts of the proposed development on the operation of existing and future traffic, public transport, pedestrian and bicycle networks;
- appropriate modelling and analysis of pedestrian and cyclist access to the proposed development in consultation with TfNSW, together with an assessment of pedestrian and cyclist safety;
- measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, such as the provision of adequate bicycle parking, end of trip facilities and existing / future subterranean pedestrian connections;
- existing and proposed vehicle and bicycle access and parking arrangements for employees and visitors, including compliance with appropriate parking controls; and
- loading dock and servicing arrangements, including consideration of loading zone hub facilities.

9. Public benefits, contributions and/or voluntary planning agreement

The EIS shall address the provision of public benefit, services and infrastructure in consultation with key stakeholders, such as Council and TfNSW, and provide details of any voluntary planning agreement (VPA) or other legally binding instrument agreed between relevant public authorities and the applicant.

10. Prescribed Airspace for Sydney Airport

Identify any impacts of the proposal on the prescribed airspace for Sydney Airport.

11. Pre-submission consultation statement

The EIS must include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues.

	<p>12. Utilities The EIS shall:</p> <ul style="list-style-type: none"> • in consultation with relevant agencies, identify and address the proposed demand for utilities from the development, having regard to the existing capacity, augmentation and serving requirements, including the staging of infrastructure; and • provide details of how relevant infrastructure assets, easements or property of various utility stakeholders will be identified and protected / relocated to accommodate the development. <p>13. Staging The EIS shall set out the staging of the proposed development, including the relationship with the construction / delivery of the Sydney Metro stations, timing of public domain works and the staging of other relevant works and events within Martin Place.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>EP&A 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"> • Clause 4.6 variation written request; • site title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • schedule of proposed gross floor area per land use; • building envelopes showing the relationship with proposed and existing buildings in the locality; • architectural drawings (to a usable scale at A3); • architectural and urban design statement, including illustrations and justification showing how the buildings will relate to the station entrances and enhance the surrounding public domain; • solar access analysis report and diagrams; • wind impact assessment (including a wind tunnel study); • flood assessment / stormwater management plan; • retail / commercial office strategy; • ESD statement (incorporating a sustainability framework); • pre-submission consultation statement; • heritage impact assessment; • access impact statement; • transport, traffic and parking assessment; • visual and view impact analysis and photomontages; • physical and 3D digital model (generally in accordance with the City of Sydney specifications); • services and utilities infrastructure report; • signage details (if proposed); • flight path report; • waste strategy; • noise and vibration report; • CPTED assessment; • accessibility DDA report; and • preliminary construction management statement addressing how future stages will manage impacts to pedestrians, rail users, bus services and taxis.
Consultation	<p>During the preparation of the EIS, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, and the local community. In particular, early consultation is required through meeting(s) with the Government Architect NSW, RMS, Transport for NSW</p>

	<p>(including Sydney Metro, Sydney Trains and Sydney Light Rail) and City of Sydney Council.</p> <p>The EIS must describe the pre-submission consultation process, issues raised and how the proposed development has responded 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 two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>