



**Transport
for NSW**

Mr Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Andrew Hartcher

Dear Mr Sargent

**Request for SEARs for Walsh Bay Arts and Cultural Precinct
(SSD 8671)**

Thank you for your letter dated 8 August 2017 requesting Transport for NSW (TfNSW) provide input to the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

The suggested additions and changes to the draft SEARs are provided in track changes in the attached draft SEARs for the above.

If you require further clarification regarding this matter, please don't hesitate to contact Para Sangar, Senior Transport Planner on 8202 2672.

Yours sincerely



22/8/17

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

Objective Reference CD17/08961

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 8671
Development	Walsh Bay Arts and Cultural Precinct
Location	Lot 11 - DP 1138931 (Pier 2/3) and Lot 65 DP 1048377 (Wharf 4/5 and Shore Sheds 4/5)
Applicant	Infrastructure NSW on behalf of Arts and Culture Division
Date of Issue	TBC
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 Environmental Planning and Assessment Regulation 2000.</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 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 development. • 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 (EPIs)</p> <ul style="list-style-type: none"> • Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy 55 - Remediation of Land ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy (State and Regional Development) 2011 ◦ Sydney Regional Environmental Plan No. 16 – Walsh Bay ◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

2. Policies, Guidelines and Planning Agreements

- Address and detail how the development promotes or is consistent with the relevant planning provisions, goals and strategic planning objectives of the following documents:
 - NSW ~~State Priorities 2021~~
 - A Plan for Growing Sydney
 - Towards Our Greater Sydney 2056
 - Draft Central District Plan
 - NSW Long Term Transport Master Plan
 - ~~Draft Central District Plan~~
 - Guide to Traffic Generating development (RMS)
 - NSW Planning Guidelines for Walking and Cycling
 - Sydney City Centre Access Strategy
 - Sydney's Cycling Future
 - Sydney's Walking Future
 - NSW Bike Plan 2010
 - Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics
 - Walsh Bay Regional Environmental Study 1988
 - Walsh Bay Redevelopment Conservation Guidelines 1989
 - Crime Prevention through Environmental Design Principles.

3. Built Form and Urban Design

- Address design quality, with specific consideration of the overall site layout, axes, vistas and connectivity, open spaces and edges, primary elements, gateways, façade, rooftop, mechanical plant, massing, setbacks, building articulation, materials and colours.

4. Public Domain and Public Access

- Identify proposed streetscape, open space, public domain and key pedestrian linkages with and between other public domain spaces.
- Address all aspects of the public domain within the precinct, including specific design features (if applicable):
 - footpaths and pavements, roads and/or rights of carriageways
 - outdoor seating
 - materials and finishes
 - furniture and fixtures
 - street lighting, pedestrian lighting and feature lighting
 - edges, screens and fences
 - walls, embankments and mounds
 - steps, ramps, vehicle crossings, decks and pathways
 - services where affected, utility poles, and service pits
 - civil and stormwater infrastructure
 - tree planting
 - mass planting beds, planter boxes and individual plantings
 - bicycle parking.
- Detail and outline the interface between the proposed uses and the public domain.
- Provide public domain guidelines and plans for the use and operation of the public domain.
- Outline any proposed signage strategy including wayfinding signage.
- Prepare an accessibility report.

5. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*)

	<p>will be incorporated in the design, construction and ongoing operation phases of the development.</p> <ul style="list-style-type: none"> Describe the measures to be implemented to minimise consumption of resources, energy and water, including details of alternative energy and water supplies, rainwater harvesting, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. <p>6. Amenity</p> <ul style="list-style-type: none"> Address and demonstrate a suitable level of environmental amenity in respect of solar access, acoustic and visual privacy, servicing requirements (including waste management, loading zones, mechanical plant), access to views, and wind impacts. Assess design construction and any public safety issues. <p>7. Heritage and Archaeology</p> <ul style="list-style-type: none"> Prepare a Heritage Impact Assessment that: <ul style="list-style-type: none"> describes the heritage significance of all heritage items on the site (including external, internal and moveable heritage features) and those surrounding the site including submerged maritime heritage and all archaeology describes the potential impact of the proposal on the significance of the site, its components and values assesses potential impacts of the proposal on Aboriginal cultural heritage values and where Aboriginal cultural heritage values are identified include measures to avoid, conserve or mitigate against the impact and consult with the Aboriginal people to identify the significance of the cultural heritage item addresses the proposal against the policies of the endorsed Conservation Management Plans applying to the site and specific buildings and the proposed adaptive reuse measures to minimise impacts on the buildings, moveable heritage items and any archaeology proposes opportunities to interpret the site's heritage significance and archaeology maritime and historical association include a framework to manage the maintenance of public domain/common areas through a committee of owners to maintain a consistent visual character throughout the Walsh Bay Precinct. Provide an Archaeological Assessment and Management Plan, prepared by a suitably qualified person, to assess the likelihood of significant historical, maritime and aboriginal archaeology on the site, how this may be impacted by the project and measures to mitigate impacts. <p>8. Noise and Vibration</p> <ul style="list-style-type: none"> The EIS shall include a noise and vibration assessment prepared by a suitably qualified acoustic consultant that: <ul style="list-style-type: none"> assesses construction noise and vibration impacts. The assessment must consider cumulative noise and vibration impacts from all concurrent construction activities; assesses operational noise from the use of the buildings and the public domain, associated events and any commercial/food and drink premises; assess cumulative noise impacts from the operation of the development and other nearby premises assesses operational vibration from the use of the premises
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- outline reasonable and feasible measures to minimise and mitigate potential noise and vibration impacts within the precinct and to surrounding occupiers of land.

Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy 2000 (EPA).*
- *NSW Industrial Noise Policy – application notes 2013 (EPA).*
- *Interim Construction Noise Guideline 2009 (DECC).*
- *Assessing Vibration: A Technical Guideline 2006 (DECC).*
- *NSW Road Noise Policy 2001 (DECCW).*
- *NSW Road Noise Policy – application notes 2013 (EPA).*

9. Transport and Accessibility

- The EIS shall include a Traffic Impact Assessment (TIA) relating to construction and operational impacts that includes, but is not limited to the following:

Construction

- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists, harbour vessel movements, and public transport operations, including the preparation of a draft Construction Pedestrian Traffic Management Plan. **This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements, work zone location, construction program and traffic control measures for all demolition/construction activities**
- an assessment of cumulative impacts associated with other construction activities **including the construction of the Sydney Metro City & Southwest project and other transport projects**
- details of construction vehicle routes, peak hour and daily truck movements, **hours of operation**, access arrangements **at all stages of construction**, and traffic control measures **for all demolition / construction activities**
- an assessment of construction impacts on road safety at key intersections **and locations subject to pedestrian / vehicle / bicycle conflicts**
- **details of any required temporary cycling and pedestrian access during construction**
- detail access arrangements for workers, emergency services and the provision of safe and efficient access for loading and deliveries.

Operation (including events)

- provide accurate details of the daily and peak hour vehicle, public transport, pedestrian and bicycle movements, existing traffic and transport facilities and assess the impacts of anticipated traffic generation on:
 - the local road network and intersection capacity
 - the operation of existing and future transport networks including the **Metro**, train, light rail, ferry **and** bus, **cyclist and pedestrian** networks
 - planned and approved developments in the area including Barangaroo.
- detail the provision of vehicle **(including point to point transport)**, pedestrian, bicycle, motor cycle, taxi, bus access and parking, integration with existing transport networks and assess the adequacy of public transport to meet the future demand of the proposed development

- details of existing and proposed vehicular access, taxi and car parking arrangements for workers and visitors (cars, point to point transport, coaches / buses & taxi ranks), including compliance with parking codes and Australian Standards
- demonstrate appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network
- details of event management to minimise impacts to the road network;
- detail any likely measures necessary to manage pedestrians and vehicles during events within the Precinct
- proposals for safe, sufficient and efficient access to loading, deliveries and servicing of the development and site access arrangements (including vehicle type and likely arrival and departure times of service vehicles)
- details of sustainable travel initiatives for workers and visitors, particularly for the provision of end-of-trip facilities, pedestrian and cyclist facilities in secure, convenient, accessible areas close to main entrances, incorporating lighting and passive surveillance
- proposals to encourage employees and guests to make sustainable travel choices, such as walking, cycling, public transport and car sharing, in particular provision of, green travel plans and wayfinding strategies
- detail any expected improvements in public transport, pedestrian and bicycle accessibility to Walsh Bay in the near future
- an assessment of impacts on harbour vessel movements

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (Roads and Maritime Services).*
- *Sydney City Centre Access Strategy*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Guide to Traffic Management – Part 12: Traffic Impacts of Development (AUSTROADS)*

10. Impacts on Harbour uses

- Address the impacts on Harbour vessel movements and all users of Sydney Harbour.

11. Event Management and Operation

- Outline operational management strategies to mitigate impacts from the various cultural and performance events envisaged for the Precinct.
- Outline appropriate scope and frequency of events commensurate to anticipated impacts.
- Include an Event Management Plan.

12. Biodiversity

- Consideration of potential impacts of the development on terrestrial and marine environments, including the seabed, marine ecology and biodiversity.

13. Contamination

- Demonstrate compliance with the requirements of SEPP 55.
- If remediation works are required, the EIS must include a Remedial Action Plan (RAP). The RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.
- The RAP must be accompanied by a Site Audit Statement prepared by a NSW EPA accredited site auditor certifying that the site can be made suitable for the proposed use(s).

14. Water, Drainage, Stormwater and Groundwater

- Prepare an Integrated Water Management Plan, detailing stormwater and wastewater management, including any re-use and disposal requirements, demonstration of water sensitive urban design and any water conservation measures, and identification of any appropriate water quality management measures.

15. Sediment, Erosion and Dust Controls

- Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and particles; and
- Consideration should also be given to the assessment and management of any acid sulfate soil and potential acid sulfate soil.

16. Environmental, Construction and Site Management Plan

- The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include:
 - 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 impacts on the neighbourhood;
 - odour impacts;
 - water quality management for the site; and
 - construction waste classification, transportation and management methods in accordance with the relevant guidelines.

17. BCA and Fire Safety

- The EIS shall include a Fire Engineering Report demonstrating the proposed development can achieve compliance with the Building Code of Australia and Fire Safety requirements.

18. Utilities

- Address the existing capacity of the site and any augmentation requirements for utilities, including staging of infrastructure arising from the development in consultation with relevant agencies.

19. Drainage, Flooding, Climate Change and Sea Level Rise

- Provide a drainage concept for the site incorporating water sensitive urban design; and
- Address the potential risks from flooding, wave movements and sea level rise on the development and the potential impacts on groundwater and detail any proposed mitigation measures.

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation (as part of the EIS not separate documents) required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Consultation	<p>During the preparation of the EIS, you must consult with relevant local, State and Commonwealth authorities, service providers, community groups and affected landowners, particularly the following agencies:</p> <ul style="list-style-type: none"> • Office of Environment and Heritage • City of Sydney Council • Central Sydney Planning Committee • Environment Protection Authority • Roads and Maritime Services • Transport for NSW (including the Sydney CBD Coordination Office) • Heritage Council of NSW • The Port Authority of NSW • NSW Police • Department of Primary Industries including Fisheries NSW • Fire and Rescue NSW • Sydney Water • Relevant recreational fishing industry groups • Local Aboriginal Land Council and stakeholders, if relevant <p>The EIS must describe the consultation process and any issues raised by agencies, and identify where the design of the development has been amended in response to those issues. Provide a short explanation where amendments have not been made to address an issue.</p>
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must re-consult with the Secretary in relation to the requirements for lodgement.
References	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.

Plans & Documents

Plans and Documents	<p>The following plans and relevant documentation shall be submitted;</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 (sqm) 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 and private open space • 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.
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	<p>3. Drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land detailed plans, sections and elevations of the development, including plans which clearly show all proposed internal alterations and additions to the existing Art Gallery building 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. <p>4. Landscape plan illustrating treatment of open space areas on the site.</p> <p>5. Visual Impact Assessment:</p> <ul style="list-style-type: none"> The visual impact assessment, including focal lengths, must be done in accordance with Land and Environment Court requirements.
Documents to be submitted	<ul style="list-style-type: none"> 1 hard copy and 1 electronic copy of all the documents and plans for the Test of Adequacy. 10 hard copies of the documents (once the application has been determined adequate). 10 hard copies of the plans in full colour at A3 and 2 hard copies of the plans in full colour at A0 or A1 (whichever is to scale). 10 copies of all the documentation and plans on USB (PDF format) not exceeding 5Mb in size.