

Secretary's Environmental Assessment Requirements

Section 4.12 (8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 9347
Proposal Name	Amending Stage 1 Concept proposal (south site building envelope) Martin Place Station Precinct
Location	South Site of the Martin Place Station Precinct (comprising 39-49 Martin Place)
Applicant	Macquarie Corporate Holdings Pty Ltd
Date of Issue	6 June 2018
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 Amending Stage 1 Concept Proposal (Amending Concept Proposal).</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"> • justification of impacts • prioritisation of impacts with regard to their magnitude and risk • 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 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 • 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 • State Environmental Planning Policy No. 64 - Advertising and Signage (if signage proposed) • Sydney Local Environmental Plan 2012 (and any planning proposals 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 Metropolis of Three Cities

- NSW State and Premier Priorities
- Eastern City District Plan
- Future Transport 2056
- State Infrastructure Strategy 2018
- Development near Rail Corridors and Busy Roads – Interim Guideline
- Guide to Traffic Generating Developments
- Heritage Council Guideline on Heritage Curtilages 1996
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005
- Better Placed – an integrated design policy for the built environment of NSW 2017
- Relevant City of Sydney policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan)

2. Amending Concept Proposal

The EIS shall:

- describe how the existing Concept Approval (SSD 8351) will be amended to make it consistent with the Amending Concept Proposal.
- illustrate the amendments sought to the existing Concept Proposal, including comparative analysis on building envelopes, floor spaces, uses and any relevant conditions of consent.
- demonstrate that the Amending Concept Proposal is consistent with the relevant site-specific provisions for the Martin Place Station Precinct in Division 5 of Part 6 of the Sydney Local Environmental Plan 2012.
- illustrate, if relevant, any dependencies with infrastructure approval components of the station (CSSI 7400).
- outline the Amending Concept Proposal's relationship with any subsequent approvals/ stages of the development, including the construction / delivery of the approved Stage 1 DA (SSD 8351) and the staging of other relevant works and events within Martin Place.

3. Design excellence and built form

The EIS shall:

- demonstrate that the detailed building design exhibits design excellence:
 - consistent with the Sydney Metro Martin Place Station Precinct Consolidated Design Guidelines
 - consistent with the advice of the design review panel (DRP), providing the DRP minutes and the Applicant's response to the DRP advice
 - adopted Design Excellence Strategy for the existing Concept Approval
- demonstrate how the orientation, height, bulk, scale, massing, articulation, and materials of the proposed development will integrate with the existing Concept Approval.
- clearly illustrate how the Amending Concept Proposal will address and complement the Castlereagh and Elizabeth Street streetscape and Martin Place.

4. Visual and amenity impacts

The EIS shall describe whether the visual and amenity impacts, as identified in the Amending Concept Proposal, are cumulative or new (when compared to the existing Concept Approval) and the extent to which these impacts are justified. This must be supported by:

- a detailed visual / view impact analysis. The view locations and methodology for the analysis must be prepared in consultation with the Department and the City of Sydney.
- a view impact analyses that compares the impact(s) of the existing Concept Approval compared to the Amending Concept Proposal showing the proposed and approved building envelopes as viewed by pedestrians when moving both east and west along Martin Place and where the proposed Amending Stage 1 DA is visible from the streets immediately surrounding the site.

- a solar access and overshadowing analysis, at hourly intervals in mid-summer, mid-winter, 14 April and 31 August, and having particular regard to the impact of the proposal on solar access to Martin Place, Hyde Park and Pitt Street Mall as relevant.
- a reflectivity analysis for any additional potential adverse glare conditions affecting motorists, pedestrians and occupants of neighbouring buildings.
- identify any other potential impacts of the Amending Concept Proposal on the amenity of surrounding land uses and the public domain (in particular Martin Place and the likely station entrances).

5. Heritage

The EIS shall provide:

- a heritage impact statement (HIS) that considers the any potential impact(s) of the Amending Concept Proposal to heritage items on the site, the site curtilage and surrounding area, including any built and landscape items, conservation areas, views and settings, and in particular, heritage items at 38-46 Martin Place, 50 Martin Place, Martin Place Railway Station, Martin Place, Chifley Square and Richard Johnston Square.
- address any endorsed conservation management plans for heritage items on the site and surrounding area.
- identify opportunities for heritage interpretation for the proposal to reflect on the heritage character and significance of the site and surrounding area, including Martin Place.

6. Ecologically Sustainable Development (ESD)

The EIS shall provide a response to clause 7(4) of Schedule 2 of the *EP&A Regulation 2000* demonstrating how ESD principles are met by the Amending Concept Proposal.

7. Traffic, parking and access

The EIS shall include a traffic, parking, freight, servicing and access assessment identifying any additional impacts of the Amending Concept Proposal on the traffic and transport network and pedestrian and cyclist safety adjacent to the site when compared to the existing Concept Approval. Any associated impacts and/or mitigation measures are to be included in the EIS.

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

The EIS shall revise the provision of public benefit, services and contributions with regard to the Existing Concept Proposal in consultation with key stakeholders, such as the Department, Council and TfNSW, and provide details of any heritage floor space (HFS) allocation or voluntary planning agreement (VPA) or other legally binding instrument agreed between a relevant public authority and the Applicant.

9. Utilities

In consultation with relevant agencies, the EIS shall demonstrate how the capacity of utilities to service the Existing Concept Proposal will be augmented to service the Amending Concept Proposal.

10. Biodiversity

The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.

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.

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 Civil Aviation Safety Authority, the Government Architect NSW, RMS, TfNSW (including Sydney Metro, Sydney Trains and Sydney Light Rail), Heritage Council of NSW, Fire and Rescue NSW, State Emergency Services 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>
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. In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • site title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/buildings • physical and 3D digital model (in accordance with the City of Sydney specifications) • plans and schedules showing compliance with the Sydney LEP 2012 • schedule of proposed gross floor area, per level and allocation according to the SSD or CSSI • architectural drawings (to a usable scale at A3), clearly identifying where approval is sought as an Amending Concept Proposal, those components approved in the Stage 1 DA, SSD 8351 and approved in CSSI 7400. • architectural and urban design statement • visual and view impact analysis and photomontages, and skyview analysis • shadow / solar access report and diagrams, and verification • wind assessment (including a wind tunnel study) • ESD statement (incorporating a sustainability framework) • pre-submission consultation statement • heritage impact statement • traffic and parking assessment • services and utilities infrastructure report • reflectivity analysis • noise and vibration report • airspace assessment • staging plan/ preliminary construction management statement • flood/stormwater management plan (where relevant) • DDA/access assessment (where relevant) • CPTED/security assessment (where relevant) • waste management plan (where relevant) • air quality assessment (where relevant) • signage details (if proposed)
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all documents and plans for review prior to lodging • 4 hard copies and 10 electronic copies of the documents and plans (once the application is considered acceptable)