

# Secretary's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD 9452
<b>Proposal Name</b>	Australian Museum Stage 1 Redevelopment
<b>Location</b>	1 William Street, Sydney NSW 2010
<b>Applicant</b>	Australian Museum
<b>Date of Issue</b>	TBA
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</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 key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>• adequate baseline data</li> <li>• consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed)</li> <li>• measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>• a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Regulation), including details of all assumptions and components from which the CIV calculation is derived</li> <li>• an estimate of the jobs that will be created by the development during construction and operation</li> <li>• verification that the CIV was accurate on the date that it was prepared.</li> </ul>
<b>Key issues</b>	<p>The EIS must include the following:</p> <ol style="list-style-type: none"> <li><b>1. Environmental Planning Instruments, policies and guidelines</b> <ul style="list-style-type: none"> <li>• Consideration of the relevant statutory provisions contained within the applicable EPIs, including: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (State &amp; Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)</li> <li>○ Draft Remediation of Land SEPP</li> <li>○ State Environmental Planning Policy No 64—Advertising and Signage</li> <li>○ State Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>○ Draft Environment SEPP</li> <li>○ Sydney Local Environmental Plan 2012.</li> </ul> </li> </ul> </li> </ol>

- Consideration of the relevant provisions, goals and objectives in the following:
  - *NSW State Priorities*
  - *Future Transport Strategy 2056 and associated plan*
  - *Better Placed – An integrated design policy for the built environment of New South Wales.*
  - *Guide to Traffic Generating Developments (RMS)*
  - *A Plan for Growing Sydney*
  - *Eastern City District Plan*
  - *Towards our Greater Sydney 2056*
  - *Sydney Development Control Plan 2012*
  - *Sustainable Sydney 2030*
  - *Sydney's Cycling Futures*
  - *Sydney's Walking Futures*
- 2. Heritage and archaeology**
  - A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:
    - all heritage items (state and local) within the vicinity of the site
    - compliance with the relevant Conservation Management Plan
    - the impacts of the proposal on heritage items including visual impacts, required BCA and DDA works, new fixtures, fittings and finishes, any modified services
    - the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items
    - justification for any changes to the heritage fabric including any options analysis.
- 3. Design excellence**
  - A design excellence strategy prepared in consultation with the NSW Government Architect, demonstrating how the proposal will achieve design excellence. This strategy shall identify:
    - the process to ensure that design excellence is achieved, including opportunities for competitive design excellence processes
    - how comments from the NSW Government Architect have been addressed
    - a project specific Design Review Panel formed in consultation with the NSW Government Architect and a record of the regular design review throughout the planning process. The record should include a summary report from the DRP and an outline of how the Panel advice has been documented and addressed.
- 4. Built form and urban design**
  - An outline of the design process leading to the proposal with justification of the suitability of the site for the proposal.
  - An urban design analysis with consideration of the building's historic character, architectural design, setbacks, materials, detailing, views, connectivity and street activation.
  - A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage.
- 5. Building use**
  - Details of any changes to the proposed use and/or operational details for the development, including but not limited to:
    - hours of operation
    - patron capacity

- any music to be provided on the premises
- proposed lighting and illumination.

#### 6. Visual impacts

- A visual impact assessment to identify the visual changes and view impacts of the project to/from key vantage points and surrounding land. Photomontages or perspectives should be provided showing the project.

#### 7. Public domain and public access

- Provide detail on the interface of the new entry way with the public domain and street activation. This is to include photomontages where possible.

#### 8. Transport, traffic, parking and access

- A transport and accessibility impact assessment prepared in accordance with the relevant guidelines identifying:

##### Operation

- current daily and peak hour traffic generation (light and heavy vehicle), coach facilities, public transport ~~network~~, walking and cycling movements, existing traffic and transport facilities located within the vicinity of the proposed development
- estimated daily and peak hour traffic generation (light and heavy vehicle), coach facilities, public transport, point to point transport, walking and cycling trip generation during operation
- an assessment of the impact of additional traffic generated by the proposed development on the existing road network and bus service operation
- an assessment of the existing and future pedestrian and cycle facilities within the vicinity of the site and identify measures to manage the likely future increase in public transport, pedestrian and cycle demands of the proposed development
- an assessment of the parking, loading and servicing demand and capacity for the proposed development in accordance with appropriate parking codes and justification for the amount of car parking, loading and servicing facilities provided for the proposed development
- Appropriate bicycle parking provisions including end-of-trip facilities considering the availability of public transport and the requirements of the relevant parking codes and Australian Standards
- Sustainable travel initiatives for staff and visitors, particularly for the provision of green travel plans and wayfinding strategies
- Location of pedestrian and bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance
- access to, from and within the site from the road network including intersection locations, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements)
- service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times)
- proposed access arrangements including vehicle access, drop-off arrangements (including coaches and point to point transport), service vehicles, emergency vehicles and loading areas for the development and measures to mitigate any associated traffic, public transport, pedestrian and bicycle networks impacts
- an assessment of predicted impacts on road safety.

##### Construction

- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists (particularly along William Street) and public

transport services, including the preparation of a draft Construction Pedestrian Traffic Management Plan. This Plan shall include vehicle routes, truck numbers, construction program, works zone location, hours of operation, access arrangements, cumulative impacts of other development. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the transport network.

- 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 works
- an assessment of construction impacts on road safety at key intersections and locations for potential pedestrian, vehicle and bicycle conflicts
- details of access arrangements for workers, emergency services and the provision for safe and efficient access for loading and deliveries.

**9. Signage**

- Detail on the location, size and content of any proposed signage.

**10. Noise and vibration**

- A noise and vibration assessment prepared in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring procedures.

**11. Air quality, odour and waste**

- The potential air quality, odour and waste impacts during the construction of the development and appropriate mitigation measures.

**12. Ecologically Sustainable Development (ESD)**

- Detail of how best practice ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design, construction and ongoing operation phases of the development.

**13. Contamination**

- Compliance with the requirements of SEPP 55.

**14. Developer contributions**

- The scope of developer contributions proposed.

**15. Building Code of Australia and the *Disability Discrimination Act***

- A BCA and access report demonstrating compliance with the Building Code of Australia and the *Disability Discrimination Act 1992*.

**16. Infrastructure**

- Identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure.
- The existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.

**17. Construction, Environment Management Plan**

- Prepare a draft Construction, Environment Management Plan and site management plan for the proposed works, including the following:
  - community consultation, notification and complaints handling
  - impacts of construction on adjoining development and proposed measures to mitigate construction impacts

	<ul style="list-style-type: none"> <li>○ noise and vibration impacts on and off site</li> <li>○ water quality management for the site</li> <li>○ dust control measures</li> <li>○ construction waste classification, transportation and management methods in accordance with <i>DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline</i></li> <li>○ identification, handling, transport and disposal of any asbestos waste, lead-based paint and PCBs that may be encountered during demolition, site preparation and construction.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, the applicant must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, consultation is required for the following agencies:</p> <ul style="list-style-type: none"> <li>• The City of Sydney Council</li> <li>• Roads and Maritime Services</li> <li>• Sydney Coordination Office within Transport for NSW</li> <li>• The Office of Environment and Heritage.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<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>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. 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.</p>

## Plans & Documents

<b>Plans and Documents</b>	<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>. These are to be provided as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> <li><b>1. An existing site survey plan</b> drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sqm) and north point</li> <li>• the existing levels of the land in relation to buildings and roads</li> <li>• location and height of existing structures on the site</li> <li>• location and height of adjacent buildings</li> <li>• all levels to be to Australian Height Datum (AHD).</li> </ul> </li> <li><b>2. A locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items</li> <li>• the location and uses of existing buildings, shopping and employment areas</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li><b>3. Drawings at an appropriate scale</b> illustrating: <ul style="list-style-type: none"> <li>• detailed plans, sections and elevations of the development, including all temporary structures, landscaping and public domain works, and site features and their relationship to adjoining sites (at a minimum scale of 1:200)</li> <li>• the height (AHD) of the proposed development in relation to the land and any changes that will be made to the level of the land by excavation, filling or otherwise</li> <li>• an integrated urban design and landscape plan including active transport and existing, proposed and potential footpaths and bicycle paths and links to surrounding public transport</li> <li>• a detailed signage plan showing the location, size and content of each sign.</li> </ul> </li> </ol>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition.</li> <li>• 3 hard copies and 3 electronic copies of the documents and plans (once the application is considered acceptable). Electronic copies of the documentation must be on a USB with documents in PDF format with file sizes not exceeding 5Mb. The hard copies should include plans printed in A3.</li> </ul>