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# DEVELOPMENT APPLICATION STRATEGY STATEMENT

Large Erecting Shop  
South Eveleigh

Prepared for  
**MIRVAC**  
11 August 2022

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Ashleigh Ryan
Senior Consultant	Brigitte Bradley
Project Code	P0039057
Report Number	Final

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# 1. OVERVIEW

This Development Application Strategy Statement has been prepared in response to the Study Requirements issued in April 2022 for the State-led Rezoning of the Large Erecting Shop (LES) site at South Eveleigh.

The LES is an existing industrial building with a footprint of approximately 6,000sqm located at the north west of the South Eveleigh Precinct as illustrated at **Figure 1**. The South Eveleigh Precinct is located within the 'Redfern-Waterloo Authority Sites' State Significant Precinct within the *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 (Precincts SEPP)*.

Transport for NSW (TfNSW) is exploring opportunities to adaptively reuse the LES for a mix of uses, including commercial offices and retail premises. Such land uses are currently not permitted within the planning controls that apply to the site, which still reflect the former function of the building for infrastructure and rail purposes. As such, a State-led rezoning application is proposed to the Department of Planning and Environment (DPE) to amend the planning controls that currently apply to the site under the Precincts SEPP.

*State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)* identifies various types of development and particular sites upon which certain development is defined as State Significant Development (SSD).

Schedule 2 of the Planning Systems SEPP lists specific sites that where development has a capital investment value of more than \$10 million; works on those sites are state significant. Clause 2 of Schedule 2 'Redfern-Waterloo Sites' as a specific site. As the proposal is likely to have a CIV greater than \$10 million, it will be assessed as an SSD.

Notably *Sydney Local Environmental Plan 2012* and *Sydney Development Control Plan 2012* do not apply to the site.

Figure 1 Site Location



Source: Mirvac

## 1.1. STATE-LED REZONING STUDY REQUIREMENTS

A request was made to DPE in February 2022 to request the NSW Minister for Planning and Public Spaces undertake a State-led rezoning to enable the adaptive reuse of the LES site. Specifically, a letter was sent to formally request that DPE prepare Study Requirements to inform a future State Significant Precinct (SSP) Study for the LES site.

**Table 1** provides a summary of the Study Requirements addressed by this report and where the relevant requirement is addressed.

Table 1 Study Requirements

Study Requirements		Reference
<b>2.</b>	<b>Planning</b>	
2.3	Prepare a high-level Development Application Strategy Statement outlining high level plans, strategies and guidance required to support the future lodgement of a development application. The statement should identify key matters for further investigation at DA stage including but not limited to Connecting with Country, heritage, public domain and sustainability.	This report meets the requirements of <b>Section 2.3</b> of the Study Requirements.
	The statement should identify key matters for further investigation at DA stage including but not limited to Connecting with Country, heritage, public domain and sustainability.	Refer to <b>Section 4</b> (from page 7) of this Report

## 2. PROPOSED PLANNING CONTROLS

The proposed planning controls for the site are articulated in the Explanation of Intended Effects (EIE) and Planning Report which are submitted with the State-led Rezoning application. The proposed planning controls are to be inserted to or amended within Appendix 3 The Redfern Waterloo Authority Sites of the Precincts SEPP.

Specifically, the State-led rezoning request proposes that the current zoning is amended from 'Special Purpose Zone – Infrastructure' to 'Business Zone—Business Park'. Development is permitted within the 'Business Zone – Business Park' unless it is expressly prohibited development, and as such the rezoning of the LES site to this zone can achieve the project objectives. The following development is prohibited on land within the 'Business Zone - Business Park':

*boarding houses; bulky goods premises; depots; dual occupancies; dwelling houses; group homes; hazardous industries; hazardous storage establishments; heavy industries; offensive industries; residential accommodation; restricted premises; sex services premises.*

In addition to rezoning the land it is also proposed that the Gross Floor Area Map be amended to introduce an 'L' for a maximum gross floor area of 15,000sqm on the LES site.

The proposed State-led Rezoning application also proposes two new site-specific clauses to apply to the LES site, including:

*(XX) Despite any other provision of Chapter 2, development consent may be granted to alterations and additions to the Large Erecting Shop as identified on the Redfern-Waterloo Authority Sites— Heritage Map which exceeds the maximum height of the existing building by up to 1 metre. Development consent must not be granted to development under this clause unless the consent authority is satisfied that the exceedance is only for the purposes of cooling towers, machinery and associated rooftop plant and that the exceedance:*

- a) will cause minimal overshadowing, and*
- b) does not include floor space area and is not reasonably capable of modification to include floor space area, and*

- c) will not unreasonably impact the structural stability of the Large Erecting Shop building, and*
- d) will not be visible from the public domain surrounding the site (as taken at eye height from the existing ground level).*

*(XX) The consent authority must not consent to development involving the use of the Large Erecting Shop for the purposes of commercial premises unless it has taken into consideration any Design Excellence Strategy endorsed by the Planning Secretary relating to the design and amenity of the site.*

All other provisions of Appendix 3 and Chapter 2 of the Precincts SEPP are proposed to continue to apply to the land. Notably these provisions are equal to the detail and type of provisions that apply to the remainder of the South Eveleigh Precinct. These provisions include:

- 1 Land to which Appendix applies**
- 2 Definitions**
- 3 Relationship with other environmental planning instruments**
- 6 Development to which Part applies**
- 7 Land use zones**
- 16A Exceptions to development standards**
- 17 Exempt development**
- 19 Public utility undertakings excepted**
- 20 Subdivision—consent requirements**
- 20A Demolition requires development consent**
- 22 Design excellence**
- 23 Car parks**
- 23A Additional permitted uses for certain land**
- 24 Suspension of covenants, agreements and instruments**

- 24A Infrastructure development and use of existing buildings of the Crown**
- 24B Conversion of fire alarms**
- 25 Development to which Part applies**
- 26 Notification of development**
- 27 Heritage conservation**
- 28 Preservation of trees or vegetation**
- 29 Community use of educational establishments**
- 30 Temporary use of land**



### 3. DESIGN EXCELLENCE STRATEGY

Design excellence provisions are contained within Chapter 2 of the Precincts SEPP, and a consent authority is required to consider whether the proposed development exhibits design excellence.

To provide a framework to achieve design excellence on the site as part of the adaptive reuse of the LES building, a Design Excellence Strategy has been prepared and is submitted with the State-led Rezoning application. Specifically, the Design Excellence Strategy requires future development applications address the following six principles:

- Design objectives that guide the future development on the site.
- Incorporation of Connecting with Country requirements, including ongoing engagement with appropriate Aboriginal stakeholders throughout the project.
- Prioritisation of heritage conservation and interpretation through the development of the site, including celebrating the site's diverse history.
- Establishment of a robust process to select the Design Team for the site, ensuring appropriate experience in designing and delivering design excellence, and encouraging design diversity and visual interest across the precinct.
- Design review with the NSW Government Architect and other relevant stakeholders during the preparation of detailed development applications.
- Ensure design integrity is maintained throughout the design process.

Notably in satisfying the Design Excellence Strategy, a future development application for the redevelopment and adaptive reuse of the LES site must demonstrate that the proposal satisfies the components of **Figure 2**.

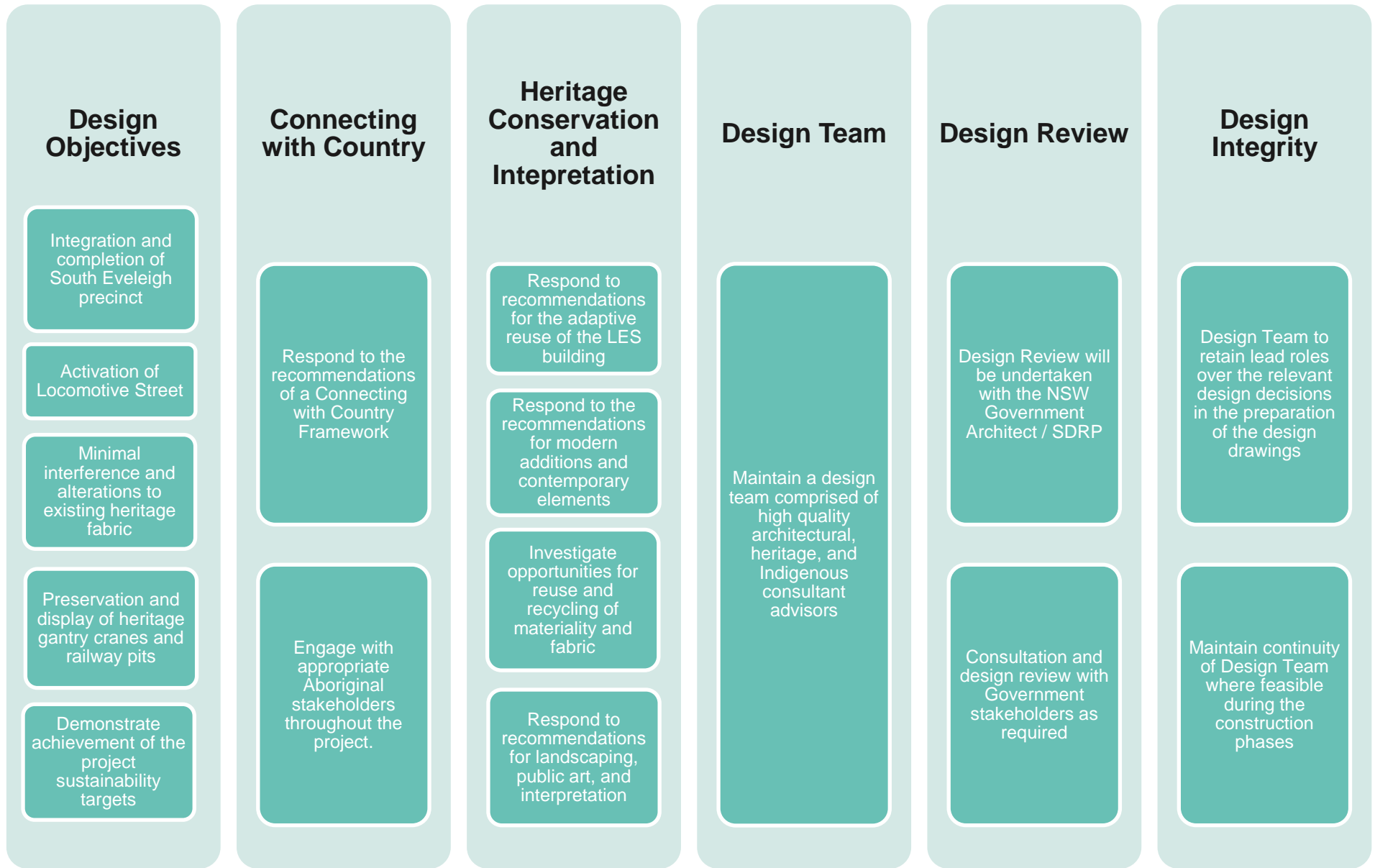


Figure 2 Design Excellence Strategy Summary

## 4. STATE SIGNIFICANT DEVELOPMENT APPLICATION

As outlined in Section 1 of this Strategy Statement, prior to the commencement of works on the site, development consent must be granted. Due to the location of the site within a State Significant Precinct, and the anticipated capital investment value of the project, development consent will be sought via a State Significant Development Application (SSDA).

An Environmental Impact Statement (EIS) must be prepared to submit the SSDA. Such an EIS must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* and the State Significant Development Guidelines. Notably, it is anticipated that the Secretary’s Environmental Assessment Requirements (as outlined in **Table 2**) will be required to be addressed during the preparation of a SSD for the adaptive reuse of the LES.

Further, the environmental impact assessment and technical reports to be submitted with the SSDA must address the recommendations from the rezoning technical documents as summarised in **Table 3**.

As such, a robust planning assessment framework is proposed to be established for the adaptive reuse of the LES site.

Table 2 Anticipated SEARs

Issue and Assessment	Document
<p><b>Statutory Context</b></p> <ul style="list-style-type: none"> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li> <li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> </ul>	Environmental Impact Assessment

Issue and Assessment	Document
<ul style="list-style-type: none"> <li>If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</li> <li>Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li> </ul>	
<p><b>Capital Investment Value and Employment</b></p> <ul style="list-style-type: none"> <li>Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor.</li> <li>Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</li> </ul>	Cost Summary Report
<p><b>Design Quality</b></p> <ul style="list-style-type: none"> <li>Demonstrate how the development will achieve: <ul style="list-style-type: none"> <li>design excellence in accordance with any applicable EPI provisions.</li> <li>good design in accordance with the seven objectives for good design in Better Placed.</li> </ul> </li> </ul>	Design Excellence Strategy Design Review Report

Issue and Assessment	Document
<ul style="list-style-type: none"> <li>▪ Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury or Design Integrity Panel) are to be addressed prior to lodgement.</li> <li>▪ In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.</li> </ul>	
<p><b>Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>▪ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.</li> <li>▪ Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.</li> <li>▪ Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.</li> <li>▪ Assess how the development complies with the relevant accessibility requirements.</li> </ul>	<p>Architectural drawings</p> <p>Design Report</p> <p>Survey Plan</p> <p>Building Code of Australia Compliance Report</p> <p>Accessibility Report</p>
<p><b>Environmental Amenity</b></p>	<p>Shadow Diagrams</p>

Issue and Assessment	Document
<ul style="list-style-type: none"> <li>▪ Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.</li> <li>▪ Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> <li>▪ Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).</li> </ul>	<p>View Analysis</p> <p>Pedestrian Wind Environment Assessment</p>
<p><b>Visual Impact</b></p> <ul style="list-style-type: none"> <li>▪ Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>▪ Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</li> </ul>	<p>Visual Analysis</p> <p>Visual Impact Assessment</p>
<p><b>Public Space</b></p> <ul style="list-style-type: none"> <li>▪ Demonstrate how the development maximises the amount, access to and quality of public spaces</li> </ul>	<p>Public Space Plan (as part of</p>

Issue and Assessment	Document
<p>(including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</p> <ul style="list-style-type: none"> <li>▪ Demonstrate how the development: <ul style="list-style-type: none"> <li>○ ensures that public space is welcoming, attractive and accessible for all.</li> <li>○ maximises permeability and connectivity.</li> <li>○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li> <li>○ maximises street activation.</li> <li>○ minimises potential vehicle, bicycle and pedestrian conflicts.</li> </ul> </li> <li>▪ Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines</li> </ul>	<p>the Design Report)</p> <p>CPTED Report</p>
<p><b>Trees and Landscaping</b></p> <ul style="list-style-type: none"> <li>▪ Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.</li> <li>▪ Provide a detailed site-wide landscape plan, that:</li> </ul>	<p>Arboricultural Impact Assessment</p> <p>Landscape Plan</p>

Issue and Assessment	Document
<ul style="list-style-type: none"> <li>○ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li> <li>○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>○ demonstrates how the proposed development would: <ul style="list-style-type: none"> <li>- contribute to long term landscape setting in respect of the site and streetscape.</li> <li>- mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> <li>- contribute to the objective of increased urban tree canopy cover.</li> <li>- maximise opportunities for green infrastructure, consistent with Greener Places</li> </ul> </li> </ul>	
<p><b>Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>▪ Identify how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development.</li> <li>▪ Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.</li> <li>▪ Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of</li> </ul>	<p>ESD Report</p>

Issue and Assessment	Document
energy, water (including water sensitive urban design) and material resources.	
<p><b>Traffic, Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>▪ Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> <li>○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.</li> <li>○ details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> <li>○ analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.</li> </ul> </li> </ul>	<p>Transport and Accessibility Impact Assessment</p> <p>Construction Traffic Management Plan</p> <p>Green Travel Plan or equivalent</p>

Issue and Assessment	Document
<ul style="list-style-type: none"> <li>○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards.</li> <li>○ proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.</li> </ul> <ul style="list-style-type: none"> <li>▪ Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.</li> </ul>	
<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>▪ Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a</li> </ul>	<p>Biodiversity Development Assessment Report or BDAR Waiver</p>

Issue and Assessment	Document
<p>waiver is granted, or the site is on biodiversity certified land.</p> <ul style="list-style-type: none"> <li>▪ If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> </ul>	
<p><b>Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>▪ Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	<p>Noise and Vibration Impact Assessment</p> <p>The recommendations of the Preliminary Noise and Vibration Assessment submitted with the rezoning application are to be considered in the SSDA noise and vibration assessment.</p>
<p><b>Ground and Water Conditions</b></p> <ul style="list-style-type: none"> <li>▪ Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>▪ Provide an assessment of the potential impacts on surface and groundwater resources (quality and</li> </ul>	<p>Geotechnical Assessment</p> <p>Surface and Groundwater Impact Assessment</p>

Issue and Assessment	Document
<p>quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</p> <ul style="list-style-type: none"> <li>▪ Provide an assessment of salinity and acid sulfate soil impacts.</li> </ul>	<p>Salinity Management Plan and/or Acid Sulfate Soils Management Plan</p>
<p><b>Stormwater and Wastewater</b></p> <ul style="list-style-type: none"> <li>▪ Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> <li>○ is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>○ details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and the nominated discharge points.</li> <li>○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.</li> </ul> </li> <li>▪ Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.</li> </ul>	<p>Integrated Water Management Plan</p>
<p><b>Flooding Risk</b></p>	<p>Flood Risk Assessment</p>

Issue and Assessment	Document
<ul style="list-style-type: none"> <li>▪ Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.</li> <li>▪ Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> </ul>	
<p><b>Hazards and Risks</b></p> <ul style="list-style-type: none"> <li>▪ Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of <i>SEPP (Resilience and Hazards) 2021</i>.</li> <li>▪ Where required by <i>SEPP (Resilience and Hazards) 2021</i>, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis.</li> <li>▪ If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis</li> </ul>	<p>Preliminary Hazard Analysis</p>
<p><b>Contamination and Remediation</b></p> <ul style="list-style-type: none"> <li>▪ In accordance with Chapter 4 of <i>SEPP (Resilience and Hazards) 2021</i>, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>	<p>Detailed Site Investigation Remedial Action Plan</p>

Issue and Assessment	Document
<p><b>Waste Management</b></p> <ul style="list-style-type: none"> <li>▪ Identify, quantify and classify the likely waste streams to be generated during construction and operation.</li> <li>▪ Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>▪ Identify appropriate servicing arrangements for the site.</li> <li>▪ If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</li> </ul>	<p>Waste Management Plan Hazardous Material Survey</p>
<p><b>Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>▪ Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</li> </ul>	<p>Aboriginal Cultural Heritage Assessment Report</p>
<p><b>Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>▪ Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	<p>Statement of Heritage Impact Archaeological Assessment</p>
<p><b>Social Impact</b></p> <ul style="list-style-type: none"> <li>▪ Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.</li> </ul>	<p>Social Impact Assessment</p>



Issue and Assessment	Document
<p><b>Infrastructure Requirements and Utilities</b></p> <ul style="list-style-type: none"> <li>▪ In consultation with relevant service providers: <ul style="list-style-type: none"> <li>○ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>○ identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>○ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li> </ul> </li> </ul>	<p>Infrastructure Delivery, Management and Staging Plan</p>
<p><b>Construction, Operation and Staging</b></p> <ul style="list-style-type: none"> <li>▪ If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</li> </ul>	<p>Address in EIS</p>
<p><b>Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>▪ • Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to</li> </ul>	<p>Address in EIS</p>

Issue and Assessment	Document
<p>lodgement and details, including how comments have been addressed, are to be provided.</p>	
<p><b>Engagement</b></p> <ul style="list-style-type: none"> <li>▪ Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> <li>○ the relevant Department assessment team.</li> <li>○ any relevant local councils.</li> <li>○ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li> <li>○ the community.</li> <li>○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul> </li> </ul>	<p>Engagement Report</p>

Table 3 Recommendations of Rezoning Technical Documents to be addressed in SSDA

Recommendations for SSDA	Document
<ul style="list-style-type: none"> <li>▪ A Crime Prevention Through Environmental Design (CPTED) assessment, prepared by an appropriately qualified and accredited professional must be submitted with a future SSDA. The CPTED assessment should, in accordance with current NSW policy and practice, take into consideration the following regulation and assessment principles:                             <ul style="list-style-type: none"> <li>– Surveillance</li> <li>– Lighting / technical supervision</li> <li>– Territorial reinforcement</li> <li>– Environmental maintenance</li> <li>– Activity and space management</li> <li>– Access control</li> <li>– Design definition and designation</li> </ul> </li> </ul>	Design Report
<ul style="list-style-type: none"> <li>▪ The Design Excellence Strategy submitted with the Rezoning application outlines the principles and procedures that will be followed during the detailed design of the development, prior to the lodgement of the future SSDA with DPE.</li> </ul>	Design Excellence Strategy
<ul style="list-style-type: none"> <li>▪ As this project has been confidential in nature up until this point, a secondary ACHAR with compliant Aboriginal community consultation will be required to assess the physical impacts of the SSDA prior to lodgement. The second ACHAR will be informed by geotechnical results (as recommended in this assessment) and specifics of impact</li> </ul>	Aboriginal Cultural Heritage Study

Recommendations for SSDA	Document
<p>to potentially recommend Aboriginal testing in areas of potential.</p> <ul style="list-style-type: none"> <li>▪ Geotechnical Investigations should be undertaken across the footprint of the study area. This will allow a better understanding of any intact natural soil deposits within the study area and help in determining if Aboriginal archaeological test excavations will be required.</li> <li>▪ If geotechnical results identify any remnant soil landforms, a program of Aboriginal archaeological test excavations should be undertaken at the study area prior to any ground disturbing works to determine whether subsurface Aboriginal archaeological deposits are present. Specifically:                             <ul style="list-style-type: none"> <li>– An archaeological test excavation methodology and archaeological research design (ARD) document should be prepared in accordance with the Code of Practice, establishing the research framework and methodological approach to guide the test excavation.</li> <li>– If archaeological testing cannot be undertaken under the Code of Practice (i.e. likelihood of contact archaeology, logistics and/or historic excavations), an AHIP to test may be required prior to any test excavation being undertaken. This will be determined via consultation with the Aboriginal community, geotechnical testing and analysis of archaeological and landform context.</li> <li>– Any Aboriginal archaeological test excavation undertaken at the study area should work in collaboration with, or in acknowledgement of, any required historical archaeological investigation, should it be required (subject to the recommendations of a separate report).</li> </ul> </li> <li>▪ The Aboriginal Heritage Interpretation Plan should be developed and implemented for the development.</li> </ul>	

Recommendations for SSSA	Document
<ul style="list-style-type: none"> <li>▪ Continuing consultation with the identified RAPs should be undertaken throughout the project and continued during future planning for development within the LES study area.</li> <li>▪ Establish an Aboriginal reference group that will guide the design and interpretation for all future planning approvals within the LES study area.</li> <li>▪ The Connecting with Country framework should be addressed during planning for all future developments at the LES.</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Recommendations and preliminary principles regarding the concept design elements of the Rezoning Proposal that will require further development and careful consideration through the detailed design phase in order to reduce or avoid the impact to heritage fabric and significance include the following: <ul style="list-style-type: none"> <li>– The proposed redevelopment should be recessive, deferential, and respectful to the original fabric, form, and industrial character of the LES.</li> <li>– External additions/annexes to the subject site should be avoided where possible. If necessary (e.g. plant and equipment annexe), their design, final location and facade treatment should be developed in consultation with an experienced and qualified heritage specialist to minimise impacts where possible. The final design should ensure the significant view lines to the LES remain unobstructed and sympathetic materiality should be selected to ensure a respectful interaction between modern and heritage fabrics. Interpretive solutions to re-purpose and include the new additions/annexes as part of the interpretation strategy for the precinct should be explored as opportunities to mitigate their visual impact on the overall significance of the site.</li> <li>– Treatment of the remnant rail tracks, in ground pits, overhead gantry cranes, and other original elements within the site</li> <li>– Details and design of future adaptive re-use of the LES, including the proposal for management, conservation, and treatment of associated moveable heritage collection contained within—including additional surveys and</li> </ul> </li> </ul>	<p>Statement of Heritage Impact &amp; Non-Aboriginal Heritage Study</p>

Recommendations for SSSA	Document
<p>structural assessment to inform future design constraints and opportunities with respect to form and condition.</p> <ul style="list-style-type: none"> <li>▪ Recommendations and preliminary principles regarding future detailed design for the LES include the following: <ul style="list-style-type: none"> <li>– Detailed design should be developed in close consultation with an appropriately experienced and qualified heritage consultant to provide heritage advice and input throughout the detailed design process, especially with respect to the key additions, changes, and modifications proposed to elements that have potential to have an adverse physical and/or visual impact to heritage items and significance, that will require minimisation and mitigation through careful, sensitive, and sympathetic design solutions.</li> <li>– Adaptive reuse of the heritage building (specifics to be detailed through future detailed design phases) should be undertaken in a sympathetic, reversible, and sensitive manner that ensures the original use of the building continues to be understood and communicated to audiences through retention of as much of a building's original fabric and internal layout as possible, supported by complementary heritage interpretation initiatives where appropriate. Where modern additions must be incorporated into the significant heritage item, the design of these elements should adhere to the Burra charter principles of 'as much as necessary, as little as possible', and should complement the original structure and form while also using contrasting but sympathetic materials to ensure that modern additions can be readily distinguished from the original form and fabric.</li> <li>– Detailed design of the Rezoning Proposal elements – presumably to be undertaken through future stages of the planning and redevelopment process – will require the preparation of future heritage impact assessments (subsequent and additional to this Statement of Heritage Impact) to specifically respond to and assess the impacts of the detailed design, once developed.</li> <li>– New additional volume to the southern facade should consider the visual connectivity between the LES and Locomotive Workshop, as well as the significant view lines of the LES along Locomotive Street and when</li> </ul> </li> </ul>	

Recommendations for SSDA	Document
<p>approaching the building from the South East Village Square, to ensure that the key physical and visual attributes of the heritage items are respected, prominent, and not obstructed.</p> <ul style="list-style-type: none"> <li>– New elements should adopt appropriate materiality and colour palettes commensurate with the surrounding heritage fabric and context of the South Eveleigh Precinct.</li> <li>– Investigate opportunities for reuse and recycling of materiality and fabric of little significance (e.g., rolling stock parts, memorabilia, etc.).</li> </ul> <ul style="list-style-type: none"> <li>▪ The detailed design of the landscaping and public domain should: <ul style="list-style-type: none"> <li>– Ensure a seamless connection between the LES and the South Eveleigh Precinct, proposing cohesive elements throughout Locomotive Street and in-between the LES and Locomotive Workshop to extend the overall look and feel (e.g. materiality, furniture, interpretation, etc.) to the subject site.</li> <li>– Avoid over-landscaping, especially along the southern and eastern facades, as it would risk a reduction of the legibility of the significant fabric of the LES.</li> <li>– Develop appropriate lighting solutions to improve the visibility of the façade during daytime and night time, highlighting the original and interpretive elements, and activating the public domain.</li> <li>– Include inclusive, durable, safe, and inviting elements to help active the precinct by attracting visitors to the site. This includes the development of innovative and engaging interpretation and public art products that will help to retell significant stories related to the subject site and are consistent with the interpretation strategy developed for the South Eveleigh precinct.</li> <li>– Any proposed car parking areas should not overtake the public domain area along Locomotive Street or interrupt the pedestrian route towards the LES building or any interpretive/public art element.</li> </ul> </li> </ul>	

Recommendations for SSDA	Document
<ul style="list-style-type: none"> <li>▪ Recommendations regarding the future management of the moveable heritage collection include: <ul style="list-style-type: none"> <li>– Transference and placement of rolling stock and heritage moveable items require careful consideration prior to being undertaken. Mirvac and TfNSW, in collaboration with an experienced and qualified heritage consultant. The heritage consultant should manage the process, taking into consideration the strategies and guidelines provided by the Heritage Interpretation Plan (Curio, 2022) prepared for the site.</li> <li>– Undertake a comprehensive moveable heritage survey and establish a current Moveable Collections Catalogue that records and catalogues all moveable heritage items across the LES, and updates relevant heritage listings with the details of this updated inventory. The inventory should form a sub-section of the broader South Eveleigh Moveable Heritage Catalogue being prepared by Curio and ICS and should be included as a sub-section of the Moveable Collections Management Plan for South Eveleigh (currently in progress).</li> <li>– Include moveable heritage conservation and long-term storage into any detailed development planning for the site so that the immediate, medium and long-term costs associated with keeping and conserving this significant resource can be built into the project costs and ongoing asset maintenance costs.</li> </ul> </li> <li>▪ Historical archaeology within the LES study area should be managed in accordance with the archaeological potential and management framework outlined in Section 5 of the Statement of Heritage Impact which should be further developed through a future Archaeological Research Design (ARD), specific to the impacts and final design of the precinct renewal development. It should also be managed in accordance with the archaeological provisions of the Draft South Eveleigh Conservation Management Plan.</li> <li>▪ Archaeological works carried out within the study area should be undertaken under a Section 60 Excavation Application under the <i>NSW Heritage Act 1977</i>, depending on the</li> </ul>	

Recommendations for SSSA	Document
<p>assessed significance of the potential archaeological deposit and location in question.</p> <ul style="list-style-type: none"> <li>▪ Archaeological mitigation program developed through the ARD should be specific to the location and nature of ground penetrating works at the site, but may include: <ul style="list-style-type: none"> <li>– Targeted archaeological test excavation undertaken in the key areas identified as having moderate-high archaeological potential before construction works commence</li> <li>– Unexpected finds protocol.</li> <li>– Archaeological monitoring in areas with nil - low archaeological potential.</li> <li>– Archival recording, surveying, photogrammetry, and 3D scanning should be performed to selected features for future heritage interpretation products if any archaeological features are uncovered during monitoring and testing.</li> <li>– Significant archaeology uncovered will need to be incorporated into the heritage interpretation on site.</li> </ul> </li> <li>▪ Landscaping may also be redesigned to avoid physical impacts on the archaeological resource by changing the nature of the intended planting. Where it is not possible to avoid archaeology through redesign or use of previously disturbed areas, further archaeological assessment and investigation will be necessary.</li> <li>▪ Where possible, detailed design options and solutions should be investigated to reposition structural and built elements that have potential to impact archaeology, for example, minor relocation of support columns or options to span across areas identified as having high archaeological potential with two or more columns. A similar avoidance approach may also be employed with the installation of services, either avoiding areas of the archaeological resource and redesigning the route of the services or identifying existing service corridors, trenches etc and laying new services within areas that have previously been subject to excavation disturbance.</li> </ul>	

Recommendations for SSSA	Document
<ul style="list-style-type: none"> <li>▪ Heritage interpretation initiatives throughout the LES site should be engaging, authentic, relevant and appropriate to ensure that they not only continue to celebrate the significance of the subject site, but also the highly significant ongoing Aboriginal cultural heritage connection to the place.</li> </ul>	
<ul style="list-style-type: none"> <li>▪ The information included in this Heritage Interpretation Plan forms the basis for the development of interpretative products that will support innovative and engaging storytelling at this site that is complimentary to, and compatible with the rest of the 'Eveleigh Story' across the whole of the site.</li> <li>▪ Concepts, content and locations will be developed as part of Stage 2 of the Heritage Interpretation Plan, lead by Curio Projects and in consultation with Mirvac and the community.</li> <li>▪ It is proposed that community consultation will be undertaken as part of Stage 2. An inclusive consultation process is considered to be the key developmental point in the finalisation of interpretative products and stories.</li> <li>▪ An inventory of all movable heritage items, as at c.2022, within the Large Erecting Shop must be prepared prior to renewal works commencing and the preparation of an updated Heritage Interpretation Plan (Stage 2) for the project</li> <li>▪ Where an inventory already exists, it should be updated to reflect the current nature of the collection</li> <li>▪ This Heritage Interpretation Plan (HIP) must be used to inform and develop interpretive designs for the project</li> <li>▪ This Heritage Interpretation Plan (HIP) must be superseded/or supplemented with the detailed Stage 2 HIP</li> </ul>	Heritage Interpretation Plan

Recommendations for SSDA	Document
<p>which outlines a final heritage interpretation overlay as part of any development work proposed to be undertaken on site (following on from this re-zoning phase of the project, should re-zoning be approved)</p> <ul style="list-style-type: none"> <li>▪ The overall heritage interpretation approach should also be integrated with the Public Art Strategy, particularly in relation to Aboriginal heritage and involvement of Aboriginal artists. A world-class program of public art for the precinct should be developed in consideration of interpretive themes, embedding heritage messages within the artistic expressions at the subject site. This is especially important in the case of engaging Aboriginal artists and designers for involvement in future public art planning.</li> <li>▪ The Heritage Interpretation Plan (HIP) should link interpretive elements to key Aboriginal and non- Aboriginal historic heritage themes</li> <li>▪ The Heritage Interpretation Plan (HIP) should develop a range of interpretive media options across the site to suit multiple audiences and interests • Interpretive elements should be co-designed with Aboriginal knowledge holders and artists/designers, with appropriate permissions and intellectual property rights in place</li> <li>▪ Key policies and guidelines relating to heritage interpretation, including Heritage NSW (2005) Heritage Interpretation Policy and Interpreting Heritage Places and Items Guidelines, GANSW (2020) Connecting with Country framework, and Transport for NSW /Sydney Trains, 2019) Heritage Interpretation guidelines should be referenced</li> </ul>	

Recommendations for SSDA	Document
<ul style="list-style-type: none"> <li>▪ The project will be designed in accordance with the following ratings and frameworks: <ul style="list-style-type: none"> <li>– 5.5 Star NABERS Energy for Office Base Building rating</li> <li>– 5 Star Green Star Buildings (New tool released by GBCA in 2021)</li> <li>– Carbon Neutral in operation</li> <li>– All electric building powered by renewable energy.</li> </ul> </li> <li>▪ The ESD measures outlined below will be developed through the detailed design stages: <ul style="list-style-type: none"> <li>– Minimising energy and water consumption and greenhouse gas emissions</li> <li>– Providing sustainable transport facilities</li> <li>– Water efficiency including rainwater reuse WC, irrigation and potential export.</li> <li>– Dual piping to enable future connection to district recycled water main.</li> <li>– Low toxic materials to be used in construction and fitout.</li> <li>– Healthy indoor environment for staff and occupants.</li> <li>– NCC 2019 or 2022 section J compliance (dependent on construction certification application date)</li> <li>– Target at least 80% of construction waste to be diverted from landfill</li> </ul> </li> </ul>	ESD Report
<ul style="list-style-type: none"> <li>▪ The future use of the site should be designed to ensure that the criteria and recommendations in the Noise and Vibration Report are adhered to, as outlined in Table 8-1, and Table 8-2.</li> </ul>	Noise and Vibration Report
<ul style="list-style-type: none"> <li>▪ A detailed Public Art Plan will be submitted with the</li> </ul>	Public Art Strategy

Recommendations for SSSA	Document
<ul style="list-style-type: none"> <li>▪ SSSA for the site. The SSSA will further develop and refine the Public Art Strategy including expanding: <ul style="list-style-type: none"> <li>– Procurement</li> <li>– Implementation</li> <li>– Budget</li> </ul> </li> <li>▪ It will include interpretive public art concepts including their form, dimension, materiality and exact location, as well include artist statement on their work in response to the brief and how it relates to the site.</li> <li>▪ The Plan will also include a program for documentation, fabrication and installation that integrates with the construction program for the development. It should also provide engineer's drawings, expected maintenance requirements and de-accessioning agreements.</li> <li>▪ The Public Art Plan should be developed in line with conservation management &amp; interpretation planning for the site and form part of Mirvac's commitment to placemaking, protecting and celebrating the cultural heritage of the place.</li> </ul>	
<ul style="list-style-type: none"> <li>▪ The development will provide the required bicycle parking requirement which will be further detailed during the SSSA Stage.</li> <li>▪ The Green Travel Plan must be updated following determination of the SSSA.</li> </ul>	Traffic Impact Strategy
<ul style="list-style-type: none"> <li>▪ Flood planning levels should be set at or above the requirements outlined in Table 3 of the Site Flood Study.</li> </ul>	Site Flood Study

Recommendations for SSSA	Document
<ul style="list-style-type: none"> <li>▪ It is noted from the floodplain modelling that at the eastern end of the LES the proposed ground floor level is close to the model ground levels outside the building i.e. the proposed floor is flush with the external ground level. If this is the case and the ground level in the model is an accurate representation of ground levels in this area, then the ground floor level does not comply with the minimum flood planning level of the 1% AEP flood level. For the floor level to achieve compliance it would be necessary to either raise the floor level to the flood planning level or for flood barriers to be installed to exclude flood waters entering the LES.</li> </ul>	
<ul style="list-style-type: none"> <li>▪ A detailed (phase 2) contamination investigation and if required, preparation and successful implementation of a remediation action plan (RAP) is to be prepared to address any outstanding issues as may be identified as warranting remediation or management based on the proposed detailed land use proposal.</li> </ul>	Preliminary Site Investigation
<ul style="list-style-type: none"> <li>▪ Further site and soil testing to be completed during next stages of detailed design and preparation of the SSSA (as per recommendation of the Statement of Heritage Impact.</li> <li>▪ Operational matters, including opportunities to do heritage / historical tours through the building, will be explored through detailed design and future SSSA stages.</li> <li>▪ Potential opportunity for any equipment from TfNSW to be retained or located to the site to be explored during detailed design and the future SSSA.</li> </ul>	Consultation Report





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