

Director-General's Requirements

Section 75F of the Environmental Planning and Assessment Act 1979

Project	Construction of a new three storey building over the existing car park / tennis court adjoining the existing hotel providing an additional 96 rooms, new plaza entrance at Murray Street, reconfiguration of existing vehicle entrances and new port cochere, internal alterations to the existing hotel, and enhancing through site links to Darling Harbour.
Site	Accor Novotel Darling Harbour, 100 Murray Street, Darling Harbour, being Lot 318 DP 836419 - City of Sydney Local Government Area.
Proponent	Accor Asia Pacific Pty Ltd
Date of Issue	19 September 2007
Date of Expiration	19 September 2009
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. an executive summary; 2. a thorough site analysis and description of the site and surrounds, including cadastre, title details, existing easements and/or encumbrances; 3. a detailed description of the proposal, its various components, and proposed uses, including relevant information on floor areas, building heights (to AHD) and separation distances; 4. details of the proposed construction staging and operation of the additional building areas, and redeveloped internal floor areas; 5. consideration of design alternatives to the project; 6. consideration of any relevant statutory and non statutory provisions, including environmental planning provisions applicable to the site and project; 7. an assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below; 8. a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; 9. a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; 10. a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; and 11. a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading. <p>The EA will need to be accompanied landowners' consent for the development site. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project is also required.</p>
Key Assessment Requirements	<p>The EA must include assessment of the following key issues:</p> <p>1. Architectural Design and Built Form</p> <p>An architectural design statement, with particular focus on the design quality of the proposal and architectural urban design principles including:</p> <ul style="list-style-type: none"> • scale, height, and building massing, with particular regard to how the building will be designed as a distinct and separate element while displaying a sense of cohesiveness and symmetry with the existing hotel building. Consideration must be given to how the proposal improves and is compatible with the architectural expression of the existing building and how the design expresses its function and use.

- Façade style, balance and presentation, including proportion of openings, treatments and materials, and other building articulation. A materials and finishes board must be produced showing all materials;
- Where practicable plant equipment should be located within basement or lower building levels to minimise the visual and acoustic impacts. Where this can not be achieved justification for roof top plant rooms is required, and is required to minimising visual bulk through the integration of roof plant, equipment and services in the building as a whole. A detailed roof top view must be included in the design package showing all roof top plant infrastructure; and
- Overshadowing and shadow diagrams identifying existing and proposed shadowing of affected properties at 9am/12pm/3pm at summer (22 December) and winter (22 June) solstice, and equinox (22 March/22 September).

2. Visual Impact

An assessment of the visual impact of the proposal on the surrounding area, with particular reference to:

- analysis of public and private views and vistas to the site from the surrounding areas;
- analysis of view corridors adjacent to the site, and in particular from Allen Street and down Murray Street;
- the extent of any impacts on identified views, vistas and view corridors particularly from residential buildings including but not limited to the Goldsborough apartments and those on the corner of Allen and Pymont Streets;
- any design considerations aimed at mitigating these impacts (if any); and
- privacy considerations.

The EA must include photomontages of the proposal when viewed generally from each elevation. Before and after photomontages of the proposal are also to be provided from any affected premises where view loss may occur, and these are to be based on accurate surveyed levels and information.

3. Streetscape, Public Domain and Access

A detailed urban design assessment of the following:

- changes and improvements to the Murray Street frontage and how this entry will interface with the public domain. Full landscaping details are to accompany the assessment;
- street frontage design and setbacks;
- reinforcement of building and street alignments;
- improvements to the activity and quality of the streetscape and public domain;
- provision and enhancement of positive physical connections and through site linkages between Pymont and Darling Harbour;
- justification of the proposed pedestrian links between Allen and Murray Streets through the site and into the monorail bridge link to Darling Harbour and why this route is the most appropriate. As a preference the pedestrian link should be at one level and in a straight line to, where possible, offer a sight line through the site; and
- ensure access for people with disabilities.

The EA is to demonstrate how the proposed design and treatment of the public domain will maximise safety, security and public surveillance within the public areas including disabled access to the principle building entrances. Specific regard should be given to the Department of Planning's Guideline; *Crime prevention and assessment of development applications 2001*.

4. Ecologically Sustainable Development

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases, and shall include but is not be limited to, consideration of best practice measures to improve

	<p>environmental performance of the existing building and surrounds. Specific consideration of energy efficiency best practice must be made. The EA must include measures for waste minimisation during demolition, construction and operation, including reuse and recycling of materials.</p> <p>5. Services/infrastructure and utilities In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. Details of any augmentation to services and utilities required to meet the demand generated by the proposed project.</p> <p>6. Traffic Impacts (Construction and Operational) The EA must include a Traffic Impact Assessment prepared in accordance with the RTA's publication <i>Guide to Traffic Generating Developments</i>. The assessment must include:</p> <ul style="list-style-type: none"> • details and breakdown of parking provisions and compliance with the RTA Guide; • the anticipated change in daily and peak traffic movements likely to be generated by the proposed development; • the impact on nearby local intersections and the surrounding road network, and the need/associated funding for upgrading or road improvement works (if required); • an assessment of the adequacy of existing parking facilities in the vicinity to cater for any increase in parking demand; • details on the proposed port cochere access and compliance with the requirements of relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle widths), with a particular focus on minimising the potential for vehicle and pedestrian conflicts on Murray Street; and • details of service and delivery vehicle movements, and the adequacy of the site to cater for any increase in these vehicle movements, including during construction. <p>•</p> <p>7. Noise and Vibration The EA must include an assessment of the predicted noise impacts resulting from construction and operation of the project and the measures to manage any noise impacts. The noise assessment must include an assessment of the existing noise impacts at the site and must be undertaken in accordance with Industrial Noise Policy (EPA, 1999) and Environmental Criteria for Road Traffic Noise (EPA, 1999). Details should be provided of activities and associated noise that may occur outside standard business hours, including the operation of any external plant which is to be adequately attenuated to avoid acoustic impacts on surrounding properties.</p> <p>8. Employment and Enterprise The EA must include details of the potential local employment and enterprise generation of the project and social and economic opportunities, including details of number of persons to be employed during the construction of the project and during operation (staff).</p>
<p>Consultation Requirements</p>	<p>You must consult with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • City of Sydney Council; • NSW Roads and Traffic Authority; and • affected residents <p>As part of the consultation process the proposal may be referred to the Sydney Harbour Design Review Panel, or alternative independent design review for consideration, and any comments should be considered in developing the final design details of the building and should be address in the final Environmental Assessment. To arrange for the design review of the</p>

	project at an appropriate stage of the design development, please contact Mr Cameron Sargent at the Sydney Harbour Foreshore Authority on 9240 8707.
Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period is 60 days from the end of the proponent's Environment Assessment period for the project.
