14 MAY 2008

NSW GOVERNMENT
Department of Planning

Contact: Josephine Wing
Phone: 02 9228 6528
Fax: 02 9228 6540
E-mail:
Josephine.Wing@planning.nsw.gov.au

Our ref: MP 08_0056, 08_0057, 08_0090, 08_0091, 08_0092 & 08_0093.

JBA Urban Planning
Claire Wright
Level 7, 77 Berry Street,
North Sydney, NSW 2060

Dear Ms Wright,

Director General's Requirements for the Environmental Assessment of Proposed Darling Walk project Applications MP 08_0056, 08_0057, 08_0090, 08_0091, 08_0092 & 08_0093.

The Department has received your applications for the proposed Darling Walk Redevelopment (Major Projects: MP08_0056, 08_0057, 08_0090, 08_0091, 08_0092 & 08_0093.)

I have attached a copy of the Director-General's requirements (DGR's) for environmental assessment of the Project Applications. There are two sets, one for MP08_0056, 08_0090, & 08_0091 and one set for 08_0057, 08_0092 & 08_0093. These requirements have been prepared in consultation with the relevant government agencies including Council.

The project applications should not be lodged prior to Concept Plan determination as this may raise requirements for future stages, or possibly obviate some processes.

Project application MP08_0057 for excavation should be combined with proposals for works to at least ground floor level in order to ensure that the development is finished to a certain level that does not result in an unfinished excavated hole should the development not proceed beyond that stage, or be suspended for a period of time.

It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- consultation and public exhibition arrangements that will apply.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

While not forming part of the DGRs, a copy of the submissions received from agencies/public authorities is attached for your information.

If you have any enquiries about these requirements, please contact Josephine Wing on 9228 6528 or via e-mail at Josephine.Wing@planning.nsw.gov.au.

Yours sincerely

Jason Perica 9/5/08
Executive Director
Strategic Sites and Urban Renewals

CC SHFA

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 08_0057/ MP 08_0092/ MP 08_0093
Project	Bulk excavation and construction of new buildings and associated domain works and road works. It is proposed that three separate Major Project Applications (MP) will be submitted for approval. MP 08_0057 – Bulk excavation and construction of basement structure. MP 08_0092 – Construction of buildings. MP 08_0093 – Public Domain works, construction of roads.
Location	Darling Walk, Darling Harbour.
Proponent	Lend Lease Development
Date issued	09/05/08
	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key issues	The Environmental Assessment (EA) must address the following key issues: **1. Relevant EPI's policies and Guidelines to be Addressed** • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: • Darling Harbour Development Plan 1; • State Environmental Planning Policy (Major Projects) 2005; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • State Environment Planning Policy (Infrastructure) 2007; and • State Environmental Planning Policy No.55 – Remediation of Land. • Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance; and • Concept Plan (MP06_0054). **2. Concept Plan** The EA shall address compliance with all relevant aspects of the Concept Plan. **3. Built Form** The EA shall address the height, bulk and scale of the proposed development within the context of the locality. **4. Excavation and Construction** The EA shall address the requirement for the excavation stage of the proposal to be combined with construction to at least ground floor level, with hoardings. **5. Urban Design** The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. **6. Heritage** The EA shall provide a Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact.

7. Safety/Public Domain/Landscaping

Demonstrate how the proposal will:-

- Maximise safety and security, activity and surveillance within the public domain and basement car park and show consistency with 'Safer by Design' principles.
- Minimise potential for vehicle and pedestrian conflicts.
- Ensure access for people with disabilities.

8. Environmental and Residential Amenity

The EA must address solar access, acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.

9. Car parking / Traffic Impacts (Construction and Operational)

- The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines.
- The EA shall also provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.
- The EA shall provide detailed excavation plans for any works in the vicinity of the piers for the Western Distributor and associated infrastructure.
- The EA must include a report reviewing the proposals to ensure that any new structures do not introduce a security risk to the Western Distributor and associated infrastructure.

9. Environmental Management Plan

An environmental management plan shall be submitted as part of the EA, it should contain, however not be limited to, the following:-

- Noise and Vibration Management Plan;
- Acid Sulphate Management Plan;
- Erosion and Sediment Control Plan;
- Air Pollution Control Management Plan;
- Hazardous Materials Management Plan.

10. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

11. Contributions

The EA shall address provision of public benefit, services and infrastructure having regard to the applicable Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

12. Drainage

The EA shall address drainage/flooding issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

13. Flooding

Provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

14. Groundwater

The EA must identify groundwater issues and potential degradation to the groundwater source.

Where potential impact/s are identified the EA must identify limits to the level of impact, and contingency measures that would remediate, reduce or manage potential impacts to the existing

	groundwater resource, and any dependent groundwater environment or water users. **15. Infrastructure** In consultation with relevant agencies the EA must address impacts on and proposed mitigation measures for the existing infrastructure and the supply of utility services to the site and surrounding areas. **16. Consultation** Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development: 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and 9. 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. 10. A detailed account of the staging of all proposed works in the context of the entire development of the site, from preparation to construction and occupation.
Plans and Documents	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An **existing site survey plan** drawn at an appropriate scale illustrating; • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A **Site Analysis Plan** must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A **locality/context plan** drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. **Architectural drawings** at an appropriate scale illustrating: • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;

	• the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise;. 5. **Other plans** (to be required where relevant): • **Stormwater Concept Plan** - illustrating the concept for stormwater management; • **Erosion and Sediment Control Plan** – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • **Geotechnical Report** – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • **View Analysis** - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • **Landscape plan** - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • **Shadow diagrams** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
Documents to be submitted	• 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.

URBAN ASSESSMENTS
RECEIVED
21 APR 2008

SOUTH EASTERN SYDNEY
ILLAWARRA
NSW HEALTH
DIVISION OF POPULATION HEALTH
PUBLIC HEALTH UNIT

Jo Wing
21/4

Mr Luke Downend
Planner/Urban Assessments
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

16 April 2008

Dear Mr Downend,

Re: Darling Walk Project Applications for Demolition, Stormwater Diversion, Infrastructure, Services Works and Remediation & Project Applications for Bulk Excavation and the Construction of the Basement Structure, Proposed Buildings, Associated Public Domain and Road Works

The South Eastern Sydney Illawarra Public Health Unit received a copy of the above two documents by email on Friday 28 March 2008.

The two documents have been reviewed by the Environmental Health Section of the Public Health Unit and it has been determined that we have no further comment on these documents. We refer to our letter dated 28 February 2008 regarding our assessment of the Major Project Concept Plan for the Redevelopment of Darling Walk where we made environmental health recommendations for the proposal.

We appreciate your invitation to comment on these documents. For any further information regarding this letter please contact Acting/Senior Environmental Health Officer, Ms Toni Cains on 9382 8333 during normal business hours.

Yours sincerely,

Professor Mark Ferson MPH MD FRACP FAFPHM FRIPH
Director

South Eastern Sydney and Illawarra Area Health Service
Public Health Unit - Sydney Office
Locked Mail Bag 88, Randwick NSW 2031
(Hut "U" Easy St, Randwick Hospitals Campus)
Tel +61 2 9382 8333 Fax +61 2 9382 8334

NSW GOVERNMENT
Department of Planning

Memorandum

To	Luke Downend, Planner
cc.	Michael Woodland, Director Urban Assessments Faye Roberts, Regional Director Sydney East Region
From	Antony Pedroza, Senior Planner
Date	11 April 2008 **File no**S06/00924 **File**Darling Walk Project App - 08_0056 and 08_0057.doc

Subject: Project Applications for Redevelopment Darling Walk (MPs 08_0056 & 08_0057)

I refer to your email dated 26 March 2008 requesting that the Sydney East Region team provide comments on two project applications for the redevelopment of Darling Walk.

On 5 March 2008, the Sydney East Region team provided comments on the Environmental Assessment documentation for the Concept Plan 06_0054. The issues raised by the regional team related to convention facilities and car parking. A copy of this memorandum is attached for your information.

Sydney East Region understands that the issues it raised are to be addressed by the Proponent. We also understand that the Proponent's response and our issues should form part of the Director-General's Environmental Assessment Report, which will be submitted to the Minister for determination.

In this context, it would be appropriate for the project application and their environmental assessment documentation to show how they are consistent with the concept plan approval, if issued. Where inconsistencies arise, the Proponent should justify them in the documentation provided with the project applications.

Prepared by:

AP
Antony Pedroza
Senior Planner

Endorsed

RC.
Rosita Chan
Team Leader

NSW GOVERNMENT
Department of Planning

COPY

Memorandum

To	Svetlana Koteskva, Senior Planner
cc.	Michael Woodland, Director Urban Assessments Norma Shankie-Williams, Regional Director Sydney East Region
From	Antony Pedroza, Senior Planner
Date	5 March 2008 **File no**S06/00924 **File**Darling Walk Concept Plan - 06_0054.doc

Subject: Concept Plan for Redevelopment Darling Walk (MP 06_0054)

I refer to your email dated 15 January 2008 requesting that the Sydney East Region team provide comments on the application for the redevelopment of Darling Walk.

Our review identifies the following matters:

(1) Commercial Activities

The recent release by the Premier of the *Review into Sydney Convention and Exhibition Space* identify problems with convention facilities in the Metropolitan area and the need to enhance the facilities to ensure that Sydney does not lose conventions to other Global and Australian cities. This is particularly since conventions lost to other cities has impacts on the NSW economy.

The issues raised by this review is relevant to the Darling Walk redevelopment. It would appear appropriate for the Proponent to respond to the review and identify what impact, if any, the development of commercial office buildings might have on Darling Harbour's ability to host exhibition and conventions.

(2) Car parking

The proposal justifies the provision of car parking based on the future removal of the Entertainment Centre car park. The EA documentation, though, is not clear on the timing of the car park's removal, if at all.

The traffic assessment provided for the Darling Walk proposal also appears limited in scope.

The analysis in the traffic assessment and the approach taken do not appear to be consistent with the Department's Integrated Land Use and Transport policy package. This is particularly in developing a public car park on the western edge of the CBD / eastern edge of Darling Harbour, the approach of not considering shared car parking facilities, and the limited discussion on public transport and encouraging its use.

Furthermore, there are questions of how it aligns with the priorities in the NSW State Plan and the strategies in the Metropolitan Strategy.

The Proponent should respond to the above issues and demonstrate in detail its consistency with the Department's policy package, the Metropolitan Strategy and the State Plan in regards to transport.

Prepared by:

AP

Antony Pedroza
Senior Planner

Endorsed

Rosita Chan
Team Leader

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council@cityofsydney.nsw.gov.au www.cityofsydney.nsw.gov.au

15 April 2008

Our Ref : R/2008/5
Your Ref: 08_0056 & 08_0057

Michael Woodland
Director - Urban Assessments
Department of Planning
GPO Box 39
NSW 2001

Attention: Josephine Wing

Dear Michael,

KEY ISSUES AND ASSESSMENT REQUIREMENTS – Major Projects 08_0056 for demolition, infrastructure works and remediation and 08_0057 for bulk excavation and the construction of new buildings and associated public domain works and road works

I refer to your letter on the abovementioned major projects, received by the City on 27 March 2008.

Reference is made to the City's previous submission, dated 13 February 2008, on the Concept Plan which included matters to be addressed in future applications. It is requested that those recommendations be incorporated into the Director-General's Environmental Assessment Requirements.

In addition to those matters already identified by the City, it is requested the following details be provided with both applications:

1. ENVIRONMENTAL MANAGEMENT PLAN

The proposed Environmental Management Plan should contain, however not be limited to, the following:-

(a) Noise Management Plan; Noise + vibration.

(b) Acid Sulphate Management Plan; Remediation

(c) Erosion and Sediment Control Plan;

(d) Air Pollution Control Management Plan; and Air quality?

(e) Hazardous Materials Management Plan. Remediation?

2. NOISE MANAGEMENT PLAN

The proposed Noise Management should include, but not be limited to, the following

(a) identify noise sensitive locations;

city of villages

(b) identify potential impacts (i.e. exceedances of the goals at identified sensitive locations);

(c) mitigation measures to control noise from the site, the noise reduction likely and the feasibility and reasonableness of these measures;

(d) selection criteria for plant and equipment;

(e) community consultation;

(f) details of work schedules for all construction phases;

(g) schedule of plant and equipment use and maintenance programs;

(h) noise monitoring techniques and method of reporting results

(i) site induction details for employees and contractors, and declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

3. ACID SULPHATE SOILS

The proposed Acid Sulphate Soils Management Plan is to be prepared in accordance with the Department of Environment and Climate Change *"Guidelines for Acid Sulphate Management Plans."*

4. EROSION AND SEDIMENT CONTROL

The erosion and sediment control plan should include, however not be limited to, the following:-

(a) Conform to the specifications and standards contained in Managing Urban Stormwater: Soils and Construction (Landcom, 2004); the Guidelines for Erosion and Sediment Control on Building Sites (City of Sydney, 2004); and the NSW Protection of the Environment Operations Act 1997.

(b) Include a drawing(s) that clearly shows:

(i) location of site boundaries and adjoining roads

(ii) approximate grades and indications of direction(s) of fall

(iii) approximate location of trees and other vegetation, showing items for removal or retention

(iv) location of site access, proposed roads and other impervious areas

(v) existing and proposed drainage patterns with stormwater discharge points

(vi) north point and scale

(c) Specify how soil conservation measures will be conducted on site including:

(i) timing of works

(ii) locations of lands where a protective ground cover will, as far as is practicable, be maintained

(iii) access protection measures

(iv) nature and extent of earthworks, including the amount of any cut and fill

(v) where applicable, the diversion of runoff from upslope lands around the disturbed areas

(vi) location of all soil and other material stockpiles including topsoil storage, protection and reuse methodology

(vii) procedures by which stormwater is to be collected and treated prior to discharge including details of any proposed pollution control device(s)

(viii) frequency and nature of any maintenance program

(ix) other site-specific soil or water conservation structures.

5. AIR POLLUTION

An air pollution (dust) management plan should be developed so as to prevent the emission into the surrounding environment of gases, vapours, dust or other impurities which are a nuisance, injurious or prejudicial to health.

6. HAZARDOUS MATERIALS MANAGEMENT PLAN

A Hazardous Materials Management Plan should be prepared and approved by a suitably qualified person for the removal of all hazardous materials and should include, however not be limited to the following:-

(a) Conform to the specifications and standards contained in Managing Urban Stormwater: Soils and Construction

(b) Hazardous materials (characteristics and threshold quantities);

(c) Record keeping and reporting;

(d) Emergency Preparedness and response plan;

(e) Community Consultation;

(f) Work Schedules;

(g) Occupational Health and Safety and;

(h) Disposal.

In addition to the above requirements, the following specific requirements are recommended:

Major Project 08_0056 for demolition, infrastructure works and remediation

1. LAND CONTAMINATION

If the Site Audit Statement issued by the NSW DECC accredited auditor is subject to conditions, these conditions should be discussed with the consent authority before the Site Audit Statement is issued.

2. STORMWATER DIVERSION

Design and construction plans for any stormwater diversion works are to be submitted to Council for approval and shall include details to enable the assessment of impact upon its stormwater system. Any engineering plans are to be drafted in accordance with the requirements of the City's Development Specification for Civil Works – Design and Construction.

Major Project 08_0057 for bulk excavation and the construction of new buildings and associated public domain works and road works

1. WASTE AND RECYCLING

A Waste Management Plan is required demonstrating compliance with the relevant provisions of Council's *Policy for* Waste *Minimisation in New Developments 2005* which requires facilities to minimise and manage waste and recycling generated by the proposal.

2. PUBLIC DOMAIN PLAN

A Public Domain Plan is required and must be prepared by an architect, urban designer or landscape architect showing all works to publicly accessible land and affected roads. The Public Domain Plan must be prepared in accordance with the City of Sydney's Public Domain Manual, available on Council's website.

If you would like to speak to an officer directly about the issues raised in this letter, please contact Silvia Correia on 9246 7598 or scorreia@cityofsydney.nsw.gov.au.

Yours faithfully

S. McMahon

SUE McMAHON
Area Planning Manager

Heritage Council
of New South Wales

3 Marist Place
Parramatta NSW 2150
Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599
heritageoffice@heritage.nsw.gov.au
www.heritage.nsw.gov.au

JW
11/4

URBAN ASSESSMENTS
RECEIVED
11 APR 2008

Contact: Murat Gul
Telephone: 02 9873 8559
murat.gul@heritage.nsw.gov.au
File: H04/00368/001
Our Ref: HRL49551
Your Ref: 08_0056 & 08_0057

Michael Woodland
Director
Urban Assessments
Department of Planning
GPO Box 39
SYDNEY 2001

Attention: Ms Josephine Wing

Dear Mr Woodland

MAJOR PROJECTs REFERRAL – MP 08_0056 & 08_0057 – Concept Plan Application for the Redevelopment of Darling Walk, Darling Harbour

Thank you for your letter of 26 March 2008 referring the subject Major Project applications to the Heritage Council under section 75H of the EP&A Act.

Although the development site is not currently listed on the State Heritage Register, the opportunity to comment on the proposed Concept Plan application is appreciated.

It is understood that the subject applications are based on an earlier Concept Plan application which is currently being assessed by the Department. The Heritage Council, therefore, reiterates its previous comments on the Concept Plan Application (MP 06_0054) as outlined in its letter dated 24 January 2008. The Heritage Council notes that the Draft Director-General's requirements include the preparation of a Heritage Impact Statement to address the impact of the proposed developments on the significance of the site and adjoining sites. The Heritage Council further recommends that an Archaeological Assessment should be prepared to address archaeological impacts given the proposed development the site is located on the earlier shore line, this would increase the possibility of finding deeper archaeological deposits relating to historic port activities in Darling Harbour.

If clarification of any of the matters mentioned above is required, please contact Dr Murat Gul on 9873 8559.

Yours sincerely

10/04/08

VINCENT SICARI
Manager, Conservation Team
Heritage Branch
Department of Planning

RTA

RDC 08M85 Vol 2

The Director
Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Josephine Wing

REQUEST FOR PROVISION OF KEY ISSUES AND ASSESSMENT REQUIREMENTS FOR DEMOLITION, INFRASTRUCTURE WORKS, SITE REMEDIATION, BULK EXCAVATION AND CONSTRUCTION OF NEW BUILDING - DARLING WALK, DARLING HARBOUR.

Dear Josephine,

I refer to the Department of Planning's letter dated 26 March 2008 (Your Ref: 08_0056 & 08_0057) requesting the Roads and Traffic Authority (RTA) to provide key issues and assessment requirements for the abovementioned project.

I advise that the Preliminary Assessments submitted by Lend Lease Development do not provide sufficient detail for the RTA to assess the proposed works. Accordingly the RTA will require full details and construction drawings for assessment prior to any approvals of the Project Applications.

The Department is reminded of the RTA's letters of 22 January 2007 and 4 March 2008 providing the RTA's assessment and requirements for the Concept Plan Application. To date the RTA has not received any information in response to these requirements.

Having regard to the above the RTA insists that the following issues be included in the Director General's Environmental Assessment Requirements.

1. The issues raised in the RTA's letters of 22 January 2007 and 4 March 2008 (copies attached) being addressed

2. The RTA's requires details of reports and construction drawings, for assessment, prior to approval of the Project Applications.

3. A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control is to be submitted, for approval, prior to the issue of a construction certificate. → condition?

4. An assessment of the potential increase in toxicity levels of loads transported on arterial and local roads and consequently, the preparation of an incident management strategy for accidents, if relevant.

5. Details on the proposed accesses and the adequacy of the parking provisions associated with the proposed development including subsequent compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).

6. Details on loading and servicing facilities.

7. The creation of a suitable easement for access to the piers and overhead deck of the Western Distributor viaducts.

8. The submission, for approval, of detailed excavation plans for any works in the vicinity of the piers for the Western Distributor and associated infrastructure.

9. The preparation of a report reviewing the proposals to ensure that any new structures do not introduce a security risk to the Western Distributor and associated infrastructure.

Further enquiries on this matter can be directed to Garry Kennedy on phone 8849 2029 or facsimile (02) 8849 2918.

Yours sincerely

Ken Moon
Land Use Planning and
Assessment Manager

14 April 2008

City of Sydney

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Jo WWG 18/4

CITY OF SYDNEY

URBAN ASSESSMENTS
RECEIVED
18 APR 2008

15 April 2008

Our Ref : R/2008/5
Your Ref: 08_0056 & 08_0057

Michael Woodland
Director - Urban Assessments
Department of Planning
GPO Box 39
NSW 2001

Attention: Josephine Wing

Dear Michael,

KEY ISSUES AND ASSESSMENT REQUIREMENTS – Major Projects 08_0056 for demolition, infrastructure works and remediation and 08_0057 for bulk excavation and the construction of new buildings and associated public domain works and road works

I refer to your letter on the abovementioned major projects, received by the City on 27 March 2008.

Reference is made to the City's previous submission, dated 13 February 2008, on the Concept Plan which included matters to be addressed in future applications. It is requested that those recommendations be incorporated into the Director-General's Environmental Assessment Requirements.

In addition to those matters already identified by the City, it is requested the following details be provided with both applications:

1. ENVIRONMENTAL MANAGEMENT PLAN

The proposed Environmental Management Plan should contain, however not be limited to, the following:-

(a) Noise Management Plan;

(b) Acid Sulphate Management Plan;

(c) Erosion and Sediment Control Plan;

(d) Air Pollution Control Management Plan; and

(e) Hazardous Materials Management Plan.

2. NOISE MANAGEMENT PLAN

The proposed Noise Management should include, but not be limited to, the following

(a) identify noise sensitive locations;

(b) identify potential impacts (i.e. exceedances of the goals at identified sensitive locations);

(c) mitigation measures to control noise from the site, the noise reduction likely and the feasibility and reasonableness of these measures;

(d) selection criteria for plant and equipment;

(e) community consultation;

(f) details of work schedules for all construction phases;

(g) schedule of plant and equipment use and maintenance programs;

(h) noise monitoring techniques and method of reporting results

(i) site induction details for employees and contractors, and declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

3. ACID SULPHATE SOILS

The proposed Acid Sulphate Soils Management Plan is to be prepared in accordance with the Department of Environment and Climate Change *"Guidelines for Acid Sulphate Management Plans."*

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The erosion and sediment control plan should include, however not be limited to, the following:-

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(b) Include a drawing(s) that clearly shows:

(i) location of site boundaries and adjoining roads

(ii) approximate grades and indications of direction(s) of fall

(iii) approximate location of trees and other vegetation, showing items for removal or retention

(iv) location of site access, proposed roads and other impervious areas

(v) existing and proposed drainage patterns with stormwater discharge points

(vi) north point and scale

(c) Specify how soil conservation measures will be conducted on site including:

(i) timing of works

(ii) locations of lands where a protective ground cover will, as far as is practicable, be maintained

(iii) access protection measures

(iv) nature and extent of earthworks, including the amount of any cut and fill

(v) where applicable, the diversion of runoff from upslope lands around the disturbed areas

(vi) location of all soil and other material stockpiles including topsoil storage, protection and reuse methodology

(vii) procedures by which stormwater is to be collected and treated prior to discharge including details of any proposed pollution control device(s)

(viii) frequency and nature of any maintenance program

(ix) other site-specific soil or water conservation structures.

5. AIR POLLUTION

An air pollution (dust) management plan should be developed so as to prevent the emission into the surrounding environment of gases, vapours, dust or other impurities which are a nuisance, injurious or prejudicial to health.

6. HAZARDOUS MATERIALS MANAGEMENT PLAN

A Hazardous Materials Management Plan should be prepared and approved by a suitably qualified person for the removal of all hazardous materials and should include, however not be limited to the following:-

(a) Conform to the specifications and standards contained in Managing Urban Stormwater: Soils and Construction

(b) Hazardous materials (characteristics and threshold quantities);

(c) Record keeping and reporting;

(d) Emergency Preparedness and response plan;

(e) Community Consultation;

(f) Work Schedules;

(g) Occupational Health and Safety and;

(h) Disposal.

In addition to the above requirements, the following specific requirements are recommended:

Major Project 08_0056 for demolition, infrastructure works and remediation

1. LAND CONTAMINATION

If the Site Audit Statement issued by the NSW DECC accredited auditor is subject to conditions, these conditions should be discussed with the consent authority before the Site Audit Statement is issued.

2. STORMWATER DIVERSION

Design and construction plans for any stormwater diversion works are to be submitted to Council for approval and shall include details to enable the assessment of impact upon its stormwater system. Any engineering plans are to be drafted in accordance with the requirements of the City's Development Specification for Civil Works – Design and Construction.

Major Project 08_0057 for bulk excavation and the construction of new buildings and associated public domain works and road works

1. WASTE AND RECYCLING

A Waste Management Plan is required demonstrating compliance with the relevant provisions of Council's *Policy for* Waste *Minimisation in New Developments 2005* which requires facilities to minimise and manage waste and recycling generated by the proposal.

2. PUBLIC DOMAIN PLAN

A Public Domain Plan is required and must be prepared by an architect, urban designer or landscape architect showing all works to publicly accessible land and affected roads. The Public Domain Plan must be prepared in accordance with the City of Sydney's Public Domain Manual, available on Council's website.

If you would like to speak to an officer directly about the issues raised in this letter, please contact Silvia Correia on 9246 7598 or scorreia@cityofsydney.nsw.gov.au.

Yours faithfully

S. McMahon

SUE McMAHON
Area Planning Manager