



Planning

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Our ref: MP10_0104

Ms Di Talty
A/General Manager
Sydney Harbour Foreshore Authority
PO Box N408
GROSVENOR PLACE NSW 1220

Dear Ms Talty

Subject: Director-General's Requirements for Public Domain Upgrade Works – West Circular Quay, The Rocks (MP 10_0104)

The Department has received your application for the proposed works for public domain upgrade works, West Circular Quay, The Rocks.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within 2 years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide 1 hard copy and 1 electronic copy of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Please note that the Commonwealth Government has accredited the NSW environmental assessment process for assessing matters of national Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's Requirements will need to be issued.

Your contact officer for this project, Michael Buckley, can be contacted on 02 9228 6468 or via email Michael.Buckley@planning.nsw.gov.au. Please mark all correspondence regarding the project to the attention of the contact officer.

Yours sincerely



12/8/10

Daniel Cavallo
A/Director, Government Land and Social Projects

Director General's Requirements

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

Application number	MP10_0104
Project	MP10_0104 Landscape and Upgrade Works.
Location	West Circular Quay, The Rocks
Proponent	Sydney Harbour Foreshore Authority
Date issued	11 August 2010
Expiry date	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	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's, policies and guidelines <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Major Development) 2005 ○ State Environmental Planning Policy 55 - Remediation of Land ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 ○ NSW State Plan, Sydney Metropolitan Strategy and the draft Sydney City Subregional Strategy ○ An outline of the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance. 2. Public Domain <ul style="list-style-type: none"> • Identification of proposed open space, public domain and linkages with and between other public domain spaces, including the waterfront. • Details on the interface between the proposed uses, public domain, and the relationship to and impact upon the existing public domain. • Consideration of existing and future opportunities for public access to and along the foreshore. • Details on the maintenance of the green roof structures under the Cahill Expressway / Railway viaduct. 3. Landscape Design Plan <ul style="list-style-type: none"> • A detailed landscape design plan is to be prepared, outlining the following: <ul style="list-style-type: none"> ○ tree impact assessment ○ details of earthworks, including mounding and retaining walls ○ hierarchy of spaces ○ detailed levels, edge conditions and pedestrian pathways ○ existing paving to be replaced and upgrading of paved areas ○ location, numbers of type of plant species ○ details of drainage and watering systems ○ durability of materials, finishes and plantings ○ retention and location of sandstone kerb and gutters and landmark trees ○ street furniture ○ lighting ○ public art ○ signage.

	<p>4. Visual Impact and Views</p> <ul style="list-style-type: none"> • A visual impact assessment is to be provided of the proposed final landscape design when viewed from key vantage points such as George Street, Alfred Street, Market Wharf, West Circular Quay Promenade and the Cahill Expressway. Photomontage images are to be prepared to demonstrate the positive and negative visual impacts of the proposed works. <p>5. Heritage and Archaeology</p> <ul style="list-style-type: none"> • An assessment of the likely impacts of the proposal on any heritage and archaeological items and proposed conservation. <p>6. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • A detailed description of how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. • A description of the measures that would be implemented to minimise water and energy consumption. <p>7. Servicing the Site</p> <ul style="list-style-type: none"> • The EA shall detail project works and vehicle access to the subject site with appropriate action for safe pedestrian movement within the site during works in progress. • Locate services such as the sewer pump out wells, pits, vents and any improvements to these existing services. <p>8. Waste Management</p> <ul style="list-style-type: none"> • Provide details of removal of all waste from the site works and nominate areas for storage. <p>9. Air, Noise and Odour Impacts</p> <ul style="list-style-type: none"> • Identify potential air quality, noise and odour impacts and appropriate mitigation measures. <p>10. Construction impacts</p> <ul style="list-style-type: none"> • Identify construction impacts on adjacent sites, particularly on the OPT and railway viaduct, and appropriate mitigation measures. <p>11. Contamination</p> <ul style="list-style-type: none"> • Provide any details of contaminants on site, including a demonstration of compliance with the requirements of SEPP 55. <p>12. Temporary Structures</p> <ul style="list-style-type: none"> • Detail the proposed temporary structures on site, including sheds, compounds, hoardings and identify possible visual and amenity impacts. • Detail measures to mitigate the impacts of the temporary structures on streets and public domain areas. <p>13. Climate Change</p> <ul style="list-style-type: none"> • An assessment of the risks associated with sea level rise on the proposal as set out in the <i>draft NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i>. <p>14. Consultation</p> <p>Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 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.
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted (where relevant);</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (s.q.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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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.

	<p>5. Other plans (where relevant):</p> <ul style="list-style-type: none"> • 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; • 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.
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 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.