

Appendix H – Statutory Compliance Table

Assessment against Harbourside Stage 1 Concept Approval (SSD 7874) Future Environmental Assessment Requirements (FEARs)

No.	FEAR	Assessment
PART A - TERMS OF APPROVAL FOR CONCEPT DEVELOPMENT APPLICATION		
Determination Of Future Development Application(s)		
A3	In accordance with section 4.22 of the EP&A Act, all physical works and subsequent stages of the Concept Proposal are to be subject of Future Development Application(s).	A State Significant Development Application is being submitted for the proposed works.
A4	In accordance with section 4.24 of the EP&A Act, the determination of Future Development Application(s) cannot be inconsistent with this development consent (SSD 7874) as described in Schedule 1, and subject to the conditions in Schedule 2.	As set out in this table, the proposed works are consistent with Development Consent (SSD 7874).
Planning Agreement Affordable Housing		
A6	Prior to the determination of the first Future Development Application, the Applicant or its successor must enter into a Planning Agreement and /or other legally binding agreement to the satisfaction of the Planning Secretary securing the provision of \$5,200,000.00 to a Registered Community Housing provider for affordable housing.	The redevelopment of Harbourside Shopping Centre is subject to a State Planning Agreement (Planning Agreement) between Mirvac and the Minister for Planning and Homes. The Planning Agreement is still under consideration by Mirvac and the Minister and is expected to be executed prior to determination of the subject application.
Building Envelope Control		
A11	The maximum building envelope for the development must not exceed the building envelope shown on the concept proposal envelope drawings listed in Condition A2.	The depth of excavation proposed is within the basement envelope set out on the approved concept proposal envelope drawings listed in Condition A2.
Design Excellence		
A23	A Design Integrity Panel (DIP) must be established by the Applicant prior to the lodgement of any Future Development Application(s). The DIP must comprise at least three of the members of the Competition jury selected in consultation with the Government Architect NSW and in accordance with the Government Architect's Design Excellence Competition Guidelines (being one nominee from each of the Applicant, Government Architect and local authority).	A Design Integrity Panel (DIP) has been established for the project and two meetings have been held to date (17 March 2022 and 26 April 2022).

No.	FEAR	Assessment
A24	Prior to the establishment of the DIP (Condition A23) a detailed DIP Terms of Reference must be prepared in consultation with the Government Architect NSW and submitted for approval to the Planning Secretary, clearly outlining: (a) the role of the DIP to review and advise on the detailed building design to ensure the achievement of design excellence, complying with the requirements of this consent, built form controls and design guidelines (as endorsed by the Planning Secretary) (b) that the DIP will review and provide advice prior to the lodgement of any Future Development Application(s), and be retained during the assessment and post approval stages (c) governance arrangements, including meeting frequency, secretariat functions, dispute resolution and deliverables.	Detailed DIP Terms of Reference were approved on 18 March 2022 by a nominee of the Planning Secretary.
A25	The detailed design must be presented to the DIP prior to the lodgement of a Future Development Application(s).	As the subject SSDA only seeks approval for bulk earthworks and retaining structure works, the works are not considered to constitute 'detailed design'. Nonetheless, the scope of the proposed SSDA was presented to the DIP on 17 March 2022 and it has been confirmed that no further review is required for the subject works.
PART B – MODIFICATIONS TO THE CONCEPT PROPOSAL		
AMENDMENTS TO THE CONCEPT PROPOSAL		
B1	The Applicant must revise the Harbourside Urban Design and Public Domain Guidelines Rev 3, prepared by fjmt and dated 7 October 2020, as set out in Attachment A. The revised Design Guidelines must be submitted to and approved by the Planning Secretary prior to the lodgement of the first Future Development Application.	The Harbourside Urban Design and Public Domain Guidelines have been revised (Revision 4 dated 1 August 2021) and approved by a nominee of the Planning Secretary on 25 January 2022.
B2	Prior to the lodgement of the first development application, revised concept proposal drawings must be submitted to and approved by the Planning Secretary that include the following amendments: (a) an increased set back of at least 15 m from the north eastern corner of the podium to the nearest point of Pyrmont Bridge, with the northern edge of the podium angled appropriately to facilitate the connection to the Pyrmont Bridge landing in order to: (i) further reduce the impact of the development on views of the western landing of Pyrmont Bridge; and (ii) ensure that the heritage value of Pyrmont Bridge can be appreciated from the public domain. (b) An increased setback between the Northern Podium and the western abutment wall sufficient to protect the material and visual heritage value(s) of Pyrmont Bridge.	Revised concept proposal drawings have been submitted to and approved by a nominee of the Planning Secretary on 30 March 2022.

No.	FEAR	Assessment
PART C FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS		
<i>Conditions to be met in Future Development Applications</i>		
Building Design		
C1	Future Development Application(s) must demonstrate consistency with: (c) the revised Harbourside Urban Design and Public Domain Guidelines, as endorsed by the Planning Secretary (Condition B1) (d) the advice of the Design Integrity Panel (Condition A23) (e) the following built form controls: [...]	These controls are not directly relevant to this SSDA as they do not provide guidance on bulk excavation and retaining structure works. Future SSDAs will demonstrate compliance with these matters.
C2	Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of this consent.	The depth of excavation proposed is within the basement envelope set out on the approved concept proposal envelope drawings listed in Condition A2.
C3	Building height and gross floor area (including the exclusion from GFA of wind-affected balconies) is to be measured in accordance with the definitions contained within the Sydney Local Environmental Plan 2012.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C4	Future Development Application(s) must demonstrate that the design of the podium: (a) provides improved east west connections and permeability between the foreshore and Pyrmont (b) delivers a safe and activated streetscape interface on all boundaries (c) provides for a direct through-site open to the sky pedestrian connection(s) between the foreshore and the new Bunn Street bridge (d) provides direct civic-quality open to the sky pedestrian connection(s) from the foreshore adjacent to Pyrmont Bridge to the Pyrmont Bridge approach (e) is articulated and modulated to break down massing and bulk (f) provides for equitable access to all publicly accessible through site links, terraces and podiums	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C5	Future Development Application(s) must demonstrate that the design of the proposed podium is sympathetic in aspect and final form to Pyrmont Bridge including colours and materiality.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C6	Future Developmental Application(s) must demonstrate the detailed design of the Northern Podium retains the visual link of Pyrmont Bridge in its context with Darling Harbour when viewed from the west. The final design must resolve and improve the interface between Pyrmont Bridge and the site and sensitively manage the relationship between the new development and the extant bridge approach based on the SHR listed values.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C7	Future Development Application(s) must include a Reflectivity Analysis demonstrating that the external treatments, materials and finishes of the development do not cause adverse or excessive glare.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C8	Future Development Application(s) must include an Access Report demonstrating that the development achieves an appropriate degree of accessibility.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).

No.	FEAR	Assessment
C9	Future Development Application (s) must include specifications and details of all external facing materials, demonstrating the proposed colour, texture, jointing and method of fixing.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C10	Future Development Application(s) must include a retail design and activation strategy addressing the interface between retail tenancies and the foreshore public domain, Darling Drive and Iron Wharf Place. The strategy must include objectives, design parameters and/or other measures to ensure future retail spaces make a positive contribution to the character of the building, the Darling Harbour foreshore, Darling Drive and Iron Wharf Place.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Open Space and Public Domain		
C11	Future Development Application(s) must include an Open Space, Public Domain and Landscape Report including the design and treatment of all areas of open space, public domain and landscaping and the relationship of these spaces with existing and proposed buildings, spaces, structures, connections and Darling Harbour.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C12	Future Development Application(s) must demonstrate how the proposal improves and enhances the events and gathering capacity of the public domain.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C13	Future Development Application(s) must confirm method(s) / arrangement(s) to ensure open space (Condition A13) is publicly accessible 24 hours-a-day 7 days-a-week and demonstrate: (a) an appropriately designed, civic quality transition above the Northern Podium including direct external access from Pyrmont Bridge and the Harbour foreshore; (b) comprehensive activation of the space including locating potential complementary uses, such as retail, community or other active uses within the podium, near to the public open space supported by the Competitive Design Brief (c) the provision of deep soil planting zones incorporated within the structure of the podium deck; and (d) how community consultation has informed the design and operation of the publicly accessible open space.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C14	Future Development Application(s) must demonstrate that the Northern Podium publicly accessible open space has a sympathetic and complementary built form relationship to the interface with Pyrmont Bridge.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).

No.	FEAR	Assessment
C15	Future Development Application(s) must ensure the landscaping design is informed by an ecologist and: (a) provides new plantings (including plantings on or within podiums) consisting of a mix of local native provenance trees, shrubs and groundcover species from the vegetation community that once occurred in this locality (rather than plant exotic species or nonlocal natives). (b) seeks to maximise urban tree canopy cover and incorporates advanced and established trees. (c) includes medium to large canopy trees within the foreshore public domain area (d) incorporates minimum appropriate soil volumes and depth within the structure of the podiums for taller trees and shrubs to improve biodiversity and habitat creation, enhance outlook from the west and allow views through canopy (e) seeks to minimise impacts to surrounding building views from the west while maximising planting and activation opportunities above the podium (f) explores opportunities to incorporate the existing 20 Cabbage Tree Palms in the detailed landscaping design. (g) includes details of landscape maintenance.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C16	Future development application(s) must demonstrate consideration of the GANSW's draft Connecting with Country Framework.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Future Residential Amenity		
C17	Future development application(s) relating to residential use must demonstrate a high level of residential amenity in accordance with the relevant requirements of the State Environmental Planning Policy 65 – Residential Apartment Development and the residential guidelines within the associated Apartment Design Guide.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Entertainment Precinct Protection		
C18	Future Development Application(s) must demonstrate that apartments within the proposal are adequately separated from lower floor active uses and events within the public domain to minimise the likelihood of noise disturbance.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C19	Future Development Application(s) must be accompanied by a Noise and Vibration Impact Assessment (NVIA) that identifies and provides a quantitative assessment of the main noise generating sources and activities during operation. The NVIA must include: (a) an alternative noise criterion for future apartments within the development utilising internal noise measurements with windows closed and designed to maximise the usage of the retail tenancies and events in the public domain without resulting in excessive impact on new and existing residents. (b) details of any mitigation measures to ensure the amenity of sensitive land uses, and the function and 24-hour operation of noise generating uses are protected during the operation of the development. (c) noise management and mitigation strategies for commercial uses which restricts hours of operation as a last resort.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C20	Future Development Application(s) must demonstrate that the proposed apartments include sufficient acoustic attenuation to enable compliance with the alternative noise criteria.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).

No.	FEAR	Assessment
Land Use		
C21	Future Development Application(s) must demonstrate how the proposed non-residential land use mix aligns with the Tumbalong Park Place Priorities and Harbourside Key Site Framework within the Pyrmont Peninsula Place Strategy.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C22	Future Development Application(s) must explore opportunities to provide for affordable workspace for creative industries including performance and rehearsal spaces, cultural uses, start-ups and researchers, maker and producer spaces to support the Innovation Corridor.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Social Impacts and Infrastructure Requirements		
C23	Future development applications must include a Social Impact Assessment (SIA) that considers social impacts of the proposal, including cumulative impacts of the development in context with other existing/approved large developments within Darling Harbour and Pyrmont. The SIA must investigate any potential need for additional community or social services or other infrastructure arising from the development.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Solar Access		
C24	Future development application(s) must include a Solar Access Impact Assessment (SAIA), including shadow studies and diagrams showing the likely overshadowing impact of the development on the public domain, surrounding existing open spaces and neighbouring developments. This assessment must include the cumulative impacts of all existing and approved development surrounding the site. The SAIA must demonstrate that: (a) the tower and podium have been designed to minimise the impact of overshadowing on the public domain, surrounding open spaces and neighbouring developments; and (b) the tower and podium siting and profile have been designed to optimise solar access to the public domain foreshore and Woodward Fountain during the winter lunch time period between 12.00pm and 2.00pm.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Public and Private Views		
C25	Future Development Application(s) must include a Visual and View Loss Assessment, which assesses public and private view impacts and demonstrates how consideration has been given to minimising such impacts. Any proposed hard and soft landscaping, including trees, above the podium should be considered in the view assessment to minimise impact to surrounding buildings views and maximise planting and activation opportunities in areas of lower impact.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Heritage		
C26	Future Development Application(s) must include a detailed Heritage Impact Assessment, which considers and seeks to mitigate the heritage impact of the development including any visual impacts on Pyrmont Bridge.	A Heritage Impact Assessment addressing the bulk excavation and retaining structure works is provided at Appendix E of the EIS. Potential heritage impacts associated with the built form and public domain design will be addressed as part of future application(s).

No.	FEAR	Assessment
C27	Future Development Application(s) must include a Heritage Interpretation Strategy informed by the results of the archaeological fieldwork/investigations (Condition C28)	A Heritage Interpretation Strategy is not considered necessary for the proposed bulk excavation and retaining structure works. The interpretation of any results of the archaeological fieldwork/investigations will be addressed as part of future application(s).
Archaeology		
C28	Future Development Application(s) must be informed by Historical, Maritime and Aboriginal Archaeology testing and demonstrate how the results of such testing have been used to minimise impacts to State Significant archaeological resources. The results of the archaeological testing must be documented in a report which outlines opportunities for conservation in situ as a preference, development and interpretation. The testing is to be undertaken in accordance with the following: (a) The Applicant must nominate a suitably qualified and experienced historical archaeologist to manage the historical archaeology program for test excavation in accordance with its conditions. This person must fulfil the Heritage Council's Excavation Director Criteria 2019 for test excavation of State significant archaeological relics. Details of the nominated person and their ability to demonstrate against the Criteria must be supplied to the Heritage Council (or its delegate) for comment and to the Planning Secretary for approval prior to the commencement of the testing program. (b) An Archaeological Research Design and Excavation Methodology must be prepared in accordance with Heritage NSW guidelines and in consultation with Heritage NSW and submitted to the Planning Secretary for approval prior to the commencement of the testing program (c) A final excavation report must be prepared within 12 months of the completion of the archaeological test excavation. It should include details of any significant artefacts recovered, where they are located and details of their ongoing conservation and protection in perpetuity by the landowner. The Excavation report must respond to any research questions and reassess the significance of the site and its archaeological potential for State significant archaeology with recommendations of future design of SSD Stage 2. Copies of the final excavation report must be provided to Heritage NSW, Council's locals studies unit and the Planning Secretary. (d) The Applicant must engage a suitably qualified and experience maritime archaeologist, with understanding of the effects of dredging and reclamation processes on former submerged maritime infrastructure sites, to prepare a maritime archaeological assessment for the project within 6 months of the date of consent. The assessment must be used to inform the testing and detailed design of the Stage 2 SSDA and must include the following: i) remote sensing and/or driver surveys of the seabed under any piled areas that currently form waterfront or paved areas of the proposed development. ii) any geotechnical and borelog information should be considered in this assessment and the maritime assessment should be used to better inform the testing program	An Archaeology Assessment has been provided by Curio at Appendix E of the EIS, including the results of Historical, Maritime and Aboriginal Archaeology testing. The Applicant has nominated a suitably qualified and experienced historical archaeologist to manage the historical archaeology program for test excavation. The Applicant has also engaged a suitably qualified and experienced maritime archaeologist. An Archaeological Research Design and Excavation Methodology has also been submitted to the Planning Secretary for approval. A number of recommendations are provided by Curio and captured within Section 7.6 of the EIS.
Public Art		
C29	Future Development Application(s) must include a Public Art Strategy (PAS) for the inclusion of public art within the development. The PAS must be prepared in consultation with Council and PMNSW.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).

No.	FEAR	Assessment
Events in Darling Harbour Precinct		
C30	Future Development Application(s) must include an Events Management Plan prepared in consultation with PMNSW, which considers site access, management and mitigation measures during major events held within the broader Darling Harbour precinct.	A Special Event Management Plan has been incorporated within the CTMP (refer to Appendix N of the EIS). The Special Event Management Plan outlines an overview of access and egress arrangement during a Major Event, detailing road closures and potential impacts during construction activities.
C31	Future Development Application(s) must include details of strategies and/or mechanisms which can be secured through the development consent or other legal agreement to make purchasers and occupiers of future residential apartments and non-residential tenancies aware that the development is in a vibrant entertainment and recreation precinct that is subject to many cultural and community events that may result in significant noise, light emissions, vibration and temporary changes to access arrangements over multiple 24 hour cycles throughout the year.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Environmental Performance		
C32	Future Development Application(s) must demonstrate the incorporation of Ecological Sustainable Development principles in the design, construction and ongoing operation phases of the development, including the following minimum environmental standards: (a) 5-Star Green Star Design & As Built v1.3 for retail; (b) 6-Star Green Star Design & As Built v1.3 for commercial; (c) 5-Star Green Star Design & As Built v1.3 for the residential tower; (d) 5.5-Star NABERS Energy for Offices; (e) 3.5-Star NABERS Water for Offices; and (f) 20% water reduction per sqm for retail.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C33	Future Development Application(s) must consider improvements to the minimum environmental standards (Condition C30) and endeavoured to achieve the following stretch environmental standards: (a) 6-Star Green Star Design & As Built v1.3 for retail (b) 6-Star Green Star Design & As Built v1.3 for the residential tower.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Traffic and Transport		
C34	Future development application(s) must be accompanied by a Traffic Impact Assessment (TIA) that assesses the traffic, transport and pedestrian impacts on the road and footpath networks and nearby intersection capacity. The TIA must also address: (a) traffic generation impacts and any necessary road infrastructure upgrades to adjoining and nearby roads and intersections (b) vehicle and pedestrian safety within and around the site (c) loading / unloading, servicing, coach, pick-up/drop-off arrangements (d) on-site car parking provision consistent with Condition A17, location, access and operation (e) the impact of the removal of any existing on-street car parking spaces (f) pedestrian and bicycle infrastructure and facilities and any necessary upgrades	A Preliminary Construction, Pedestrian and Traffic Management Plan (CPTMP) has been prepared by PTC and is provided at Appendix N of the EIS. The CPTMP sets out the potential pedestrian and traffic management impacts during the proposed bulk excavation and works associated with the retaining structures, and identifies how any impacts are expected to be managed and/or mitigated.
C35	Future Development Application(s) must include a green travel plan, wayfinding strategies and travel access guides to assist with increasing the mode share of walking and cycling.	The CPTMP at Appendix N of the EIS includes discussion of likely travel arrangements of workers to the site, which will include walking, cycling and the use of public transport.

No.	FEAR	Assessment
C36	Future Development Application(s) must include a Road Safety Audit for the cycleway/ drop off area on Darling Drive, in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits prepared by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the Applicant must review the design drawings and implement safety measures if required, in consultation with TfNSW.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C37	Future Development Application(s) must include queuing analysis and/ or traffic modelling to demonstrate the drop off area has adequate capacity and propose mitigation measures to ensure queuing on Darling Drive does not occur, to the satisfaction of TfNSW.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C38	Future Development Application (s) must include draft management plans for Drop-off and Pick-up Zone, and Carpark and Loading Dock to manage vehicles accessing the site.	The CPTMP at Appendix N of the EIS includes an assessment of the proposed works zones which will facilitate deliveries to the site during the duration of the proposed bulk excavation and retaining structure works.
C39	Future Development Application(s) must include pedestrian modelling of the pedestrian network immediately surrounding the development, including all approved permanent and temporary structures, in consultation with TfNSW and PMNSW, to demonstrate adequate capacity for pedestrian movements is provided with the proposed development.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Bicycle Parking and Facilities		
C40	Future Development Application(s) must include bicycle parking for employees / visitors and end of trip facilities (toilets, change/locker rooms and showers) in accordance with the Sydney Development Control Plan 2012 bicycle parking rates and end of trip facilities design requirements.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C41	Future development Applications(s) must include a Bicycle Strategy demonstrating: (a) how the safe and efficient movement of cyclists is managed around the site (b) the design and location of any proposed bicycle parking infrastructure (c) alignment with PMNSW's bicycle strategy for Darling Harbour	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C42	Future Development Application(s) must, in consultation with Council, PMNSW and TfNSW, explore opportunities to improve cycleway connections within and around the development.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C43	Future Development Application(s) must, in consultation with Council, PMNSW and TfNSW, explore and implement feasible opportunities to upgrade the Darling Drive Cycleway within the constraints of the existing carriageway, between Murray Street/Union Street intersection (major cycleway) to the roundabout adjacent the site.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Wind Assessment		
C44	Future Development Application(s) must include a Wind Impact Assessment, including wind tunnel testing, which assesses the existing and proposed wind environment, demonstrates spaces within and around the site are suitable for their intended purpose and includes mitigation measures to address adverse wind conditions, where necessary.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).

No.	FEAR	Assessment
Crime Prevention Through Environmental Design		
C45	Future Development Application(s) must include a Crime Prevention Through Environmental Design Report (CPTED) including method(s) / treatment(s) to ensure that all spaces and places within and around the development are safe and secure and the opportunity for crime has been minimised in accordance with CPTED principles.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Servicing Requirements		
C46	Future Development application(s) must provide a detailed analysis of the servicing requirements for the residential and non-residential floorspace to ensure adequate servicing provision for the development.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Waste		
C47	Future Development Applications must include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.	Management of demolition, excavation and construction waste during the proposed bulk excavation and retaining structure works is addressed in the Construction Environmental Management Plan at Appendix G of the EIS.
Utilities		
C48	Future Development Application(s) must include a Utility Services Infrastructure Assessment (USIA) which addresses the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure. The USIA must be prepared in consultation with relevant agencies and service providers.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
Hydrology		
C49	Future Development Application(s) must consider potential flooding, stormwater, climate change/sea level rise and water quality impacts and management.	Potential flood impacts during the proposed bulk excavation and retaining structure works are addressed in the Flood Statement prepared by Stantec and provided at Appendix W of the EIS. Stormwater management and potential water quality impacts are addressed in the Stormwater and Infrastructure Report prepared by AT&L and provided at Appendix U of the EIS.
Contamination		
C50	Future Development Application(s) must include a Detailed Environment Site Investigation (DESI) and, as necessary, a Remedial Action Plan reviewed and approved by a site auditor accredited under the <i>Contamination Land Management Act 1997</i> .	A Detailed Site Investigation and Remediation Action Plan has been prepared by JBS&G at Appendix O and P of the EIS respectively. The DSI and RAP have been peer reviewed by a site auditor accredited under the <i>Contamination Land Management Act 1997</i> (refer to Appendix R of the EIS).

No.	FEAR	Assessment
Construction		
C51	Future Development Application(s) must include a draft Construction Pedestrian and Traffic Management Plan in consultation TfNSW and the Sydney Light Rail Operator.	A Preliminary Construction, Pedestrian and Traffic Management Plan (CPTMP) has been prepared by PTC and is provided at Appendix N of the EIS.
C52	The Applicant must consult with Sydney Trains to ensure no damage is done to the 33kV High Voltage cable and to comply with safety and design requirement during the preparation of the Stage 2 development application.	This condition is not relevant to this SSDA which seeks approval for bulk excavation and retaining structure works. Compliance will be addressed as part of future application(s).
C53	All future development application(s) must provide an analysis and assessment of the impacts of construction and include: (a) Construction Pedestrian and Traffic Management Plan (CPTMP), prepared in consultation with Transport for NSW and the Sydney Light rail Operator. The CPTMP must detail vehicles routes, numbers of trucks, hours of operation, access arrangements and traffic control measures and cumulative construction impacts (i.e. arising from concurrent construction activity)	A Preliminary Construction, Pedestrian and Traffic Management Plan (CPTMP) has been prepared by PTC and is provided at Appendix N of the EIS.
	(b) Construction Noise and Vibration Impact Assessments that identifies and provides a quantitative assessment of the main noise generating sources and activities during construction. Details are to be provided outlining any to mitigation measures ensure the amenity of adjoining sensitive land uses, including but not limited to the National Maritime Museum, is protected throughout the construction period(s)	A Construction Noise and Vibration Management Plan has been prepared by Acoustic Logic and is provided at Appendix S of the EIS.
	(c) Community Consultation and Engagement Plans	A Community Consultation and Engagement Plan has been prepared by Ethos Urban and is provided at Appendix V of the EIS.
	(d) Construction Waste Management Plan	Management of demolition, excavation and construction waste is addressed in the Construction Environmental Management Plan provided at Appendix G of the EIS.
	(e) Air Quality Management Plan	An Air Quality Assessment of the proposed works has been prepared by JBS&G and is provided at Appendix M of the EIS.
	(f) Water Quality Impact Assessments and an Erosion and Sediment Control Plan (including water discharge and dewatering considerations)	Stormwater management and potential water quality impacts are addressed in the Stormwater and Infrastructure Report prepared by AT&L and provided at Appendix U of the EIS.
	(g) Geotechnical and Structural Investigation Report	A Geotechnical Statement has been prepared by Douglas Partners and is provided at Appendix F of the EIS. A Structural Statement has been prepared by Enstruct and is provided at Appendix T of the EIS.
	(h) Acid Sulphate Soil Assessment and Management Plan	An Acid Sulfate Soils Management Plan has been prepared by JBS&G and is provided at Appendix Q of the EIS.
	(i) Sediment and Erosion Management Plan.	Stormwater management and potential water quality impacts are addressed in the Stormwater and Infrastructure Report prepared by AT&L and provided at Appendix U of the EIS.