

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 12_5565
Proposal Name	Establishment of First Use and Fit-Out of Levels 23 to 38, Commercial Building C5
Location	Barangaroo South, Barangaroo
Applicant	Wilson Management
Date of Issue	19 September 2012
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Compliance with the Building Code of Australia. • Provision of a minimum 6-star Green Star as designed fit-out to provide consistency with the green star rating of the base building.
Key issues	The EIS must address the following specific matters: 1. Relevant EPIs, Policies and Guidelines Demonstrate that the project will comply with the requirements set out in the following provisions: • Clauses 8 and 9 of Part 12 (Barangaroo site) of Schedule 3 to State Environmental Planning Policy (Major Development) 2005. • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: - o State Environmental Planning Policy (State and Regional Development) 2011; - o State Environmental Planning Policy (Major Development) 2005; and - o Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. • Demonstrate consistency with the terms of approval of Concept Plan MP 06_0162 (as modified), including the allocation of car, service vehicle and bicycle parking spaces for levels 23 to 38. • Demonstrate consistency with the terms of approval for the construction of commercial building C5 (MP 10_0227). 2. Compliance with the Building Code of Australia • Provide a Building Code of Australia assessment report demonstrating that the application complies with the relevant provisions of the Building Code of Australia. Note: The report must outline any alternate solutions required to ensure compliance with the Building Code of Australia.

	3. Transport and Accessibility Impacts • Prepare a Workplace Travel Plan in accordance with the methodology outlined in the Barangaroo South – C5 Commercial Building Travel Demand Management Plan prepared by Arup and dated 4 November 2011. 4. Ecologically Sustainable Development (ESD) • Provision of an ESD report outlining all measures incorporated in the design, construction and ongoing operational phases of the development required to achieve a minimum 6-star rating under the Green Star – Office Interiors rating tool (version 1.1). 5. Environmental, Construction and Site Management Plan The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: • Community consultation, notification and complaints handling. • Impacts of construction on adjoining development and proposed measures to mitigate construction impacts. • Noise and vibration impacts on and off site. • Waste and chemical management. 6. Consultation • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries. • Site Analysis Plan. • Details of estimated waste quantities, on-site waste storage capacity and treatment and disposal or re-use of waste generated by the proposed development.

Plans & Documents

Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 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. • The location and height of existing structures on the site. • The location and height of adjacent buildings and public open space. • All levels in Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • The location and uses of existing buildings, shopping and employment areas. • Traffic and road patterns, pedestrian routes and public transport nodes. 3. 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 plans, sections and elevations of the building. • The height (AHD) of the proposed development in relation to the land.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 12 hard copies and 12 electronic copies of the documents and plans (once the application is considered acceptable). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with the City of Sydney Council. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.