

Director General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 13_5824
Proposal Name	One Carrington Street
Location	1 Carrington Street, Sydney
Applicant	Brookfield Office Properties
Date of Issue	3 May 2013
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>. 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 risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • an estimate of the jobs that will be created by the development during the construction and operational phases of the development; and • certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Statutory and Strategic Context Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: • Environmental Planning & Assessment Act 1979; • State Environmental Planning Policy (State & Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No. 55 - Remediation of Land; and • Sydney Local Environmental Plan 2012. <i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.

Relevant Policies and Guidelines:

- *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)*

2. Policies and Guidelines

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- NSW 2021;
- Metropolitan Plan for Sydney 2036;
- Draft Metropolitan Strategy for Sydney to 2031;
- NSW Long Term Transport Master Plan;
- The Sydney City Draft Sub-Regional Strategy;
- Sustainable Sydney 2030;
- City of Sydney Competitive Design Policy;
- Development Near Rail Corridors and Busy Roads-Interim Guideline;
- NSW Bike Plan 2010;
- Cycle Strategy and Action Plan 2007-2017;
- Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics; and
- Crime Prevention Through Environmental Design principles.

3. Compliance with the Approved Concept Plan

The EIS shall demonstrate:

- Consistency with the terms of the Concept Plan approval (MP 09_0076) dated 3 April 2012 and justification for any areas of inconsistency; and
- How the Stage 1 works integrate with the remainder of the development approved by the Concept Plan.

4. Built Form and Design Excellence

- Address the height, bulk and scale of the proposed development within the context of the locality and the approved Concept Plan;
- Address visual impact when viewed from the public domain and key vantage points surrounding the site;
- Address design quality, with specific consideration of the overall site layout, siting and design, axis, vistas and connectivity, street activation, open spaces and edges, façades, massing, setbacks and building articulation;
- Outline the strategy to ensure design excellence is achieved and how the proposal satisfies City of Sydney's Competitive Design Policy; and
- Demonstrate how the design of the concourse and retail areas improves pedestrian flows and achieves the highest standard of design and functionality.

5. Public Domain

- Identify and analyse key pedestrian desire and sight lines and demonstrate how these will be improved;
- Address Water Sensitive Urban Design opportunities within the public domain and landscaping; and
- Provide clear station "address", station identification and way finding to ensure legibility in the public domain.

6. Ecologically Sustainable Development (ESD)

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development; and
- Provide an integrated Water Management Plan considering the proposed

end uses of potable and non-potable water, water sensitive urban design and water conservation measures.

7. Amenity

- Address acoustic impacts, visual privacy, wind impacts, reflectivity and overshadowing impacts to the surrounding area. A high level of environmental amenity must be demonstrated.

8. Noise and Vibration

- Identify the main noise and vibration generating sources and activities at all stages of construction (including demolition), and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts to the surrounding area.

Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy (EPA, 2000)*
- *Interim Construction Noise Guideline (DECC, 2009)*
- *Assessing Vibration : A Technical Guideline (DEC, 2006)*
- *Environmental Criteria for Road Traffic noise (EPA, 1999)*

9. Transport, Rail Infrastructure and Accessibility

The EIS shall address:

- That there will be no detrimental effects from the development (whether alone or cumulatively with other development) on the safety or structural integrity of existing or proposed rail infrastructure in the rail corridor or on transport operations in the corridor;
- The development has considered the planned upgrades of Wynyard Station and the connection to Wynyard Walk, with the need to ensure that pedestrian flows between the development and Wynyard Walk can be accommodated;
- The proposed development's interface with the CBD light rail project on George Street;
- Access arrangements for all modes (pedestrians, cyclists, buses, general traffic, service and delivery vehicles) at all stages of construction and operation;
- Potential impacts to bus services operating on Carrington, York and George Streets during construction and operation and detail pedestrian connectivity to bus services on Carrington, York and George Streets and the Hunter Connection during operation;
- Detailed analysis shall be undertaken on the potential conflict between bus movements on Carrington Street and the increased pedestrian flows between the development and Wynyard Park;
- Detail measures to encourage sustainable transport measures, including end of trip cyclist facilities, pedestrian and cycle connections, Workplace Travel Plans and Travel Access Guides;
- Detail pedestrian and cyclist movements, parking provision and arrangements following construction;
- Detail upgrading or road improvement works to accommodate the proposed development, in particular those works to Wynyard Lane;
- Undertake necessary investigations and analysis to address impacts upon surrounding roads and intersections that are affected by the development;
- Should the closure of Wynyard Lane occur, a Traffic Management Plan (TMP) prepared in consultation with Transport for NSW and the City of Sydney. The TMP shall set out alternative traffic arrangements and conditions, for approval by the relevant authority; and
- The proposal must have regard to the approved Sydney Metro Project - CBD Metro (MP09_0036) and consult with Transport for NSW in relation

to proposed location of the CBD Metro, the CBD Metro entries, station services and other infrastructure associated with the CBD Metro during the design development and prior to lodgment of the application.

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling; and*
- *Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.*

10. Heritage

- Address the impacts of the proposal on the heritage significance of the site and adjacent area including any surrounding heritage buildings and landscape heritage items including places, items or relics of significance to Aboriginal people (including but not limited to Shell House, Wynyard Park and Wynyard Station);
- Address the impact on the heritage significance of Shell House following the removal of internal elements;
- Provide an Archaeological Assessment of the site and the potential impacts of the proposed works;
- Address opportunities for heritage interpretation; and
- Consider the visual impact of the new access points on Carrington Street upon Wynyard Park.

11. Utilities

- In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed; and
- Details of how infrastructure assets of various utility stakeholders will be protected during the demolition and construction phase of the project.

12. Staging

- Details regarding the staging of the proposed development including consideration of timing of works and interim land uses, commuter inconvenience as a result of the works, public transport services and noise and vibration impacts.

13. Water Quality and Drainage

- Address water quality impacts during construction including details of the source, volume, frequency and on-going monitoring methods; and
- Provide mitigation and management measures to minimise soil and stormwater impacts to the surrounding area.

Relevant Guidelines:

- *Managing Urban Stormwater: soils and construction, vol 1 (Landcom 2004)*
- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)*

14. Air Quality

- Address air quality impacts to surrounding sensitive receivers (residences, schools etc) and include details of mitigation measures to minimize the impacts to the surrounding area.

15. Construction Impacts

- Address potential impacts to the surrounding area from noise and vibration, air quality and odour impacts, water quality and construction waste management during demolition and construction;
- Address the construction phasing of any early works associated with the

	CBD light rail project and its construction along George Street; • Address traffic management during construction including cumulative impact from surrounding development sites, including the construction of the CBD light rail project, and details of vehicle routes, numbers of trucks, hours of operation, access arrangements, traffic control measures, crane locations and swing path of cranes; • Address 24 hour pedestrian movements and bicycle and bus movements during demolition and construction; and • Address community notification and complaints handling, impacts of construction on adjoining development and the public domain. 16. Contributions • The EIS shall address the contributions applicable to the development and details of any Voluntary Planning Agreement.
References	The EIS must include all relevant plans, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following and provide a comparison (as necessary) to that considered under the Concept Plan: • shadow diagrams and solar analysis; • public domain/landscape plan addressing the requirements of City of Sydney's Street Design Code; • transport and traffic impact assessment; • environmental and construction management plan; • construction traffic management plan; • access strategy plan; • excavation plan showing the extent and location of any excavation; • heritage impact statement; • archaeological assessment (Aboriginal and Non Aboriginal); • conservation management plans for Shell House and affected parts of Wynyard Station in accordance with NSW Heritage Council guidelines; • ground water assessment; • air quality impact assessment; • stormwater concept plan; • geotechnical assessment; • waste management plan; and • a physical and 3D CAD Model.
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: • City of Sydney Council; • Transport for NSW; • Roads and Maritime Services; • RailCorp; • Utility service providers; • NSW Police; • Office of Environment and Heritage - Heritage Council of NSW; • Sydney Airport Corporation and Department of Infrastructure, Transport, Regional Development and Local Government; and • The local community including business groups, education providers and neighbouring residents. 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.