



Contact: Thomas Mithen  
Phone: (02) 9228 6415  
Fax: (02) 9228 6448  
Email: [thomas.mithen@planning.nsw.gov.au](mailto:thomas.mithen@planning.nsw.gov.au)

Ms Lesley Bull  
JBA Planning  
77 Berry Street  
North Sydney NSW 2060

Our ref: SSD 5752-2012

Dear Ms Bull,

**Subject: Director-General's Requirements for the Sydney International Convention, Exhibition and Entertainment Precinct**

I refer to your letter seeking confirmation of the Director-General's Requirements (DGRs) for the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

I note that Destination Sydney has been selected as the preferred proponent to deliver the SICEEP project and further detail in relation to the nature and scope of the Preferred Master Plan has been provided to the Department. The DGRs have been reformulated to incorporate additional requirements provided by relevant government authorities in response to further project detail provided with the Preferred Master Plan and the request to submit individual SSDAs for the certain and known elements of the project.

Please note that under Clause 3(5) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may alter these requirements at any time. If you do not lodge a DA and EIS for the development within 2 years, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy of the EIS to assist this review.

If the Department considers that the EIS does not address the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may reject your DA within 14 days of lodgement. If the Department is satisfied that the requirements have been addressed, the EIS will be made publicly available for at least 30 days.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and 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 Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Thomas Mithen, can be contacted on 9228 6415 or via email at [thomas.mithen@planning.nsw.gov.au](mailto:thomas.mithen@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

  
Karen Jones

27/3/13

**Director, Metropolitan & Regional Projects South**

# Director General's Environmental Assessment Requirements

## Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application number</b>	SSD 5752-2012
<b>Project</b>	Sydney International Convention, Exhibition and Entertainment Precinct
<b>Location</b>	The Sydney International Convention, Exhibition and Entertainment Precinct described in Attachment B of JBA Planning's request for DGRs.
<b>Applicant</b>	Destination Sydney
<b>Date issued</b>	26 March 2013
<b>General Requirements</b>	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> .
<b>Key Assessment Requirements</b>	<p><b><u>General requirements as relevant to the scope of works for each individual SSDA</u></b></p> <p><b>1. Environmental Planning Instruments (EPIs)</b> Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• EP&amp; A Act 1979;</li> <li>• State Environmental Planning Policy - (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy - Infrastructure 2007;</li> <li>• State Environmental Planning Policy (Building Sustainability Index: Basix) 2004;</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development;</li> <li>• State Environmental Planning Policy No. 55 - Remediation of Land;</li> <li>• Draft State Environmental Planning Policy - (Competition) 2010;</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and</li> <li>• Darling Harbour Development Plan No 1.</li> </ul> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i> Demonstrate that the site can be made suitable for the proposed use in accordance with SEPP 55.</p> <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies and Guidelines</b> Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021</li> <li>• Metropolitan Plan for Sydney 2036;</li> <li>• NSW Long Term Transport Master Plan;</li> </ul>

- The Sydney City Draft Sub-Regional Strategy;
- Sustainable Sydney 2030;
- Infrastructure NSW SICEEP Urban Design and Public Realm Guidelines;
- City of Sydney Chinatown Public Domain Plan;
- Development Near Rail Corridors and Busy Roads-Interim Guideline;
- Planning Guidelines for Walking and Cycling;
- NSW Bike Plan 2010;
- Integrating Land Use and Transport Policy Package;
- Cycle Strategy and Action Plan 2007-2017;
- Healthy Urban Development Checklist;
- Waste Classification Guidelines (DECC 2008);
- Heritage Council Guidelines Assessing the Significance of Archaeological Sites and Relics; and
- Crime Prevention Through Environmental Design Principles.

### **3. Built Form and Design Excellence**

- Address the height, bulk and scale of the proposed development within the context of the locality;
- 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 for the development which should include documentary evidence that the independent Design Review Panel appointed by Infrastructure NSW to oversee the design of the SICEEP project has reviewed the detailed design and their recommendations have been addressed; and
- Address the Urban Design and Public Realm Guidelines, prepared by Infrastructure NSW for the SICEEP;

### **4. Public Domain and Urban Design**

- Address all aspects of the public domain such as open spaces within the precinct and footpath, road paving, cycleways, tree planting, footway dining, public art and lighting;
- Identify and analyse key pedestrian desire lines to the surrounding area and critical links to the Central Business District;
- Address Water Sensitive Urban Design opportunities within the public domain and landscaping;
- Address the CPTED for the design of the public domain;
- Demonstrate the pedestrian circulation, accessibility and connections on site and to surrounding streets and lanes in a schematic form;
- Identify important sight lines and visual connectivity to and through the site; and
- Address the Urban Design and Public Realm Guidelines, prepared by Infrastructure NSW for the SICEEP.

### **5. 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;
- Address the potential for sustainable technologies and/or renewable energy; and
- Provide an integrated Water Management Plan including alternative water supply, proposed end uses of potable and non-potable water, water sensitive

urban design and water conservation measures.

#### **6. Amenity**

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

#### **7. 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)*

#### **8. Transport and Accessibility (Construction and Operation)**

- Address the impact of traffic and pedestrian volumes on the surrounding road network including intersections using appropriate traffic modelling analysis based on the worst case cumulative traffic impacts including a sensitivity analysis;
- Provide details of any upgrading or road improvement works required to accommodate the proposed development;
- Address any impacts on the Light Rail corridor and western distributor viaducts;
- Justify the level of car parking provided on the site;
- Provide details of measures to encourage sustainable transport measures, including end of trip cyclist facilities, pedestrian and cycle connections and travel plans;
- Address the impacts from construction traffic to the surrounding area and include the cumulative impact of construction activities from other sites in the locality;
- Provide details of the parking provision and arrangements during the demolition/construction period;
- Provide details of the pedestrian and cyclist connections to the surrounding area including west to Ultimo and east to the Central Business District; and
- Address road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity.

##### *Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling;*
- *NSW 2021;*
- *Sydney's Light Rail Future;*
- *Austrroads Guide to Traffic Management Part 12: Traffic Impacts of Development; and*
- *City of Sydney Chinatown Public Domain Plan*

#### **9. Drainage, Flooding, Climate Change and Sea Level Rise**

- Provide a drainage concept for the site incorporating water sensitive urban design; and
- Address the likely groundwater, flooding and sea level rise risks on the site and measures to ameliorate any impacts.

**10. Heritage**

- Address the impacts of the proposal on heritage significance of the site and adjacent area including any built and landscape heritage items including places, items or relics of significance to Aboriginal people; and
- Address opportunities for heritage interpretation within the public domain.

**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 timing of public domain works and opportunities for interim land uses on sites awaiting redevelopment; and

**13. Contributions**

- Address the provision of public benefit, services, infrastructure and any relevant contributions requirements.

**14. Water Quality**

- 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)*

**15. Air Quality**

- Address air quality issues in relation to the Cross City Tunnel ventilation stack.

**16. 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 traffic management during construction including cumulative impact from surrounding development sites and details of vehicle routes, numbers of trucks, hours of operation, access arrangements, traffic control measures, crane locations and swing path of cranes; and
- Address community notification and complaints handling, impacts of construction on adjoining development and the public domain.

**Specific requirements for individual SSDAs (In addition to the General Requirements)**

**SSDA 1 - Convention, exhibition and entertainment centre and associated public domain**

**1. Built Form and Design Excellence**

- Demonstrate that the detailed design of the buildings addresses the requirements of the adopted design excellence strategy as required by general DGR 3.

**2. Public Domain and Urban Design**

- Address the cumulative breakout/forecourt needs in terms of spatial and practical requirements for gathering;
- Address the potential impacts of the IMAX redevelopment on accessibility and functionality of the adjoining public domain and parkland; and
- Address opportunities for heritage interpretation within the public domain.

**3. Transport and Accessibility**

- Assess the traffic impacts on the surrounding area during peak operating events;
- Details of vehicular access including VIP and other pick up/drop off entries and servicing requirements including management during event bump in/bump out periods;
- Address the impacts on public transport from both non-event and event uses including pedestrian access during major events and identify major pedestrian movements to and from the site;
- Identify the provision for taxis, coaches and buses accessing the site;
- Address the impacts to existing bus operators and coach/bus access under the Pier Street viaduct and along Darling Drive;
- Address the management of heavy vehicles for loading/unloading during major events including truck access and management for back of house operations for event setup;
- Investigate opportunities for additional bus layover/parking off Darling Drive during major events; and
- Address safety and security during major events including crowd management and access for emergency vehicles.

**4. Water Quality**

- Provide any details of air heating/cooling systems which intake and discharge water from Sydney Harbour/Cockle Bay and undertake modelling to determine the environmental impacts to the receiving water body.

*Relevant Guideline:*

- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)*

**SSD 2 - Southern Haymarket precinct (Concept)**

**1. Built Form and Design Excellence**

- Provide details as to how a diversified architectural expression will be achieved for the design of multiple buildings in the Haymarket precinct;
- Demonstrate compliance with the relevant requirements under State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development; and
- Provide details of the indicative quantum floorspace and mix of land uses.

## **2. Public Domain and Urban Design**

- Address the fine grain of permeability of laneways and arcades having regard to the relationship and connectivity to the Chinatown district.

## **3. Housing Diversity**

- Consider a variety of housing options for a broad range of residents including affordable housing.

## **4. Social and Cultural Issues**

- Identify opportunities for the provision of social facilities and services such as library, community meeting rooms and child care; and
- Provide details of how the character of Chinatown can be reflected within the Haymarket precinct.

### **SSD 3 - Student accommodation in the Haymarket precinct**

#### **1. Built Form and Urban Design**

- Demonstrate that the detailed design of the building addresses the requirements of the adopted design excellence strategy as required by general DGR 3.

#### **2. Transport and Accessibility**

- Address the seasonal logistical requirements of students moving in and out of buildings and the impact on the broader road/transport network.

#### **3. Concept Plan**

- Demonstrate consistency with the Concept Plan for the Haymarket precinct in SSD2.

### **SSD 4 - Public car park/commercial office building in the Haymarket precinct**

#### **1. Built Form and Urban Design**

- Demonstrate that the detailed design of the building addresses the requirements of the adopted design excellence strategy as required by general DGR 3; and
- Address the relationship between the public car park and commercial uses.

#### **2. Concept Plan**

- Demonstrate consistency with the Concept Plan for the Haymarket precinct in SSD2.

### **SSD 5 - South-west mixed use development in the Haymarket precinct**

#### **1. Built Form and Urban Design**

- Demonstrate that the detailed design of the building addresses the requirements of the adopted design excellence strategy as required by general DGR 3; and
- Demonstrate compliance with State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.

#### **2. Concept Plan**

- Demonstrate consistency with the Concept Plan for the Haymarket precinct in SSD2.

	<p><b><u>SSD 6 - Hotel</u></b></p> <p><b>1. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Demonstrate that the detailed design of the hotel addresses the requirements of the adopted design excellence strategy as required by general DGR 3.</li> </ul> <p><b>2. Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>• Identify the provision for coaches and buses accessing the site.</li> </ul>
<p><b>Plans and Documents</b></p>	<p>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.</p> <p>In addition, the EIS must include the deliverables as outlined in the table at Attachment 1</p>
<p><b>Consultation</b></p>	<p>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. Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines (October 2007).</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• Transport for NSW;</li> <li>• Roads and Maritime Services;</li> <li>• Railcorp;</li> <li>• Utility service providers;</li> <li>• Office of Environment and Heritage;</li> <li>• Environment Protection Authority; and</li> <li>• The local community including business groups, education providers and neighbouring residents.</li> </ul> <p>A copy of the letters received from the government agencies with DGR input are provided at Attachment 2 for your information.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development responds to these issues. Where issues are not addressed with a design response a short explanation should be provided.</p>
<p><b>Further consultation after 2 years</b></p>	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>

**Attachment 1 – Deliverables Table**

Deliverable	SSDA 1 Convention, exhibition and entertain. centre and associated public domain	SSDA2 Southern Haymarket Precinct (Concept)	SSDA3 Student accomm. in the Haymarket precinct	SSDA4 Public car park/commercial office building in the Haymarket precinct	SSDA5 South-west mixed use development in the Haymarket Precinct	SSDA6 Hotel
EIS	✓	✓	✓	✓	✓	✓
Section within EIS addressing compliance with relevant EPIs /policies and guidelines	✓	✓	✓	✓	✓	✓
Remediation Action Plan	✓		✓	✓	✓	✓
Remediation Strategy		✓				
Development specific CPTED Report	✓	✓	✓	✓	✓	✓
Site wide Design Report <sup>1</sup>	✓	✓	-	-	-	✓
Development specific Design Report	✓	✓	✓	✓	✓	✓
Design Verification / SEPP 65 Statement	-	✓	✓	-	✓	-
Architectural plans	✓	✓	✓	✓	✓	✓
Photomontages	✓	✓	✓	✓	✓	✓
Site wide Public Domain Plan /Landscape Concept	✓	✓	-	-	-	✓
Detailed Public Domain/Landscape Plans	✓	-	✓	✓	✓	✓
Site wide Walking and Cycling Strategy	✓	✓	-	-	-	✓
Physical and 3D model	✓	✓	✓	✓	✓	✓
Site wide Sustainability Report	✓	✓	-	-	-	✓
Development specific ESD Report	✓	-	✓	✓	✓	✓
Site wide Shadow Diagrams prepared for equinox and winter solstice	✓	✓	-	-	-	✓
Development specific Shadow Diagrams	-	-	✓	✓	✓	-
Site wide View and Visual Impact Analysis	✓	✓	-	-	-	✓
Development specific Overlooking/Privacy Analysis	-	-	✓	✓	✓	-
Site wide Wind Report	✓	✓	-	-	-	✓
Development specific Wind Report	✓	-	✓	✓	✓	✓
Development specific Noise and Vibration report	✓	✓	✓	✓	✓	✓
Site wide Transport and Traffic Impact Assessment (including TMAP and Road Safety Assessment)	✓	✓	-	-	-	✓
Development specific Transport and	✓	-	✓	✓	✓	✓

<sup>1</sup> Design Report to address aspects such as:

- Site suitability
- Consideration of alternative sites
- Compatibility of development
- Strategy for achieving design excellence
- Design quality
- Pedestrian circulation, accessibility and connections

Deliverable	SSDA 1 Convention, exhibition and entertain. centre and associated public domain	SSDA2 Southern Haymarket Precinct (Concept)	SSDA3 Student accomm. in the Haymarket precinct	SSDA4 Public car park/commer cial office building in the Haymarket precinct	SSDA5 South-west mixed use development in the Haymarket Precinct	SSDA6 Hotel
Traffic Impact Assessment						
Construction Traffic Management Plan	✓	-	✓	✓	✓	✓
Site wide Drainage Concept Plan (including WSUD)	✓	✓	-	-	-	✓
Development specific Drainage Plans	✓	✓	✓	✓	✓	✓
Site wide Groundwater, Flooding and Sea Level Rise Report	✓	✓	✓	✓	✓	✓
Heritage Impact Assessment	✓	✓	-	-	-	✓
Development specific Heritage/Archaeological Reports	✓	✓	✓	✓	✓	✓
Site Wide Utilities Report and plans	✓	✓	-	-	-	✓
Development specific Utilities Report and Plans	✓	✓	✓	✓	✓	✓
Staging Plans	✓	✓	-	-	-	✓
Section within EIS	✓	✓	✓	✓	✓	✓
Estimated cost of development	✓	✓	✓	✓	✓	✓
Landowners consent	✓	✓	✓	✓	✓	✓
Site survey and cadastral plan	✓	✓	✓	✓	✓	✓
BASIX Certificate	-	-	✓	-	✓	-
Development specific Geotechnical Assessment	✓	✓	✓	✓	✓	✓
Statement specifying maximum number of persons to occupy entertainment venues/function centres.	✓	-	-	-	-	-
Accessibility Statement	✓	✓	✓	✓	✓	✓
Façade Reflectivity Statement	✓	-	✓	✓	✓	✓
BCA Statement	✓	-	✓	✓	✓	✓
Construction Management Plan	✓	✓	✓	✓	✓	✓
Waste Management Plan	✓	✓	✓	✓	✓	✓
Sample boards/schedules	✓		✓	✓	✓	✓
Plan of Management/Security Management Plan	✓	-	-	-	-	-
Subdivision Plans	-	-	✓	✓	✓	-
Excavation Plan	✓	-	✓	✓	✓	✓
Community and Stakeholder Consultation Report outlining the consultation process, issues raised and how they have been addressed.	✓	✓	✓	✓	✓	✓

**Attachment 2 – Letters from Government agencies**

City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000  
Telephone +61 2 9265 9333  
Fax +61 2 9265 9222  
council@cityofsydney.nsw.gov.au  
GPO Box 1591 Sydney NSW 2001  
cityofsydney.nsw.gov.au



10 January 2013

File No: 2013/009261  
Our Ref: R/2013/2  
Your Ref: SSD 5030-2011

Matthew Daniel  
Director, Major Project Delivery  
NSW Department of Planning & Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Tom Mithen  
Email thomas.mithen@planning.nsw.gov.au

Dear Tom,

**Re: Request For Amended DGR's for the Sydney International Convention Exhibition and Entertainment Precinct, Darling Harbour (SSD 5030-2011)**

I refer to your letter seeking input on the amended Director-General Requirement's (DGRs) for the proposed redevelopment of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

The City of Sydney (the City) generally supports the expansion of the city's convention, exhibition and entertainment capability having regard to the significant economic benefits stemming from competitive world-class facilities. The City also notes the proposed redevelopment of *The Haymarket* district as an integrated, mixed use, expansion of the southern portion of the CBD.

The SICEEP redevelopment is a strategic investment for both the Sydney and NSW economy and provides an infrequent opportunity for agencies, authorities and the proponents to collaborate to produce the highest quality outcomes. The City strongly believes it can share its knowledge and expertise in a highly constructive manner regarding the planning, design and access issues that affect the preferred tenderer proposal.

The City's response to the request for amended DGRs is to be supplemented by a submission to Infrastructure NSW and the Department of Planning and Infrastructure regarding the City's on issues to be considered prior to finalising the preferred tenderer contract. In this regard, Minister Hazzard, who was responsible for the project at the time, gave a commitment to consult with stakeholders (including Council) and the public **prior to finalising** a contract (development agreement) with the preferred tenderer.

Infrastructure NSW's Fact Sheet *Consulting the Community* (December 2012) indicates that feedback on the concept proposal will be invited and facilitated by Infrastructure NSW in early 2013 and will be considered by the preferred proponents

*city of villages*

within the technical studies and detailed design for the SICEEP planning approvals process. It is assumed that this will occur **after finalising** the contract.

On 30 July 2012, during the evaluation of the short-listed proposals, the City provided a submission to Infrastructure NSW (which we understand has been provided to the short-listed proponents), containing core urban design, access and built form considerations and principles intended to guide a high quality integrated development. The City expects to formulate a more specific submission, separate to this amended DGRs feedback, in direct response to the preferred tenderer proposal.

This letter provides feedback to the amended DGRs. It does not evaluate the core issues in relation to the design or impacts of the preferred tenderer proposal.

### **Concept Plan versus Detailed Applications**

While it is appreciated that the Concept Plan approval for this redevelopment is of State Significance and that the future detailed applications for these key commercial facilities for entertainment, exhibition and conference use will be state significant, it is the City's view that the consent authority for the subsequent private development applications and their modifications after the initial concept plan approval is made for *The Haymarket* block should be the CSPC or the City of Sydney (depending on development value).

This approach of concept plan with the Minister, detailed approvals with the City, is consistent with the recent 71 Macquarie Street project which obtained a Concept Plan approval from the Minister which required a competitive design process and by consent condition switched jurisdiction for the subsequent development applications to the City of Sydney (CSPC).

### **DGR Feedback**

The City seeks assurance that the following key issues will be addressed in the DGRs for the redevelopment:-

#### Consultation

- Require evidence of genuine consultation and feedback from stakeholders and the community in relation to the preferred proposal that will be incorporated into technical studies and detailed plans lodged with the applications for planning approval. Distinguish what has been amended as a consequence of this consultation.

#### Alternative Options Considered

- Require a design excellence commitment which is consistent with the recently adopted Sydney LEP 2012 and Sydney DCP 2012 and the City's Competitive Design Policy. This means that the private sector buildings of scale (such as the residential towers and student accommodation blocks) must be subject to competitive design processes with the City of Sydney's direct involvement – not simply meeting design excellence through the appointment of pre-determined architects as per Barangaroo.
- Require that alternatives are considered in relation to each of the convention centre, exhibition centre, entertainment centre and in particular hotels buildings during detailed applications.

- Require that alternatives are considered in relation to The Haymarket concept, including the impacts of the alternatives looked at in terms of orientation, overshadowing, access, overlooking and bulk/scale.

#### Public Domain

- Require provision of a consolidated Public Domain Plan for the entire SICEEP redevelopment and demonstrate that the public domain works have been considered holistically. The Public Domain Plan should address all aspects of the public domain such as footpath and road paving, footpath widths, cycleways, opportunities for planting, opportunities for footway dining, opportunities for public art, lighting, etc. The materials should be seamlessly integrated with the City – not difference for difference sake.
- Require identification and analysis of the key pedestrian desire lines from the SICEEP redevelopment to the City and surrounds. In this regard, Council identifies Bathurst Street to Town Hall Station; Quay Street to Central Station; Ultimo Pedestrian Network and the Cockle Bay foreshore to the CBD as critical links. There should be a strong pedestrian connection through (and not a circuitous route around) the children's playground/parkland at the northern end of the SICEEP redevelopment to allow pedestrians to divert from 'The Boulevard' into the CBD.
- Identify and assess vehicle entry points for their compatibility with the proposed road networks changes under the City of Sydney Chinatown Public Domain Plan.
- Address how the SICEEP redevelopment will be connected and legible from Central Station to the Precinct, including wayfinding, materiality and corridor width.
- Address the flooding impacts on accessibility and access to premises along The Boulevard.
- Address the purpose, character and differentiation of The Haymarket urban square compared to Tumbalong Park and other open spaces within the Precinct.
- Address the fine grain permeability of laneways and arcades through The Haymarket district, having regard to the existing permeability of the Chinatown district.
- Address the cumulative breakout/forecourt needs of the Exhibition Centre and the Entertainment Centre in terms of the spatial and practical requirements for public gathering.
- Address tree selection, tree canopy cover and landscape species diversity in consultation with Council's Arboriculture Officers.
- Address the desire and timing of any transfer of control of any portions of the SICEEP to Council in the future, including, but not limited to, The Haymarket district.
- Address Water Sensitive Urban Design (WSUD) opportunities within the public domain and landscaping.

- Address Crime Prevention Through Environmental Design principles in all public domain, particularly around the food and beverage offer within the Entertainment Centre if this area is to trade until late at night.

#### Social and Cultural Issues

- Address the social and cultural facilities needs of The Haymarket district.
- Identify opportunities for new cultural facilities and services such as a library, community meetings rooms and child care facilities.
- Address the range of opportunities for reflecting the cultural character of Chinatown within The Haymarket district.
- Address the potential for the inclusion of a City Farm within the Precinct. In this regard, opportunities within roof top open spaces should be reviewed.

#### Affordable Housing

- Address the provision of affordable rental housing for key city workers within the proposed residential flat buildings in The Haymarket district. It is noted that student housing is proposed. However, Council also seeks a commitment that a proportion of the apartments within the redevelopment will be affordable rental housing.

#### Transport and Accessibility

- Provide a Transport Management and Accessibility Plan (TMAP).
- Address measures that would facilitate recreational and destination cycling to the SICEEP, and any measures necessary to manage commuter cycling through the SICEEP.
- Address the movement and logistical requirements of the student housing component in The Haymarket district. For example, address the seasonal logistics of students moving in and moving out of the buildings and the broader road/transport network.

#### Built Form

- Address the wind impacts and overshadowing impacts of all buildings.
- Identify important sight lines and visual connectivity to and through the site.
- Address view loss impacts upon:-
  - (i) The Belvedere Apartments at No's 291A Pymont Street and 444 Harris Street, Ultimo.
  - (ii) The Goldsborough Mort Building at No. 243 Pymont Street, Pymont.

#### Ecologically Sustainable Development

- Address the potential spatial requirements and locations for tri-generation and/or renewable energy.

- Address the specific energy and resources initiatives of each building on a building-by-building basis.

#### Amenity Impacts

- Address the acoustic impacts of the 'Events Deck' associated with the Exhibition Centre on The Belvedere Apartments at No's 291A Pyrmont Street and 444 Harris Street, Ultimo.

#### Development Staging

- Provide staging plans that will clearly demonstrate the scope and extent of works for each stage.
- Address the proposed staging of the SICEEP redevelopment, with particular attention to the timing of public domain works, interim land uses on sites awaiting redevelopment and opportunities for interim open space.
- Provide justification for the staged construction of one of the two student housing buildings within The Haymarket district.

#### Land Use Mix and Floor space Reconciliation

- Address the quantum and breakdown of proposed floor space area within The Haymarket district so stakeholders can understand and assess the scope and impacts of any future amendments.

#### Cross City Tunnel Ventilation Stack

- Address air quality issues in relation to the Cross City Tunnel ventilation stack. In this regard, Clause 7.24 of the Sydney Local Environmental Plan 2012 states as follows in relation to the development near the stack:-

##### **7.24 Development near Cross City Tunnel ventilation stack**

- (2) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) *the proposed development will not adversely affect the dispersal of emissions from the Cross City Tunnel ventilation stack, and*
- (b) *persons using the proposed development will not be unduly affected by those emissions.*

Although the LEP is excluded from the SICEEP area, the impacts on, and of, the SICEEP redevelopment are nevertheless appropriate for assessment:

#### New Public Car Park

- Address the traffic impacts of the public car park with regard to the following extracts from Clause 7.18 of the Sydney Local Environmental Plan 2012:-

### **7.18 Car parks**

*Development consent must not be granted to development for the purposes of a car park unless the consent authority is satisfied that:*

- (a) the development will not encourage persons to travel in private vehicles between 7am and 9.30am or between 3.30pm and 7pm on weekdays, and*
- (b) there will be restrictions on the hours of opening and the amount of time a vehicle can remain within the car park, and*
- (c) the development will not adversely impact on the congestion of roads, in particular the movement of public transport on those roads.*

Although the LEP is excluded from the SICEEP area, the issues raised in the above clause should be considered.

### Construction Impacts

- Address the cumulative construction impacts of the SICEEP redevelopment with other major CBD redevelopments occurring at the time, including the University of Technology Sydney, the Carlton United Brewery redevelopment, the Ultimo Pedestrian Network, Barangaroo, Wynyard Walk and the Sydney Light Rail Master Plan.

### IMAX Redevelopment

- Address the potential impacts of the IMAX redevelopment on accessibility and functionality of the parklands within the SICEEP.

### Adoption of Council's Standard Policies

- Consider and comply with, where relevant, the following Council standard policies:-
  - (i) Public Domain Manual;
  - (ii) Streets Design Code;
  - (iii) Cycle Strategy and Action Plan;
  - (iv) Greening Sydney Plan;
  - (v) Draft Urban Forest Strategy;
  - (vi) Street Tree Master Plan; and
  - (vii) Green Roofs and Walls Strategy;

Thank you for the opportunity to comment. We trust that the above key issues will be addressed in the DGR's for the project.

Should you require further information or wish to arrange a meeting, please contact Russell Hand, Senior Planner on 9246 7321 or at [rhand@cityofsydney.nsw.gov.au](mailto:rhand@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', written in a cursive style.

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport



Our reference: DOC13/94  
Contact: Sarah Deards, 9995 6816

Mr Tom Mithen  
Major Projects Assessment  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

Dear Mr Mithen

**EPA Submission – Request for DGRs – Sydney International Convention Exhibition and Entertainment Centre Precinct**

I refer to your letter dated 17 December 2012 seeking the Environment Protection Authority's (EPA) input to the Director General's Environmental Assessment Requirements (DGRs) for the Sydney International Convention Exhibition and Entertainment Centre Precinct project (the project).

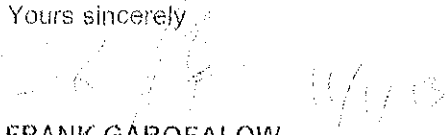
The EPA has reviewed the project information accompanying your letter and considers that the key environmental issues of concern for the project are noise and vibration and water quality. Other issues of concern include soil management; air quality; contamination; excavation; waste and cumulative impacts. The EPA has made a number of comments and recommended DGRs regarding these issues, which are detailed in Attachment 1.

The *Protection of the Environment Operations Act 1997* states that the EPA is the Appropriate Regulatory Authority (ARA) for an activity in relation to "activities carried on by the State or a public authority." I understand that the project is being undertaken as a partnership between a public authority and a private entity, and that at this stage the ARA is unclear. The EPA is currently seeking internal legal advice regarding whether the EPA or the local council is the ARA for the project. The EPA will notify the Department of Planning and Infrastructure of the ARA once the legal advice is received. The EPA has provided advice and recommended DGRs based on the assumption that the EPA is the ARA for the project.

The EPA notes that a number of separate state significant development applications (SSDA) will be made with respect to the project, but that the DGRs issued as a result of the current consultation process will be applied to all components of the project described in the request for DGRs. The comments and DGRs recommended in Attachment 1 are intended to apply to all SSDAs made for components described in the DGR request.

If you wish to discuss any of the issues raised in this letter, please contact Sarah Deards on 9995 6816.

Yours sincerely

  
**FRANK GAROFALOW**  
Manager, Metropolitan Infrastructure  
Environment Protection Authority

Attachment 1: The EPA's comments and recommended DGRs for the Sydney International Convention Exhibition and Entertainment Centre Precinct project

PO Box 666 Parramatta NSW 2124  
Level 7, 79 George Street Parramatta NSW  
Tel: (02) 9995 5000 Fax: (02) 9995 6900  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Attachment 1: The EPA's comments and recommended DGRs for the Sydney International Convention Exhibition and Entertainment Centre Precinct project

Noise and vibration

The EPA recommends that the existing noise DGR be revised to require the proponent to undertake a noise and vibration impact assessment of both construction (including demolition) and operational noise. The assessment should consider the issues outlined below, and identify all feasible and reasonable mitigation measures to be implemented in the project.

1. Construction noise associated with the proposed development should be assessed using the *Interim Construction Noise Guideline* (DECC, 2009).
2. Vibration from all activities (including construction and operation) to be undertaken on the premises should be assessed using the guidelines contained in the *Assessing Vibration: a technical guideline* (DEC, 2006).
3. Operational noise associated with fixed plant and equipment should comply with the *NSW Industrial Noise Policy* (EPA, 2000). In addition, all facilities must be designed and operated in manner that ensures any noise from the facilities is minimised and managed to minimise impacts on surrounding sensitive receivers.
4. Noise on public roads from increased road traffic generated by the project should be assessed using the guidelines contained in the *Environmental Criteria for Road Traffic Noise* (EPA, 1999).
5. Noise from new or upgraded public roads should be assessed using the *Environmental Criteria for Road Traffic Noise* (EPA, 1999).

Construction hours

The EPA recommends that standard construction hours be applied to the demolition and construction phases of the project. Standard construction hours are:

- Monday to Friday: 7am to 6pm;
- Saturday: 8am to 1pm; and
- No work on Sundays or public holidays.

Water quality

Operational water discharges

The EPA notes that many of the project buildings are likely to utilise air heating/ cooling systems which intake and discharge water from Sydney Harbour/ Cockle Bay. The EPA recommends a DGR requiring that all components of the development proposing to use such systems to undertake the following:

Thermal water discharges should be assessed against the ANZECC (2000) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*. The assessment should include:

- Assessment in accordance with Section 8.2.1.5 and 8.2.3.4 in ANZECC & ARMCANZ. (2000) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, Volume 2;
- Detailed numerical modelling of the temperature plume to determine:
  - the likely dispersion of temperature within the near and far field mixing zones
  - total heat loading, in terms of heat build up or retention in the receiving bay
  - the likelihood of any short circuiting of outfall discharge back through the intake
  - impacts of any existing heat rejection systems that may interact with the discharge
- Assessment of the marine environmental impacts associated with the thermal water discharge;
- Assessment of water intake velocities and the effectiveness of the filtration methods to minimise entrainment of marine organisms;

- Assessment of potential chemical treatment options (i.e. antifouling agents) and dosage rates and where a chemical product is proposed, selection of suitable APVMA registered product specifically registered for cooling water system use.

#### Construction water discharges

The EPA recommends a DGR requiring the Environmental Assessment (EA) to provide the following information regarding any water proposed to be discharged from the site during construction:

- Background water quality conditions of receiving water bodies;
- The source of any water to be discharged;
- The location of any proposed discharged points;
- The volume of water to be discharged;
- The quality of any water to be discharged, and any treatment methods required;
- The proposed frequency of water discharges;
- The Water Quality Objectives for the receiving water body and relevant trigger levels/ guidelines;
- Assessment of impacts of the proposed discharge on the receiving water body; and
- Monitoring methods to ensure that any water discharged from the site is suitable for the receiving environment and that water discharges are not impacting on the surrounding environment.

#### Soils and Stormwater

In order to ensure soils and surface water are managed appropriately during construction works, the EPA recommends a DGR requiring an assessment of potential impacts on soils and stormwater quality. The existing soil and land characteristics should be identified, as well as the nature and extent of any significant impacts on soils or stormwater. The assessment should include a description of the mitigation and management measures that will be used to prevent, control, abate or minimise identified soil and stormwater impacts associated with the project. This should include an assessment of the effectiveness and reliability of these measures, and details of any residual impacts after these measures are implemented. The assessment should be completed in accordance with *Managing urban stormwater: soils and construction, vol. 1* (Landcom 2004)

#### Air quality

The EPA recommends a DGR requiring preparation of an air quality impact assessment. The assessment should include:

- Identification of sensitive receivers (e.g. residences, schools, nursing homes, hospitals);
- Prediction of dust fall-out and dust concentrations using appropriate air dispersion modelling with the assumed "worst case scenario";
- Proposed mitigation measures and safeguards to minimise impacts; and
- Details of any proposed public consultation program to inform nearby residents when particularly dusty activities are proposed.

#### Contamination

The EPA notes that the project area is not currently regulated by the EPA under the *Contaminated Land Management Act 1997* (the Act), nor has the EPA received any notifications of contaminated sites under section 60 of the Act. The proponent has informed the EPA that a site auditor accredited under the NSW Site Auditor Scheme has been appointed to the project. The EPA considers this to be appropriate given the scale of development on the site and the previous landuses in the Darling Harbour area.

The EPA recommends that DGR (1) be amended in relation to contamination to reference the following guidelines: Guidelines made or approved under section 105 of the *Contaminated Land Management Act 1997*.

Excavation

The EPA recommends a DGR requiring the EA to provide quantification of the volume of material to be excavated on the site, as well as a plan showing the location of any excavation.

Waste

The EPA recommends a DGR requiring the EA to identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste in accordance with the *Waste Classification Guidelines* (DECC 2008). This includes waste that is intended for re-use or recycling, and waste containing asbestos.

Cumulative impacts

The EPA recommends a DGR requiring the EA to consider the cumulative impacts of project construction on the environment and local community. This should include impacts associated with development of other components of the SICEEP precinct as well as external projects.



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

[heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

Contact: Katrina Stankowski  
Telephone: (02) 9873 8569  
Email: [Katrina.Stankowski@heritage.nsw.gov.au](mailto:Katrina.Stankowski@heritage.nsw.gov.au)  
File: 12/20650  
Job ID No: A1268647  
Your Ref: N/A

Matthew Daniel  
Director- Project Delivery Unit  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Daniel

**Attention: Tom Mithen**

**RE: Request for additional Director General's Requirements for the Sydney International Convention, Exhibition and Entertainment Centre Precinct, Darling Harbour.**

I refer to your letter dated 17<sup>th</sup> of December (received by the Heritage Branch, Office of Environment & Heritage on 19<sup>th</sup> of December), requesting information regarding the NSW Heritage Council's additional Director Generals Assessment Requirements for the preparation of the Environmental Impact Statement for the above major project.

It is noted that initial Director General's Assessment Requirements for this project were issued on the 21<sup>st</sup> of December 2011 and were quite generic in nature. However now that a decision has been made to lodge separate SSD applications for key elements of the overall project rather than a single project wide SSD new specific Requirements are being sought that cover both the project wide area and the individual elements of the project.

Regarding Heritage, the initial Director Generals Assessment Requirements stated that the EIS should address the impacts of the proposal on heritage significance of the site and adjacent built and landscape heritage items and address opportunities for heritage interpretation within the public domain. In addition, the EIS must include a heritage impact assessment and statement of heritage impact and an archaeological assessment containing both Aboriginal and non-Indigenous archaeology.

As Delegate of the Heritage Council and based on the information available regarding the project on the Department of Planning's Website and from JBA Planning, it is considered that the following should be included in the amended Director Generals Assessment Requirements.

1. The Applicant must undertake a highly detailed archaeological assessment which includes a consideration of Aboriginal, non-Aboriginal and Maritime heritage. This archaeological assessment should consider the proposed below ground impacts on any potential archaeology and in addition, consider what archaeological works have already been undertaken on this site which may provide information to aid in this assessment. The assessment should include overlay maps and assessments of significance for the potential archaeological resource utilising appropriate Heritage Council Guidelines such as 'Assessing the Significance of Archaeological Sites and Relics'. It should also contain mitigation strategies to manage this potential archaeological resource which may include redesign to avoid significant archaeology or archaeological testing or salvage during project works.
2. A detailed Heritage Impact Statement should be undertaken which documents and assesses the heritage significance of the site and its associated landscape and any impacts the development may have upon this significance. This assessment should specifically include an assessment of the landscape features of the precinct and the current Exhibition Centre. It should also include a consideration of wider heritage impacts in the area surrounding the site. This assessment should also include detailed mitigation measures to offset the impacts this project may have on the precincts heritage values.
3. The Heritage Impact Statement should have regard to any impacts on places, items or relics of significance to Aboriginal people. Where it is likely that the project will impact on Aboriginal heritage, adequate community consultation should take place regarding the assessment of significance, likely impacts and management/mitigation measures.
4. The Applicant must ensure that an outline of the on-site heritage interpretation plan is undertaken as part of the EIS. The interpretation should include all aspects of the sites history and heritage and the Plan should identify avenues for appropriate and innovative public understanding and appreciation of this heritage as part of the completed redevelopment.

The Heritage Council would be happy to review any further documentation that may address any likely heritage impacts. If you have any further enquiries regarding this matter, please contact Katrina Stankowski (Heritage Branch OEH) on (02) 9873 8569.

Yours sincerely



21/12/2012

**Dr Siobhan Lavelle OAM**  
Acting Manager  
Heritage Branch  
Office of Environment & Heritage  
Department of Premier and Cabinet

**As Delegate of the NSW Heritage Council**

10 January 2013

Mr T Mithen  
Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

By email: tom.mithen@planning.nsw.gov.au

Dear Mr Mithen

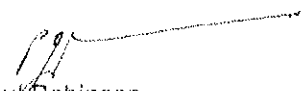
Re: Request for DGRs for Sydney International Convention, Exhibition and  
Entertainment Centre Precinct, Darling Harbour, City of Sydney

I refer to correspondence of 17 December 2012 to Ms Di Tally with respect to input on the  
DGR's for the above proposal.

As the landowner of the site on which the development is being undertaken, Sydney Harbour  
Foreshore Authority has been working proactively with Infrastructure NSW to identify issues  
as they arise.

Consequently, the Authority is supportive of the amendments sought by Destination Sydney  
and considers the DGR's issued to Infrastructure NSW in December 2011 adequately  
address issues of interest/concern to the Authority.

Yours sincerely

  
Paul Robinson  
A/Chief Executive Officer

10/1/13



### Sydney Water Servicing

Sydney Water will further assess the impact of individual developments when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to identify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

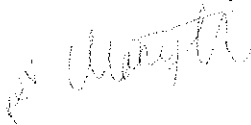
### Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail [corrine.manyweathers@sydneywater.com.au](mailto:corrine.manyweathers@sydneywater.com.au)

Yours Sincerely



Adrian Miller  
Manager, Growth Strategy  
Urban Growth

IT'S HOW  
WE CONNECT



16<sup>th</sup> January 2013

**Network Management Infrastructure**  
Program Delivery Group NSW/ACT

Mr Guneet Kaur  
Project Delivery Unit – Office of the Director General  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Postal Address:  
Locked Bag 6792  
Sydney NSW 2001

Telephone (02) 8576 3216  
Facsimile (02) 9264 1564

Email: [Bob.F.Coyne@team.telstra.com](mailto:Bob.F.Coyne@team.telstra.com)

Re: SICEEP DGR comments

I refer to the Planning Focus Meeting for the SICEEP project that was held on 20 December 2012 and your invitation for comments from Telstra. The one comment that I wish to make relates to the telecommunications facility that Telstra has in place on the roof of the Convention Centre. This facility provides essential wireless data and voice services to a large section of the Darling Harbour precinct and Western Distributor expressway. Maintaining this wireless network coverage is critical given people's, and the economies, absolute reliance on this form of communication.

On 24 October 2012 Planning & Infrastructure/Sydney Harbour Foreshore Authority advised Telstra that it is required to remove this telecommunications facility from the roof of the Convention Centre by 9 December 2013. It is Telstra's intention to comply with this request and we are currently investigating what options may be available to relocate this facility to other structures in the same general area. However, we are greatly concerned that we may not be able to secure and build a replacement telecommunications facility before the set date we have to remove our existing facility at the Convention Centre. It is essential, not just for Telstra, but for the community in general, that Telstra maintains continuous coverage in the Darling Harbour precinct, and the tens of thousands of people passing through on the Western Distributor. Therefore, we will need to have the replacement facility in operation by November this year.

To meet this deadline of November 2013 for the replacement facility to be operational, Telstra will require the assistance of the Department of Planning & Infrastructure to ensure all planning approvals that Telstra require will be expedited. We ask that the Department of Planning & Infrastructure provide Telstra with an undertaking that the Department will provide this assistance. We are making this unusual request to ensure that the current high levels of wireless network service in the Darling Harbour precinct are not interrupted.

Yours faithfully,

Bob Coyne  
NSW/ACT Site Acquisition Manager  
**Telstra Corporation**



Director  
Project Delivery Unit  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Tom Mithen

**DIRECTOR GENERAL REQUIREMENTS  
SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT CENTRE  
PRECINCT (SICEEP), DARLING HARBOUR, CITY OF SYDNEY**

Dear Mr Mithen,

Thank you for hosting the recent Planning Focus Meeting at the Departments offices and your subsequent letter dated 17 December 2012 regarding your request for Transport for NSW to provide input into the Director General's Environmental Assessment Requirements (DGRs) for the above proposal.

Transport for NSW (TfNSW), Roads and Maritime Services (RMS) and RailCorp has reviewed the letter from JBA Pty Ltd dated 14 December 2012 and associated information on the request to amend the DGRs. TfNSW, RMS and RailCorp recommend that the following key issues be included in the DGRs and addressed in the EIS for the project.

**2 Policies and Guidelines**

- Insert reference to the NSW Long Term Transport Master Plan

**7 Transport and Accessibility (Construction and Operation)**

The key issues outlined in this section should be amended to reflect the following:

- Insert reference to the NSW Long Term Transport Master Plan
- Insert reference to Sydney's Light Rail Future
- Insert reference to the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development

The EIS shall include the preparation of a transport and traffic impact assessment which covers (but not limited to) the following:

1. Daily and peak traffic movements likely to be generated by each aspect of the proposed development and assess the cumulative impacts of this traffic on the State and local road network including nearby intersections. This should also include an assessment of impact of both non-event uses (eg. Commercial and/or retail components) and event uses under the potential different operating modes of the facility ranging to major event day and time periods.
2. Address the need for any upgrade or road improvement works on both the State and local road network for each road based transport mode including appropriate staging of these works (if applicable), cost and funding.
3. Demonstrate the provision of appropriate on-site car parking with regard to its accessibility to public transport services.
4. Details of proposed vehicular accesses (including VIP, service/loading, car parking and other pickup/drop off entries), demonstrating compliance with the requirements of the relevant Australian Standards (ie turn paths, sight distances, etc).
5. Details of service vehicle movements and loading management/arrangements, including for event setup/closedown bump-in bump-out periods.
6. Details on the impact on public transport from both non-event and event uses, including the demand on access to CBD rail stations, light rail stops and major bus stops during major events, to identify the major pedestrian movements to and from the site.
7. Detailed measures to encourage sustainable transport for travel to and from the site, including the provision of cyclist end of trip facilities on site for visitors and workers, improved pedestrian and cycle connections and location-specific sustainable travel plans.
8. Details of transport and traffic arrangements including pedestrian/crowd management for the site under different event operating modes, in particular, how they will be managed through the design of the site and the adjacent public domain.
9. The provision of a draft construction traffic management plan detailing all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures. The plan must consider the cumulative effects of other construction activities in the surrounding area.
10. Address any impacts to existing bus operations and access to the coach/bus zone under the Pier Street viaduct and on Darling Drive.
11. Address any impacts on the adjacent light rail infrastructure and its continued operation including the proximity of any proposed works during construction and any proposed relocation and costs in consultation with relevant agencies. Any works to be undertaken within the light rail corridor will require the proponent to obtain land owners consent from RailCorp.
12. Address any impacts on the Western Distributor viaducts and the light rail corridor (parallel to Darling Drive) where RailCorp infrastructure services may be present.

In addition to the above DGRs, TfNSW provides the following requirements for the proponent's consideration in the preparation of the EIS:

### **General Requirements**

- Adequate provisions to accommodate taxi and coach requirements for the precinct.
- Appropriate parking for coaches, buses, service vehicles (including trucks), motorcycle and bicycles should also be accommodated on site.
- The EIS must demonstrate that there will be an adequate parking supply (within the surrounding area) to meet the daily parking demands during demolition/construction of the SICEEP development.
- Provide a management system for parking that guides patrons to the correct car parks for respective facilities. Such a system should consider signs on the road network and dynamic parking availability for each car park.
- The EIS must consider the construction/traffic/transport impacts of other infrastructure and developments which may impact the SICEEP development (ie Barangaroo, IMAX, Sheraton Hotel).
- Improved pedestrian and cyclists connections should include consideration of a potential extension of the Ultimo Pedestrian Link, upgraded and/or improved grade separated facilities west to Ultimo, as well as pedestrian access to the CBD.
- Current back of house operations often require layover of trucks on Darling Drive for event setup. The proposed development should be designed to remove the need for this layover arrangement in the future.
- Investigate opportunities for additional bus layover/parking off Darling Drive in addition to the existing coach parking behind the Entertainment Centre car park. TfNSW seeks further consultation with the proponent on opportunities that may support future bus operations in Central Sydney.
- Appropriate traffic modelling should be used (micro-simulation). This must also examine/model pedestrian impacts at key intersections that will be heavily influenced by pedestrian volumes/activity (ie Darling Drive/Murray Street, Darling Drive/Pier Street, Pier Street/Harbour Street/Goulburn Street).
- The traffic modelling must also conduct a sensitivity analysis of traffic increases which will occur on key streets/roads resulting from the CBD and South East Light Rail proposal.
- The EIS must demonstrate that the traffic capacity of Darling Drive will be able to satisfactorily accommodate the future peak traffic demands (ie 10 years) after the SICEEP development is complete.
- The EIS must demonstrate that the surrounding local and State roads are designed and constructed with the objective of minimising adverse changes to the efficiency, accessibility and safety of the road and associated transport networks and where feasible, maintain the existing intersection and mid-block levels of service in relation to permanent changes.
- A Road Safety Assessment must be conducted at key intersections and locations which will be subject to a heavy mix of vehicles and pedestrian activity.

### **Site Specific Requirements**

- Should the scale of development noticeably change at the time of DA submission for any of the Stages associated with the SICEEP Master Plan, then revised traffic modelling analysis must be conducted which reviews the worst case cumulative traffic impacts on the surrounding road network and identifies the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

- The EIS must demonstrate that car park accesses (ie entry/exit lanes) to the International Convention Centre Sydney, ICC Exhibition Centre, The Theatre and Public Car Park are adequately designed to meet the peak entry/exit capacities as detailed in Appendix D of AS 2890.1.
- The EIS must prepare a preliminary loading dock management plan for the International Convention Centre Sydney, ICC Exhibition Centre and The Theatre which considers how loading vehicles will be appropriately managed during major events.

Transport for NSW would appreciate the opportunity to discuss with the proponent the transport and traffic aspects of the proposal in the preparation of the EIS for this project. Should you have any questions regarding this matter, please contact Aleks Tancevski on 8202 2811 or [Aleks.Tancevski@transport.nsw.gov.au](mailto:Aleks.Tancevski@transport.nsw.gov.au)

Yours sincerely,



11/1/13  
Mark Ozling  
**Manager, Land Use and Transport Planning  
Planning and Programs**

Cc: Shane Schneider, Roads and Maritime Services  
Cc: Jim Tsirimiagos, RailCorp