

Request for DGRs for State Significant Development

Introduction & Notes

This form should be used to request Director-General's Requirements (DGRs) for State significant development in accordance with Part 4 of the *Environmental Planning & Assessment Act 1979*.

State significant development (SSD) is identified in Schedules 1 and 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The Minister may also declare (or 'call in') specified development on specified land to be SSD. For further information on the procedures for calling in development as State significant development please click here: [Ministerial 'call in'](#).

If your development does not meet the criteria in the SRD SEPP, and has not been called in by the Minister, it is not SSD and you should not request DGRs for SSD.

The Minister cannot grant consent to SSD that is wholly prohibited by an environmental planning instrument. Wholly prohibited development must be subject to a concurrent rezoning process. Partly prohibited development may also be subject to a concurrent rezoning process. If your development is partly or wholly prohibited, contact the Department before lodging a request for DGRs for SSD.

You must submit a supporting document with this request. The supporting document should include the following information:

1. Site details: Provide high-quality aerial photographs, maps or figures that clearly depict the following:
 - o the local and regional context of the proposal,
 - o surrounding development and any potentially affected properties,
 - o the location of key infrastructure and environmental features
2. Development description: Provide a clear and concise summary of the proposal that describes the types of activities that will be undertaken during each stage of the development.
3. Permissibility and Strategic Planning: Identify the strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
4. Impact identification and assessment: Identify and prioritise the expected environmental impacts (positive and negative) associated with the development, based on a preliminary risk assessment. Briefly outline any strategies to address the impacts identified.
5. Justification: Explain why the site was chosen for the proposal and briefly discuss the alternatives considered. Outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
6. Consultation: Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
7. Capital investment value: Provide an accurate estimate of the cost of carrying out the proposal. If your proposal is identified as State significant development by a capital investment value threshold in Schedule 1 of SRD SEPP, a quantity surveyor's report confirming the capital investment value of the development is required.

The supporting document can be attached to the Request for DGRs in Step 6 of this form. N.B. the file(s) comprising your supporting documents must be in "pdf" format, non-secured and no more than 10Mb.

If the supporting documents do not contain sufficient information, the Department may request that is revised prior to issuing DGRs.

If your request is not accepted, you will be advised within 14 days of lodgement. If your request is accepted, you will receive Director-General's Requirements within 28 days of lodgement, unless otherwise agreed with the Director-General. Once you have lodged your request, you will be sent an email acknowledging your request and providing a reference number to use when discussing the request with the Department. The Department may request additional information from you at any time and may

also amend the DGRs at any time.

Australian phone numbers and addresses are required when completing this form.

Applicant Details

Title: Ms

Firstname: Michelle

Surname: Mason

Day Phone: 92375410

Fax:

Mobile:

Email: acella@jbaplanning.com.au

Company: Lend Lease (Haymarket) Pty Ltd

ABN: 50 147 913 291

Physical Address: Hickson Road Millers Point, NSW 2000

Postal Address: Hickson Road Millers Point, NSW 2000

Site details

Site Title: SICEEP Site, ICC Hotel Site

Site Location: Darling Drive Darling Harbour, 2000

Site Government Area: Sydney City Council

Lot/DP: 1010/1147364

Project Details

State & Regional Development SEPP - Schedule 1 - State Significant Development

- Clause 1: Intensive livestock agriculture
- Clause 2: Aquaculture
- Clause 3: Agricultural produce industries and food and beverage processing
- Clause 4: Timber milling, timber processing, paper and pulp processing
- Clause 5: Mining
- Clause 6: Petroleum (oil, gas coal seam gas)
- Clause 7: Extractive Industries
- Clause 8: Geosequestration
- Clause 9: Metal, mineral and extractive material processing

- Clause 10: Chemical, manufacturing and related industries
- Clause 11: Other manufacturing industries
- Clause 12: Warehouses or distribution centres
- Clause 13: Cultural, recreation and tourist facilities
- Clause 14: Hospitals, medical centres and health research facilities
- Clause 15: Educational establishments
- Clause 16: Correctional centres
- Clause 17: Air transport facilities
- Clause 18: Port facilities and wharf or boating facilities
- Clause 19: Road, rail and related transport facilities
- Clause 20: Electricity generating works and heat or co-generation
- Clause 21: Water supply systems
- Clause 22: Sewerage systems
- Clause 23: Waste and resource management facilities
- Clause 24: Remediation of contaminated land

State & Regional Development SEPP - Schedule 2 - State Significant Development

- Clause 1: Sydney Opera House
- Clause 2: Development over \$10 million on specified sites
- Clause 3: Development at Barangaroo
- Clause 4: Development at Royal Randwick Racecourse
- Clause 5: Development over \$10 million in Western Sydney Parklands
- Clause 6: Development in The Rocks
- Clause 7: Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site
- Clause 8: Development at Penrith Lakes Site
- Clause 9: Development at Warnervale Town Centre Site
- Clause 10: Development at NSW Land and Housing Corporation Sites
- Clause 11: Development at North Penrith Site
- Clause 12: Development at North Ryde Station Precinct Site

Ministerial Call In

- The development was called in by the Minister for Planning & Infrastructure

Online information provided by the applicant

Title: International Convention Centre Hotel

State Significance: Clause 2: Development over \$10 million on specified sites

Description: Demolition of existing site improvements and construction of the ICC Hotel and public domain works.

Capital Investment Value: \$128,343,000.00

Construction "jobs": 350

Operational "jobs": 250

Permissibility

Is the development permissible with consent, partly prohibited, or wholly prohibited (select one)?

- Permissible with consent
- Partly prohibited
- Wholly prohibited

Online information provided by the applicant

Permissibility: Permissible with consent

Approvals

Would the development otherwise, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

- the concurrence under Part 3 of the Coastal Protection Act 1979 of the Minister administering that Part of that Act
- a permit under section 201, 205 or 219 of the Fisheries Management Act 1994
- an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977
- an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974
- an authorisation referred to in section 12 of the Native Vegetation Act 2003 (or under any Act repealed by that Act) to clear native vegetation or State protected land
- a bush fire safety authority under section 100B of the Rural Fires Act 1997
- a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the water Management Act 2000

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- an aquaculture permit under section 144 of the Fisheries Management Act 1994
- an approval under section 15 of the Mine Subsidence Compensation Act 1961
- a mining lease under the Mining Act 1992
- a petroleum production lease under the Petroleum (Onshore) Act 1991
- an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the Roads Act 1993
- a licence under the Pipelines Act 1967
- an aquifer interference approval under the Water Management Act 2000

Online information provided by the applicant

- a consent under section 138 of the Roads Act 1993
- an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977

Consultation and concurrence

Would the development, but for Section 79B (2A) of the EP&A Act have required a concurrence under Section 79B of the Act, including a concurrence under the <i>Threatened Species Conservation Act 1995</i>?

Online information provided by the applicant

- no

Supporting Documents

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 - o the location of key infrastructure and environmental features
2. Development description: Provide a clear and concise summary of the proposal that describes the types of activities that will be undertaken during each stage of the development.
3. Permissibility and Strategic Planning: Identify the strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
4. Preliminary environmental assessment: Identify and prioritise the expected environmental impacts (positive and negative) associated with the development, based on a preliminary risk assessment. Briefly outline any strategies to address the impacts identified.
5. Justification: Explain why the site was chosen for the proposal and briefly discuss the alternatives considered. Outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
6. Consultation: Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
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Submitted files:

- DA Form.pdf

Prior discussion with Department

Has the project been the subject of prior discussion with the Department? yes

Name of person spoken to at the department: Karen Jones / Ben Lusher / Matthew Rosel

Submitter details

Name: Alexis Cella

Capacity: Planning Consultant

Submitted: 2013-09-03 11:01:1378170078