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Mr Stewart Verity
General Manager, Planning and Urban Design
Lend Lease (Millers Point) Pty Limited
30 The Bond
30 Hickson Road
MILLERS POINT NSW 2000

Our ref: SSD 6303

Dear Mr Verity

DGRs for Stage 1A Public Domain Works, Barangaroo South (SSD 6303)

Please find attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed State significant development application (6303) outlined above at Barangaroo. Please note that 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, you must consult further with the Director-General in relation to the preparation of the EIS.

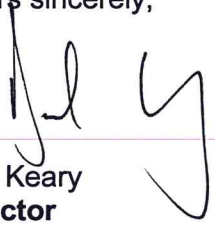
Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

I would appreciate if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Your contact officer, Ms Kate Macdonald, can be contacted on 02 9228 6435 or at kate.macdonald@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,


Dan Keary
Director
Industry, Key Sites and Social Projects
(as delegate for the Director-General)

20/12/13

Director General's Environmental Assessment Requirements
Section 78A(8A) of the *Environmental Planning and Assessment Act 1979* and
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6303
Proposal Name	Stage 1A Public Domain, Barangaroo
Location	Public Domain Area, Barangaroo South, Sydney
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	20 December 2013
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Adequate baseline data. • Consideration of potential cumulative impacts due to other development in the vicinity. • 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. • Certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: 1. Relevant EPIs, Policies and Guidelines Demonstrate that the project will comply with the requirements set out in the following provisions: • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: ◦ <i>State Environmental Planning Policy (State and Regional Development) 2011</i>; ◦ <i>State Environmental Planning Policy (Major Development) 2005</i>; ◦ <i>State Environmental Planning Policy (Infrastructure) 2007</i>; and ◦ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>. • Demonstrate that the project is consistent with <i>NSW 2021</i>, and <i>draft Metropolitan Plan for Sydney to 2031</i>. • Demonstrate consistency with the terms of approval of Concept Plan MP06_0162 (as modified), including compliance with the Public Domain Plan prepared under Statement of Commitment 7.

2. Barangaroo Review

- The EIS shall outline how the proposal integrates and responds to the recommendations of the Design Review Panel in relation to public domain areas.

3. Public Domain and Public Access

- Identify proposed open space, public domain and linkages with and between other public domain spaces including: the waterfront promenade, surrounding buildings, transport place, Wynyard Walk and the proposed ferry hub.
- Details of the interface between the proposed uses, public domain, and the relationship to, and the impact upon, the existing public domain, including demonstration of means of activating the public domain.
- A Public Domain Plan is to be prepared, which addresses:
 - The requirements of the public domain plans and guidelines approved under the Barangaroo Concept Plan;
 - All planning, accessibility and design issues related to the connectivity of the site to its surrounding environment, including identified strategic pedestrian and bicycle connections in the Sydney City Centre Access Strategy to the north, east and south of the site, in particular King Street Wharf, Wynyard Walk, City Walk Bridge, Napoleon Street and Transport Place;
 - Demonstration that adequate provision has been made for any associated maritime infrastructure and access requirements (such as maintenance, easements etc);
 - Event management and recreational capacity, including passive and active recreational opportunities; and
 - If events are proposed within the public domain, an event plan of management must be provided. This plan will also inform traffic and maritime management.
- Outline specific design features, including but not limited to:
 - Footpaths and pavements, roads and/or rights of carriageways;
 - Materials and finishes;
 - Public art;
 - Furniture and fixtures, including all temporary and permanent wind mitigation measures required under the project approvals for MP10_0025 (as modified), MP10_0227 (as modified) and MP11_0044 (as modified);
 - Street lighting, pedestrian lighting and feature lighting;
 - Edges, screens and fences;
 - Walls, embankments and mounds;
 - Steps, ramps, vehicle crossings, decks and pathways;
 - Services where affected, utility poles, and service pits;
 - Civil and stormwater infrastructure;
 - Tree planting;
 - Mass planting beds, planter boxes and individual plantings; and
 - The extent of temporary and permanent features to be clearly shown, including bicycle parking, furnishing or footings, finished surfaces, services and planting.

The EIS must also include:

- Detailed plans, elevations and sections of all landscape works.
- A materials/finishes sample board confirming the application of materials and finishes for the development.

4. Infrastructure Provision

- Detail the existing infrastructure on-site, including any infrastructure proposed to accommodate the proposed ferry hub, and identify possible impacts on any such infrastructure from the proposal.
- Detail the proposed infrastructure that will service the development and demonstrate that the site can be suitably serviced. This is to include lighting

	details and measure to mitigate light spill and potential impacts to the amenity of sensitive receivers surrounding the site, including residential and commercial premises. - Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation. 5. Ecologically Sustainable Development (ESD) - Identify how the development will incorporate ESD principles in the design, construction and operation phases of the development. 6. Water, Drainage, Stormwater and Groundwater - Prepare a Stormwater and Drainage Assessment to assess the impacts of the proposal on surface and groundwater hydrology and quality. - Water quality management focussing on potential impacts from the works on Sydney Harbour. - Prepare a Water Management Plan. This should include stormwater and wastewater management, including any re-use and disposal requirements, demonstration of water sensitive urban design and any water conservation measures. - Prepare an Infrastructure Management Plan. The proponent shall provide information on the required water and wastewater services and any augmentation of Sydney Water infrastructure that may be required for the proposed development. 7. Seawall Construction/Modification - The EIS should address whether modifications to the estuarine foreshore comply with the recommendations of <i>Environmentally Friendly Seawalls - A Guide to Improving the Environmental Value of Seawalls and Seawall-lined Foreshores in Estuaries</i> (DECC, 2009). In addition, EIS should address the impacts of modifying the existing seawalls on the water quality of Darling Harbour. 8. Air, Noise and Odour - Address potential air quality, noise and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures. 9. Traffic The EIS must include a Traffic Impact Assessment (TIA) that evaluates: - Daily and peak traffic movements (vehicle and pedestrian) likely to be generated by the proposed development. - Cumulative traffic impacts (vehicle and pedestrian) associated with other construction activities on the Barangaroo site. - Details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements. In addition, the TIA must include appropriate measures to manage and/or mitigate the impacts of the proposed construction works on the local road network and pedestrian and cycle connections to the site. 10. Environmental, Construction and Site Management Plan The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: - Community consultation, notification and complaints handling. - Impacts of construction on adjoining development and proposed measures to mitigate construction impacts. - Noise and vibration impacts on and off-site. - Air quality impacts on the neighbourhood. - Odour impacts.
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	• Water quality management for the site. • Waste management. 11. Staging • Details regarding the staging of the proposed development. 12. Consultation • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007. • Undertake an appropriate level of consultation with council and state government agencies regarding the recommendations of the Barangaroo Review. • Provide details on the Community Engagement Framework to guide the public consultation process.
Deemed refusal period	60 days

Plans and Documents

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