

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

Application Number	SSD 6353
Proposal Name	Sydney Opera House Visitor and Interpretation Centre
Location	Sydney Opera House, Bennelong Point
Applicant	Sydney Opera House Trust
Date of Issue	31 JANUARY 2014
General Requirements	<p>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 of the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • Adequate baseline data; • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • The EIS must also be accompanied by a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> ▪ a detailed calculation of the capital investment value (CIV) of the development (as defined in clause 3 of the Environmental Planning and assessment Regulation 2000), including details of all assumptions and components from which the CIV calculation is derived; ▪ a close estimate of the jobs that will be created by the development during construction and operation; and ▪ verification that the CIV was accurate on the date that it was prepared.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines Demonstrate that the application will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Major Development) 2005.</i> • <i>State Environmental Planning Policy (State & Regional Development) 2011.</i> • <i>Sydney Local Environmental Plan 2012.</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP.</i> • Demonstrate that the project is consistent with the <i>Draft Metropolitan Strategy for Sydney to 2031</i> and <i>NSW 2021: A Plan to Make Sydney Number One.</i> <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>

2. Heritage

National and World Heritage Matters

- The application must include a Heritage Impact Statement prepared by a qualified Heritage Consultant which assesses the proposal against the requirements of the following documents:
 - *Matters of National Environmental Significance Significant Impact Guidelines 1.1*;
 - *Management Plan for the Sydney Opera House*;
 - *Conservation Management Plan Sydney Opera House: A Revised Plan for the Conservation of the Sydney Opera House and its Site* (3rd Edition); and
 - *Utzon Design Principles*.
- In addition, the department requests that you refer the proposal to the Australian Minister for the Environment to determine whether the proposed development requires formal assessment and approval under the *Environmental Protection and Biodiversity Conservation Act 1999*.

Note: If the proposed development is deemed to be a Controlled Action under the provisions of the *Environmental Protection and Biodiversity Conservation Act 1999*, you may seek to utilise the provisions of the Bilateral Agreement between the Commonwealth and the State of NSW as executed on 20 December 2013, to obtain a single approval for the proposed development.

State Heritage Matters

- Address the impact of the proposal on the heritage significance of any heritage items and/ or conservation areas in accordance with the guidelines in the NSW Heritage Manual and relevant Council EPI's.
- Prepare an archaeological assessment (if relevant) of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items and outline any proposed mitigation and conservation measures.

3. Urban Design and Visual Impacts

The EIS shall address the height, bulk and scale and design quality of the proposed development within the context of the locality, specifically the Opera House, foreshore promenade and the Royal Botanic Gardens. In particular, detailed building envelope contextual studies should be undertaken to ensure the proposal integrates with the local environment. Design considerations aimed at mitigating any adverse impacts should also be demonstrated.

The EIS shall also include:

- View analysis to and from the site from key vantage points, including to and from the Opera House, East Circular Quay, the Tarpeian Wall and the Royal Botanic Gardens; and
- Options considered for the siting and layout of the building envelope, including justification for the preferred envelope.
- Details of the preferred materials palette.

4. Visitor Access

- Details on the interface between the proposed uses and the remainder of the site relative to visitor access, including to the Royal Botanic Gardens.
- Outline how public access to and along the promenade will be maintained during the construction phase of the development.
- Outline the adequacy of the pedestrian circulation space around the proposed structure, having regard for the potential for large groups of users to access the site at any given time.
- Provide specific details of design features, both permanent (if any) and temporary including but not limited to:
 - paths of travel including footpaths and pavements;

- materials and finishes; and
- furniture and fixtures.

5. Lighting

- Identify the location, design and luminescence specifications for all lighting proposed on-site.
- Measures to mitigate light spill and potential impacts on the amenity of sensitive receivers surrounding the site, including the residential and commercial premises at Circular Quay.

6. Sediment, Erosion and Dust Controls

- Identify measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

Relevant Policies and Guidelines:

- *Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom)*
- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000)*
- *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)*

7. Infrastructure Provision

- Detail the existing infrastructure on site 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.
- Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation.

8. Ecologically Sustainable Development (ESD)

- Identify how the development will incorporate ESD principles in the design, construction and operation phases of the development.

9. Crime Prevention

- Address crime prevention through environmental design (CPTED) principles in relation to the layout of temporary and permanent structures.

10. Construction Impacts

Traffic Impacts

- The EIS must include a Traffic Impact Assessment (TIA) that evaluates:
 - daily and peak traffic movements likely to be generated by the construction of the proposed building;
 - cumulative impacts associated with other construction activities on site (i.e. the Vehicle and Pedestrian Safety Project approved under MP 09_0200, and the major events proposed under SSD 6053);
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; and
 - Provide details of the impacts of the proposal on the principal vehicular entry points to Government House located adjacent to the Conservatorium of Music and along Macquarie Street near the exit from the Sydney Opera House Car Park.

Relevant Policies and Guidelines:

- *Guide to Traffic Generating Developments (RTA); and*
- *Planning Guidelines for Walking and Cycling.*

Noise

- Identify the main noise and vibration generating sources and activities at all stages of construction. Outline measures to minimise and mitigate potential noise and vibration impacts on surrounding occupiers of land.
- The assessment should also consider the cumulative impact of other construction work on-site and the overall impact of external noise on the internal acoustic levels of the Sydney Opera House and make recommendations regarding relevant mitigation measures that can be adopted during the construction phase of the development.

Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy (EPA).*
- *Interim Construction Noise Guideline (DECC).*

11. Waste

Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.

12. Economic Impacts

- Identify the key economic benefits to the State of NSW likely to result from the proposal.

13. 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.
- Provide details on the Community Engagement Framework to guide the public consultation process.

Plans & Documents

<p>Plans and Documents</p>	<p>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.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items. • 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: <ul style="list-style-type: none"> • 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.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 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.
<p>Consultation</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. In particular, you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council. • Commonwealth Department of Environment. • NSW Office of Environment and Heritage. • Sydney Harbour Foreshore Authority. • Royal Botanic Gardens and Domain Trust. • Office of the Governor. • NSW Police. • Local Aboriginal Land Council and stakeholders. • Local Heritage Group/s, if relevant. <p>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.</p>
<p>Further consultation after 2 years</p>	<p>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.</p>