

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 6425
Proposal Name	Commercial Building C2 and Hickson Place Loggia, Hickson Road, Barangaroo South
Location	Barangaroo
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	28 March 2014
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 of the Environmental Planning and Assessment Regulation 2000. Notwithstanding the 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 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 EPI's, Policies and Guidelines Demonstrate that the application 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 55 - Remediation of Land</i>; • <i>State Environmental Planning Policy (Infrastructure) 2007</i>; • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i>; • <i>Sydney Local Environmental Plan 2012</i>; and • <i>Sydney Development Control Plan 2012</i>. • Demonstrate that the project is consistent with <i>NSW 2021</i>, and the <i>Draft</i>

Metropolitan Plan for Sydney to 2031.

- Demonstrate consistency with the terms of approval of Concept Plan 06_0162 (as modified).

→ *Permissibility*

Detail the nature and extent of any prohibitions that apply to the development.

→ *Development Standards*

Identify compliance with the development standards applying to the site.

2. Land Use and GFA

- Provision of a table identifying the building's different land uses, including a floor by floor breakdown of GFA, total GFA and site coverage.
- Provision of a table identifying:
 - the total GFA approved for retail, commercial, tourist and community uses approved across the entire Barangaroo site to date;
 - the total GFA approved across the entire Barangaroo site for active uses within the 'RE1 Public Recreation' zone to date;
 - the total GFA approved across the entire Barangaroo site to date;
 - the total GFA approved within each development block at Barangaroo to date; and
 - the residual floor space available within each development block, and across the entire Barangaroo site.

3. Urban Design and Built Form

- Demonstrate how the proposed development will achieve design excellence including:
 - the design process leading to the proposal;
 - a high standard of architectural design, materials and detailing appropriate to the building and the loggia structure and its location and context, including consideration of the design excellence provisions contained in clause 6.2 of the *Sydney Local Environmental Plan 2012*;
 - the form and external appearance of the proposed buildings and/or structures, and how it will improve the quality and amenity of the public domain and integrate with the surrounding built form;
 - the sustainable design principles incorporated into the development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resources, and water and energy efficiency;
 - detailed plans, elevations and sections;
 - a view analysis is to be undertaken inclusive of photomontages and perspectives of key elements and views of the development from key locations (including, but not limited to, from Hickson Road, Shelly Street, and Napoleon Street, Margaret Street West and Lime Street, and from the adjoining building at 10 Shelley Street);
 - impacts on key views from within the Barangaroo site;
 - a materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the development;
 - 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements;
 - shadow diagrams; and
 - wind effects report.

4. Public Domain and Public Access

- Identify proposed open space, public domain and linkages with and between other public domain spaces, including Hickson Road and Margaret Street West.

	• Details on the interface between the proposed uses, public domain, and the relationship to, and impact upon, the existing public domain, including demonstration of means of activating the public domain. • Demonstrate that basement car parking and basement areas are to be contained beneath building blocks to provide public streets with a high quality landscaped public domain. • Details of any trees proposed to be planted along Hickson Road and the impact of the proposed works on tree health in the long-term. • In the event that the application is lodged prior to the determination of the permanent public domain works proposed under SSD 6303, a public domain plan must be provided. The Plan shall address: ▪ the requirements of the public domain plans and guidelines approved under the Barangaroo Concept Plan, and how the design of the public domain responds to these requirements; ▪ all planning, accessibility and design issues related to the connectivity of the site to its surrounding environment, including identified strategic pedestrian and bicycle connections outlined in the <i>Sydney City Centre Access Strategy</i>; ▪ the location of footpaths, pavements, roads and/or rights of carriageways; ▪ all materials and finishes; ▪ the location and composition of public art; ▪ furniture and fixtures, including any temporary and permanent wind mitigation measures; ▪ the location and specifications of any street lighting, pedestrian lighting or feature lighting; ▪ the location of any edges, screens or fences; ▪ the location of any walls, embankments or 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 ▪ an estimate of the costs associated with maintaining infrastructure within the public domain based on the likely lifespan of the proposed materials and structures. 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. 5. Transport, Car Parking and Accessibility Impacts • Justification of proposed quantum of on-site car and bicycle parking for the proposal having regard to the Concept Plan approval (as amended), RTA guidelines and accessibility of the site to public transport. • Details of any changes to car parking arrangements along Hickson Road required to service the site. • The EIS shall include a Transport Management and Accessibility Plan that outlines: ▪ transport and traffic management within the overall Barangaroo precinct, including the demonstration of a minimalist approach to car parking provision; ▪ pedestrian and cycle access/circulation to meet the likely future demand within the precinct and connections to the external networks, particularly the City of Sydney Cycle Network; and ▪ measures to promote public transport usage and pedestrian and
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	bicycle linkages. ▪ Daily and peak traffic movements likely to be generated by the proposed development, including modelling and assessment of the performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a consequence of the proposal. ▪ Identification of Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport, including the preparation of a Work Place Travel Plan. ▪ In relation to construction traffic: - o cumulative impacts associated with other construction activities on the Barangaroo site; - o details of anticipated truck movements to and from the site; and - o details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements. → <i>Relevant Policies and Guidelines</i> • <i>Guide to Traffic Generating Development</i> • <i>EIS Guidelines – Road and Related Facilities (DoPI)</i> • <i>NSW Planning Guidelines for Walking and Cycling.</i> 6. Heritage • The EIS must include an assessment of the likely impacts of the proposal on any heritage and archaeological items and outline mitigation and conservation measures. 7. Contamination • Demonstrate compliance with the requirements of SEPP 55. • If remediation works are required, the EIS must include a Remedial Action Plan (RAP). The RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the <i>Environmental Planning and Assessment Act 1979</i> and relevant guidelines produced or approved under section 105 of the <i>Contaminated Land Management Act 1997</i>. → <i>Relevant Policies and Guidelines</i> • The current guidelines under section 145C of the <i>Environmental Planning and Assessment Act 1979</i> are the guidelines “<i>Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land</i>” 1998. 8. ESD • Identify how the development will incorporate ESD principles in the design, construction and operational phases of the development. 9. Infrastructure Provision • Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced. • Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works. • Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations. • Prepare an Infrastructure Management Plan. The applicant shall provide information on the required water and waste water services and any augmentation of Sydney Water infrastructure that may be required for the proposed development.
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10. Noise

- Identify and provide a qualitative assessment of the main noise generating sources and activities at all stages of construction (including cumulative noise), and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

→ *Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*
- *Assessing Vibration: A Technical Guideline 2006*
- *NSW Road Noise Policy (DECCW 2011)*
- *Development Near Rail Corridors and Busy Roads (DoPI)*

11. Air, and Odour

- Address potential air quality and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures.

12. 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.
- Identify appropriate water quality management measures focussing on the management of the impacts from the proposed 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.

13. Environmental, Construction and Site Management Plan

- The EA 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;
 - water quality management for the site; and
 - construction waste classification, transportation and management methods in accordance with *DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline*.

14. Staging

- Details regarding the staging of the proposed development.

15. Consultation

- 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

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 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: • The location of any existing building envelopes or structures on the land in relation to the existing and proposed site boundaries 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. • Sydney Water. • AusGrid. • Transport for NSW. • RMS. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, 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.

