



Planning & Environment

Ms Michelle Mason
Lend Lease (Haymarket) Pty Ltd
30 Hickson Road
Millers Point, NSW 2000

Contact: Fiona Gibson
Phone: 02 9228 6371
Fax: 02 9228 6455
Email: fiona.gibson@planning.nsw.gov.au
Our ref: SSD 6831

Dear Ms Mason

Secretary's Environmental Assessment Requirements for Fit Out of the Approved International Convention Centre Hotel, installation of illumination/lighting and subdivision (SSD 6831) at the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP)

Thankyou for your request for Secretary's Environmental Assessment Requirements (SEARs) for the above project.

Please find attached a copy of the SEARs for the preparation of an Environmental Impact Statement (EIS) for the project. These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information. Please note that the Secretary 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 Department in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the project, 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 it 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.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to community's concerns. Accordingly, a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS.

Your contact officer for this proposal, Fiona Gibson, can be contacted on 9228 6371 or at fiona.gibson@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Ben Lusher
Manager
Key Sites

Secretary's Environmental Assessment Requirements

Section 78A (8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 6831
Proposal Name	The fit out of the approved International Convention Centre Hotel, installation of illumination/lighting and subdivision.
Location	The Sydney International Convention, Exhibition and Entertainment Precinct, Darling Harbour.
Applicant	Lend Lease (Haymarket) Pty Ltd
Date of Issue	17 DECEMBER 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 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: • Compliance with the Building Code of Australia; • Provision of an ESD report to provide assurance that the fit out works will not affect the 6-star green star rating of the base building.
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: • State Environmental Planning Policy (State and Regional Development) 2011; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and • Darling Harbour Development Plan No.1. • Demonstrate consistency with the terms of approval for the construction and use of the ICC Sydney Hotel (SSD 6116). 2. Compliance with the Building Code of Australia • Provide a Building Code of Australia assessment report demonstrating that the application complies with the relevant provisions of the Building Code of Australia. Note: The report must outline any alternate solutions required to ensure compliance with the Building Code of Australia. 3. Illumination / Lighting The EIS shall address: • the visual impacts of the proposed illumination/lighting of the hotel building from both surrounding residential properties and key vantage points in the public domain surrounding the site; • how the proposed external lighting fixtures integrate with the architecture and use of the building and contribute to the character of the building, the public domain and surrounding skyline; • the impacts of the proposed illumination/lighting on the heritage significance of nearby built and landscape heritage items including

	- places, items or relics of significance to Aboriginal people; - the impacts of the proposed illumination/lighting on the light rail operation including details on how the design, installation and use of lights, signs and reflective materials limit glare and reflectivity on the light rail corridor; and - the operational hours of the proposed lighting. 4. Fit out The EIS shall address: - that the detailed fit out of the hotel includes interpretation of its history and significance; and - internal amenity for future building occupants, including measures to enhance natural daylight access into the building. 5. Ecologically Sustainable Development (ESD) The EIS shall demonstrate: - that the fit out proposal maintains the ability of the hotel building to achieve a 4 star NABERS Energy rating; - that the fit out works respond to sustainable building principles and increase the energy efficiency of the hotel by using low energy technologies. 6. Construction Management The EIS shall address: - 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; - traffic and transport impacts during construction and how these impacts will be mitigated in terms of traffic, pedestrian, cycleway and public transport (including light rail); and - waste management. 7. Consultation - Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007; and - Consult with the City of Sydney Council, Transport for NSW, Sydney Trains and Sydney Airport Corporation.
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: - Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries; - Site Analysis Plan; - architectural fit out plans; - lighting plan and strategies; - photographic montages of the external facades (day and night); - Subdivision Plans that clearly define lot boundaries and include additional information, including rights of access; - Heritage Impact Statement; - draft Traffic Management Plan; - Ecological Sustainable Development Report; and - details of estimated waste quantities, on-site waste storage capacity and treatment and disposal or re-use of waste generated by the proposed development.