

12. ENVIRONMENTAL RISK ASSESSMENT

12.1. RISK ASSESSMENT

The SEARs require an environmental risk analysis to identify potential environmental impacts associated with the proposal.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk management—Principles and guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. Comment on residual risk (the remaining level of risk following implementation of mitigation and management measures) is also provided within this section.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Table 3 – Risk Descriptors

| Likelihood | Consequence |
|------------------|---|
| A Almost certain | 1 Widespread irreversible impact |
| B Likely | 2 Extensive but reversible (within 2 years) impact or irreversible local impact |
| C Possible | 3 Local, reversible (within 2 years) impact |
| D Unlikely | 4 Local, reversible, short term (<3 months) impact |
| E Rare | 5 Local, reversible, short term (<1 month) impact |

The risk levels for likely and potential impacts were derived using the following risk matrix.

Table 4 – Risk Matrix

| | | Likelihood | | | | |
|-------------|---|------------|----------|----------|----------|----------|
| | | A | B | C | D | E |
| Consequence | 1 | High | High | Medium | Low | Very Low |
| | 2 | High | High | Medium | Low | Very Low |
| | 3 | Medium | Medium | Medium | Low | Very Low |
| | 4 | Low | Low | Low | Low | Very Low |
| | 5 | Very Low | Very Low | Very Low | Very Low | Very Low |

The results of the environmental risk assessment for the Stage 2 demolition works presented in Table 10.

We note that while this analysis has been undertaken in accordance with the SEARs, this methodology was designed principally in relation to processes impacting on natural ecological systems and is highly dependent upon 'reversibility'. In an urban context where buildings are designed to be relatively permanent, rankings are skewed upwards, and of questionable real meaning.

Table 5 – Environmental Risk Assessment

| Aspect | Potential Impact | Likelihood | Consequence | Risk Level |
|---|--|-------------------|--------------------|-------------------|
| Amenity | Adverse impact on visual and acoustic privacy on surrounding properties. | C | 4 | Low |
| | Adverse impacts on residential amenity of surrounding properties. | C | 3 | Medium |
| | Adverse impact on the pedestrian wind environment of surrounding streets. | D | 4 | Low |
| Public Domain and Public Access | Reduced access to public domain spaces, streets and lanes. | C | 4 | Low |
| | Inactive frontages of the public domain. | B | 4 | Low |
| | Unsafe and inaccessible public domain. | B | 4 | Low |
| Transport and Accessibility Impacts | Congestion and adverse impact on key intersections as a result of increased traffic generation on the site. | D | 4 | Low |
| Heritage | Damage to Tank Stream as a result of construction | C | 3 | Medium |
| | Impact on any archaeological relics beneath the Fairfax House and Rugby Club sites | D | 2 | Low |
| | Damage to Aboriginal sites or artefacts | D | 2 | Low |
| Infrastructure Provision | Adverse impact on surrounding transport infrastructure during the construction stage of the development. | D | 4 | Low |
| Interim Rail Corridor | Adverse impact on the practicality, structural integrity, safety and cost of carrying out rail expansion projects on the site. | D | 4 | Low |
| Water, Drainage, Stormwater and Groundwater | Adverse impact on the water quality of the Tank Stream. | D | 4 | Low |
| | Adverse impact on surface and ground water quality. | D | 4 | Low |
| | Adverse impact on groundwater dependent ecosystems. | D | 4 | Low |
| Staging | Adverse impact on the construction of the CSELR project. | D | 4 | Low |

12.2. POTENTIAL CUMULATIVE IMPACTS

The proposed development facilitates the timely demolition of all structures on site to slab level. This enables the delivery of a timely construction program that limits potential impacts on the surrounding area.

The 'cumulative impact' of other demolition and construction development similar to that proposed has been considered within the proposed Construction Management Plan.

12.3. MITIGATION MEASURES

As identified through the environmental risk assessment, the environmental risks of the proposal are predominantly of a low risk.

Where the proposal represents a medium risk to the environment, the impacts are predominantly related to management of the demolition program. As such, management plans prepared to be submitted with the relevant Construction Certificates will need to address these potential impacts. At this stage of the development, mitigation measures for the 'medium' risks of the project can be summarised as:

- Demolition in proximity to the Tank Stream shall be undertaken in accordance with the recommendations provided within the structural assessments prepared by ARUP at **Appendix L** and with the recommendations of the Heritage Impact Statement provided at Error! Reference source not found..
- Noise, dust, and vibration management will be managed during the construction in accordance with the parameters and principles of the Construction Management Plan provided at **Appendix J**, and the Site Specific Noise and Construction Management Plan at **Appendix I**.

Following the delivery of appropriate mitigation measures identified above, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment with the exception of potential view impacts to private properties. This impact has been addressed at Section 9 of this EIS and it is determined that the extent of impact is acceptable.

13. CONCLUSION

The proposed building envelopes on the site have been assessed with regard to the matters for consideration under Section 79C of the EP&A Act 1979 and the SEARs issued by the Secretary of the Department of Planning and Environment. We conclude that the proposed development can be supported for the following reasons:

- **Consistent with state and local strategic planning policies.** The proposed demolition will assist in facilitating redevelopment of the site that positively contributes to state strategic planning requirements to facilitate new dwelling approvals in targeted urban renewal areas. It is also consistent with Council's Sustainable 2030 Strategy and the desired future character for the locality.
- **The proposal satisfies the applicable local and state planning policies.** The proposal has been determined to achieve a high level of compliance with Council's current planning controls.
- **The proposal is in the public interest.** The proposed demolition will facilitate redevelopment of the site for a world class hotel and mixed use residential development. The applicant understands the importance of efficient construction works on site, particularly given its prominent location and visibility to the public. This application seeks to enhance the efficiency of the proposed construction program reducing the impacts of redevelopment of site.

Having considered all the relevant matters, we conclude that the proposed development will facilitate a sound development outcome that upholds Council's vision for the Circular Quay Precinct. The proposal therefore is considered well-worthy of Council support and ultimately approval by the Planning and Development Committee.

DISCLAIMER

This report is dated October 2016 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of WANDA ONE SYDNEY PTY LTD (**Instructing Party**) for the purpose of Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

INSTRUMENTS OF SECTION 23 DELEGATION

APPENDIX B

SECRETARY'S ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

APPENDIX C

STAGE 1 SSD DA COMPLIANCE TABLE

On 30 June 2015 the Secretary issued SEARs for this EIS pursuant to Section 89G of the EP&A Act 1979. Table 3 identifies where in this EIS each of the specified requirements is addressed.

Table 6 – Secretary’s Environmental Assessment Requirements

| Requirement | EIS Reference |
|--|----------------------|
| 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 <i>Environmental Planning and Assessment Regulation 2000</i> . | Section 7 |
| The EIS must include an environmental risk assessment. | Section 12 |
| The EIS must be accompanied by a report from a qualified quantity surveyor. | Appendix E |
| Key Issues | |
| 1. Environmental Planning Instruments, Policies & Guidelines | Section 7; Section 7 |
| 2. Land Use and GFA Provision of a table and GFA plans identifying the building’s different land uses, including a floor by floor breakdown of GFA, total GFA and site coverage. | Not Applicable |
| 3. Design Excellence, Built Form and Urban Design | Not Applicable |
| 4. Visual and View Impacts <ul style="list-style-type: none"> • Identify important sight lines and visual connectivity to and through the site. • A visual impact assessment is to be provided to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plan and documents section). Visualisations should include, but not be limited to, the following viewpoints: <ul style="list-style-type: none"> ○ Sydney Harbour (a range of views, including the Sydney Opera House; and ○ The CBD (a range of views from points along the north-south and east-west spine of the CBD). | Not Applicable |
| 5. Prescribed Airspace for Sydney Airport Identify any impacts of the proposal on the prescribed airspace for Sydney Airport. | Not Applicable |
| 6. Amenity <ul style="list-style-type: none"> • Outline and address amenity for future occupants and amenity impacts to the surrounding area in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, and safety and security. | Section 9 |

| Requirement | EIS Reference |
|---|---|
| <ul style="list-style-type: none"> • The EIS must include: <ul style="list-style-type: none"> ○ A shadow diagrams report accompanied by hourly shadow diagrams; and ○ Wind effects report. | |
| <p>7. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> • Detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and ongoing phases of the development. • Outline resource, energy and water efficiency initiatives, including the use of sustainable technologies and or/renewable energy. | Not Applicable |
| <p>8. Public Domain and Public Access</p> | Not Applicable |
| <p>9. Transport and Accessibility Impacts</p> <p>The EIS shall include a Traffic and Transport Impact Assessment.</p> | A Construction Management Plan has been prepared which considered the proposed demolition works impact on Traffic, refer to Appendix J . |
| <p>10. Heritage</p> <p>Prepare a statement of heritage impact and prepare an archaeological assessment of the likely impacts of the proposal on any Aboriginal cultural heritage, European cultural heritage and other archaeological items.</p> | Appendix H |
| <p>11. Infrastructure Provision</p> <ul style="list-style-type: none"> • Detail the existing infrastructure on site, and identify any possible impacts on infrastructure (particularly on the Cahill Expressway, Circular Quay Railway Station and rail corridor, Sydney Light Rail) arising from the construction of the proposed buildings. • 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, electricity and gas and any augmentation of Sydney Water, Sydney Trains, Sydney Light Rail, RMS and Council infrastructure that may be required for the proposed development. | Refer to Section 12 |
| <p>12. Interim Rail Corridor</p> <p>The EIS shall detail the likely effect of the proposal on the:</p> <ul style="list-style-type: none"> • practicability and cost of carrying out rail expansion projects on the land in the future; | Not Applicable |

| Requirement | EIS Reference |
|--|-----------------|
| <ul style="list-style-type: none"> • structural integrity or safety of, or ability to operate, such rail projects; and • land acquisition costs and costs of construction, operation or maintenance of such projects. | |
| <p>13. Water, Drainage, Stormwater and Groundwater</p> <p>Prepare an Integrated Water Management Plan, detailing stormwater and wastewater management, including any re-use and disposal requirements, demonstration of water sensitive urban design and any water conservation measures, and identification of any appropriate water quality management measures.</p> | Not Applicable |
| <p>14. Staging</p> <p>Details regarding the staging of the proposed development and that of the South East Light Rail.</p> | Not Applicable. |
| <p>15. Consultation</p> <ul style="list-style-type: none"> • 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. | Section 2.2 |
| <p>Consultation</p> | Section 2.2 |
| <p>Plans and Documents</p> | |
| <p>Existing site survey plan</p> | Appendix G |
| <p>Locality/context plan drawn</p> | Appendix F |
| <p>Drawings at an appropriate scale illustrating:</p> <ul style="list-style-type: none"> • 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. | Appendix F |
| <p>Landscape plan</p> | Not Applicable |
| <p>3D modelling and a physical model</p> | Not Applicable |
| <p>Shadow diagrams</p> | Not Applicable |

| Requirement | EIS Reference |
|---|----------------------|
| Visual Impact Assessment | Not Applicable |
| One A0 photomontage board illustrating the proposal | Not Applicable |

Table 7 – Compliance with D/2015/1049 Conditions of Consent, as amended

| Condition | Comment |
|--|---|
| PART A – DEFERRED COMMENCEMENT CONDITIONS | |
| (1) Voluntary Planning Agreement | Complies - The proposed development is in accordance with the relevant VPA. |
| (2) CONSOLIDATION OF THE SITE AND EXTINGUISHMENT OF EASEMENTS | Complies - The proposed site has been consolidated in accordance with this condition. |
| (3) SURRENDER OF PREVIOUSLY APPROVED STAGE 1 CONSENT | Complies - The D/2010/1533 Consent has been surrendered. |
| SCHEDULE 1A | |
| PART B – CONDITIONS OF CONSENT (ONCE CONSENT IS OPERATIONAL) | |
| (1) STAGED DEVELOPMENT APPLICATION | Complies - This development application seeks consent to demolish all existing structures on site to enable development of relevant Stage 2 applications. |
| (2) APPROVED DEVELOPMENT | Not Applicable – The proposed development is for demolition of the existing structures on site. |
| (3) MATTERS NOT APPROVED IN STAGE 1 DEVELOPMENT CONSENT | Complies - The proposed development seeks consent for demolition of all structures on site. Refer to Section 4. |
| (4) COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT | Complies – The proposed development complies with the relevant Voluntary Planning Agreement. |
| 5) STAGE 2 TO BE CONTAINED WITHIN APPROVED ENVELOPE | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (6) BUILDING HEIGHT | Not Applicable - The proposed |

| Condition | Comment |
|--|--|
| | development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (7) FLOOR SPACE RATIO - CENTRAL SYDNEY | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (8) STAGE 2 DEVELOPMENT APPLICATION TO COMPLY WITH RELEVANT PLANNING CONTROLS | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (9) COMMUNAL FACILITIES AND COMMON OPEN SPACE | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (10) DESIGN EXCELLENCE AND COMPETITIVE DESIGN PROCESS | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (11) PUBLIC ART | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (12) PUBLIC DOMAIN PLAN | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (13) PUBLIC DOMAIN DAMAGE DEPOSIT | Complies – The proposed development does not seek to impact the Public Domain Damage Deposit required by this condition. |
| (14) PUBLIC DOMAIN LIGHTING | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction |

| Condition | Comment |
|--|--|
| | of any built form. |
| (15) STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (16) WIND ASSESSMENT | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (17) ACID SULFATE SOILS MANAGEMENT PLAN | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (18) CONTAMINATION – DETAILED ENVIRONMENTAL SITE ASSESSMENT | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any uses. |
| (19) ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (20) WASTE MANAGEMENT FACILITIES | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (21) SITE LANDSCAPING | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (22) ACOUSTIC REPORT | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (23) DEMOLITION, EXCAVATION AND CONSTRUCTION NOISE | A Site Specific Noise Management |

| Condition | Comment |
|--|--|
| <p>MANAGEMENT PLAN</p> <p>A site specific noise management plan must be prepared and submitted with the relevant Stage 2 development application.</p> <p>The plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.</p> <p>The plan must include but not be limited to the following:</p> <p>(a) Identification of noise sensitive receivers near to the site.</p> <p>(b) A prediction as to the level of noise impact likely to affect the nearest noise sensitive receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite. A statement should also be submitted outlining whether or not predicted noise levels will comply with the noise criteria stated within the City of Sydney Construction Hours /Noise Code of Practice 1992 for the typical construction hours of 07.00am to 7.00pm. Where resultant site noise levels are likely to be in exceedance of this noise criteria, then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property.</p> <p>(c) A representative background noise measurement (LA90, 15min) should be submitted, assessed in the vicinity of any potentially affected receiver locations and measured in accordance with AS 1055:1.2.1997.</p> <p>(d) Confirmation of the level of community consultation that has, is and will be undertaken with Building Managers/occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery during construction works.</p> <p>(e) Confirmation of noise monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with the noise criteria contained within the City's Construction Noise Code.</p> <p>(f) What course of action will be undertaken following receipt of a complaint concerning offensive noise.</p> <p>(g) Details of any noise mitigation measures that have been outlined by an acoustic consultant or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum.</p> <p>(h) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria</p> | <p>plan has been prepared by ARUP, refer to Appendix I.</p> |

| Condition | Comment |
|--|---|
| <p>adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.</p> | |
| <p>(24) CONSTRUCTION TRAFFIC MANAGEMENT PLAN</p> <p>The applicant is advised that approval of any future Stage 2 development application will require the submission and approval of a Construction Traffic Management Plan prior to the issue of a Construction Certificate. The Construction Traffic Management Plan is to detail construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.</p> | <p>A Construction Management Plan has been prepared by Wanda that addresses traffic impacts, refer to Appendix J.</p> |
| <p>(25) TRANSPORT IMPACT ASSESSMENT</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(26) CAR PARKING SPACES AND DIMENSIONS</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(27) SERVICE VEHICLES</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(28) LOADING WITHIN SITE</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(29) VEHICLES TO ENTER AND LEAVE SITE IN A FORWARD DIRECTION</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(30) CAR SHARE SPACES</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(31) BICYCLE PARKING AND END OF TRIP FACILITIES</p> | <p>Not Applicable - The proposed development seeks consent for</p> |

| Condition | Comment |
|--|---|
| | demolition of all structures on site, and does not propose construction of any built form. |
| (32) CONSULTATION WITH THE CBD COORDINATION OFFICE, CBD AND SOUTH EAST LIGHT RAIL PROJECT TEAM AND THE CITY OF SYDNEY | Complies – The applicant consulted regarding the proposed development with the CBD Coordination Office, CBD and South East Light Rail Project Team and the City of Sydney, prior to submission of this application. Refer to Section 2.2. |
| (33) CONSULTATION WITH ADJOINING PROPERTY OWNERS – SHARED BASEMENT AND ACCESS | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| (34) CENTRAL SYDNEY TRAFFIC AND TRANSPORT COMMITTEE (CSTTC) | Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form. |
| <p>(35) TRANSPORT FOR NSW CONDITIONS</p> <p>Construction Pedestrian and Traffic Management Plan</p> <p>(a) Prior to the commencement of any works on the Site, a Construction Pedestrian and Traffic Management Plan prepared by a suitably qualified person shall be submitted to the Principal Certifying Authority (PCA). The Plan must be prepared in consultation with the CBD Coordination Office within TfNSW. The Plan shall address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> (i) Details of construction activities and timing of these activities; (ii) Ingress and egress of vehicles to the Site; (iii) Construction programme; (iv) The staging of works and simultaneous construction with other projects including Sydney Light Rail project in the Circular Quay and Wynyard Precincts; (v) Predicted construction traffic movements, types and routes; (vi) Construction impacts on the road network, bus operation, bus stops and the safety of pedestrians/cyclists; and | <p>Not Applicable – The proposed basement and transport impacts are subject to assessment by the concurrent Stage 2 SSD for Tower B.</p> |

| Condition | Comment |
|---|---|
| <p>(vii) Pedestrian and traffic management measures.</p> <p>The applicant shall submit a copy of the final Plan to the CBD Coordination Office within TfNSW for endorsement, prior to the commencement of work.</p> <p>Sydney Rail Light Project</p> <p>(b) The applicant shall design and construct the development in accordance with the 'Development Near Rail Corridors and Busy Roads – Interim Guideline' (2008) prepared by the Department of Planning and Environment. This guideline includes requirements for excavation within proximity to rail lines, safety and other requirements to be incorporated into design.</p> | |
| <p>(36) SYDNEY TRAINS CONDITIONS</p> <p>(a) The owners of the site are required to consult with TfNSW and Sydney Trains prior to lodgement of relevant designs as part of any Design Competition under the relevant provisions of the Sydney Local Environmental Plan 2012 and lodgement of a Stage 2 development application(s) to ensure that the relevant designs have taken into consideration the relationship with the of the designs with the future CBD Rail Link (CBDRL).</p> <p>(b) Any Stage 2 development application(s) over the site must address the following matters:</p> <ul style="list-style-type: none"> (i) the design to satisfy conditions (c) to (f) below; (ii) allowances for the future construction of railway tunnels in the vicinity of the approved development; (iii) allowances in the design, construction and maintenance of the development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray currents, electromagnetic fields and fire safety; (iv) consultation with TfNSW and Sydney Trains; (v) provision to TfNSW and Sydney Trains of drawings, reports and other information relating to the design development; (vi) such matters which TfNSW and Sydney Trains considered are appropriate; and such other matters as the owners and TfNSW and Sydney Trains may agree; (vii) a detailed acoustic assessment report; (viii) a detailed report on the potential impacts of electro-magnetic stray currents. | <p>Complies – TfNSW where consulted with regarding the proposed development included in this modification and all concurrent applications. Refer to Section 2.2</p> |

| Condition | Comment |
|--|---|
| <p>(c) The design of the basement levels, foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW / Sydney Trains.</p> <p>(d) Undertake detailed geotechnical analysis to the satisfaction of TfNSW / Sydney Trains to demonstrate likely movement of the ground due to the future CBDRL.</p> <p>(e) No modifications may be made to the approved design without the consent of TfNSW / Sydney Trains.</p> <p>(f) A regime is to be prepared for consultation with, and approved by TfNSW / Sydney Trains for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.</p> | |
| <p>(37) SYDNEY AIRPORT CONDITIONS</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(38) HERITAGE COUNCIL CONDITIONS</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(39) DEPARTMENT OF PRIMARY INDUSTRIES CONDITIONS</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>(40) AUSGRID CONDITIONS</p> | <p>Complies – The proposed modifications will not impact the applicability or implementability of this condition.</p> |
| <p>(41) SYDNEY WATER CONDITIONS</p> | <p>Not Applicable - The proposed development seeks consent for demolition of all structures on site, and does not propose construction of any built form.</p> |
| <p>SCHEDULE 2</p> | |
| <p>PRESCRIBED CONDITIONS</p> | |
| <p>Clause 98 Compliance with Building Code of Australia and insurance</p> | <p>Complies – The proposed modification will comply with</p> |

| Condition | Comment |
|--|---|
| requirements under the Home Building Act 1989 | Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989. |
| Clause 98A Erection of signs | Complies – The proposed modification will comply with Clause 98A Erection of Signs. |
| Clause 98B Notification of Home Building Act 1989 requirements | Complies – The proposed modification will comply with Clause 98B Notification of Home Building Act 1989 requirements. |
| Clause 98C Conditions relating to entertainment venues | Complies – The proposed modification will comply with Clause 98C Conditions relating to entertainment venues. |
| Clause 98D Conditions relating to maximum capacity signage | Complies – The proposed modification will comply with Clause 98D Conditions relating to maximum capacity signage. |
| Clause 98E Conditions relating to shoring and adequacy of adjoining property | Complies – The proposed modification will comply with Clause 98E Conditions relating to shoring and adequacy of adjoining property. |

APPENDIX D

PLANNING COMPLIANCE TABLE

Table 8 – Objects of the EP&A Act 1979

| Objects | Comment |
|--|---|
| 5(a)(i) to encourage the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment, | The proposal supports the proper management of cities though demolition that facilitates the redevelopment of the site to include a significant supply of tourist accommodation, employment opportunities and housing consistent with the global significance of the Sydney CBD. |
| 5(a)(ii) to encourage the promotion and co-ordination of the orderly and economic use and development of land, | The proposal represents the orderly and economic use and development of the land, by facilitating redevelopment of the site and proposing an integrated variety of uses across the site, in a manner generally consistent with the detailed planning for the APDG precinct. |
| 5(a)(iii) to encourage the protection, provision and coordination of communication and utility services, | All essential infrastructure services for electricity supply, communication services, water services and gas supply are provided to the site and are capable of extension/augmentation as required. |
| 5(a)(iv) to encourage the provision of land for public purposes, | The proposed development will enable redevelopment of the site in accordance with the VPA, which includes the significant dedication of land for the public purposes, including for roads, through-site links and rights of way. |
| 5(a)(v) to encourage the provision and co-ordination of community services and facilities, | The proposal facilitates the delivery of community land in a prominent, public location. The relevant proposed public domain works will significantly contribute to the fine grain of laneways within the CBD and will expand the pedestrian environment within the Circular Quay precinct. |
| 5(a)(vi) to encourage the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, | The proposal facilitate redevelopment on site that is concentrated in a highly urbanised location where potential impacts to natural ecological communities is minimised. |
| 5(a)(vii) to encourage ecologically sustainable development, and | Not Applicable. The proposed development seeks to demolish to slab existing buildings, to facilitate a timely redevelopment of the site as approved by the Stage 1 SSD. |
| 5(a)(viii) to encourage the provision and maintenance of affordable housing, and | While the proposed development will facilitate an increase the supply of housing, affordable housing is |

| Objects | Comment |
|---|---|
| | not appropriate in such a premier location. |
| 5(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and | Ongoing consultation has been undertaken with various levels of Government, as outlined in Section 2.2 of this EIS. All relevant Government agencies will also have the opportunity to provide submissions and feedback during the public exhibition process. |
| 5(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment. | The exhibition process will provide opportunity for public involvement, participation and comment. |

APPENDIX E

QUANTITY SURVEYOR'S STATEMENT

APPENDIX F

DEMOLITION PLAN

APPENDIX G

SURVEY PLAN

APPENDIX H

HERITAGE IMPACT ASSESSMENT

APPENDIX I

SITE SPECIFIC CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

APPENDIX J

CONSTRUCTION MANAGEMENT PLAN

**APPENDIX K
PLANS**

SEDIMENT AND EROSION CONTROL

**APPENDIX L STRUCTURAL ENGINEERING
ASSESSMENT**



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

GOLD COAST

45 Nerang Street,
Southport QLD 4215
Australia
T +61 7 5600 4900

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CISTRI – SINGAPORE

An Urbis Australia company
#12 Marina View
21 Asia Square, Tower 2
Singapore 018961
T +65 6653 3424
W cistri.com