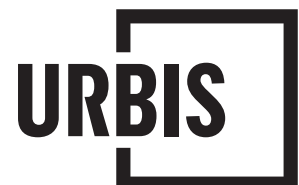




VOLUME 1.1
ENVIRONMENTAL
IMPACT STATEMENT

WANDA SYDNEY PROJECT
TOWER B STAGE 2 SSD DA

PREPARED ON BEHALF OF
WANDA GROUP
OCTOBER 2016



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Report Number	EIS_Final

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STATEMENT OF VALIDITY

SUBMISSION OF ENVIRONMENTAL IMPACT STATEMENT

Environmental Assessment prepared by:

Name: Ashleigh Ryan (Senior Consultant)
Bachelor of Planning (Hons 1), University of New South Wales

Address: Urbis Pty Ltd, Tower 2, Level 23, Darling Park, 201 Sussex Street Sydney NSW 2000

Land Details: 1 Alfred Street, 19-31 Pitt Street, and 31A Pitt Street Sydney NSW 2000

Applicant Details: Wanda One Sydney Pty Ltd

Applicant Address: C/- Urbis Pty Ltd, Tower 2, Level 23, Darling Park, 201 Sussex Street Sydney NSW 2000

Project Summary: Stage 2 SSD Development Application for:

- Demolition of all remaining structures on the site;
- Construction of a hotel consisting of a tower with a maximum building height of 110m (RL 112.5) including:
 - six ground floor retail tenancies
 - 182 hotel rooms (excluding caretaker room);
 - Common hotel facilities including a swimming pool, spa, gymnasium, ballroom, all day dining facilities, multimedia rooms, restaurant, and bar; and
 - 19,119sqm of gross floor area;
- Excavation and construction of a six level basement for use by the hotel (Tower B) and residential tower (Tower A) for car parking, storage, access, back of house areas, and services;
- Vehicular access via a driveway and porte cochère on Pitt Street;
- Identification of building signage zones;
- Construction of public domain improvements including provision of laneways/ pedestrian thoroughfares, public art and landscaping across the site;
- Dewatering as required; and
- Augmentation of physical infrastructure and utilities as needed.

Declaration: I certify that the content of the Environmental Impact Statement, to the best of my knowledge, has been prepared as follows:

- In accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation 2000);
- Containing all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates; and
- The information contained in this report is true in all material particulars and is not misleading.



Ashleigh Ryan (31 October 2016)

EXECUTIVE SUMMARY

This Environmental Impact Statement (EIS) has been prepared on behalf of the Wanda Group (Wanda) in support of a Stage 2 State Significant Development (SSD) Development Application (DA) for the mixed use redevelopment of 1 Alfred Street, 19-31 Pitt Street, and 31A Pitt Street, Sydney (the site).

This Stage 2 SSD DA seeks to facilitate the delivery a world-class hotel development on the site, offering both Sydneysiders and visitors alike a new welcoming gateway to the city from Circular Quay. The development seeks to achieve design excellence and contribute to the increasing quality of the city's skyline, strengthen Sydney's global reputation and contribute significantly to a rejuvenated precinct with exceptional public spaces and inspiring buildings.

This EIS has been prepared in response to Secretary's Environmental Assessment Requirements (SEARs) issued on 30 June 2015 pursuant to Clause 3 of Schedule 2 of the EP&A Regulation 2000. This EIS assesses the detailed design of a hotel building (referred to as 'Tower B') designed by Kengo Kuma and Associates and Crone against the relevant considerations of Section 79C of the EP&A Act. This EIS includes an assessment of compliance with the statutory and strategic framework, built form and urban design, amenity, heritage, traffic and parking, access, ESD, and other relevant planning considerations.

SITE

This application applies to the entire site area of 1 Alfred Street (Goldfields House site), 19-31 Pitt Street (Fairfax House site) and 31A Pitt Street (Rugby Club site). Separate approval however is being sought for the construction of 'Tower A' on the western most portion of the 1 Alfred Street site (refer to D/2015/882, as amended), and as such this application shall only apply to the whole site below the existing ground level of Pitt Street and above this level for the 'Tower B' site delineation area.

STAGE 1 SSD DA

This proposal follows a Stage 1 SSD DA (D/2015/1049) determination issued on 10 December 2015 (and as subsequently amended) that approved:

"State Significant Development – Stage 1 application for building envelopes and proposes uses for two mixed use buildings (Tower A and Tower B) above six levels of basement car park."

To satisfy Condition 10 of the Stage 1 SSD DA, a Competitive Design Alternatives Process was undertaken to inform the design of 'Tower B' at the beginning of 2016 in accordance with the provisions of the *Sydney Local Environmental Plan 2012*. This Stage 2 SSD DA follows the principles and approach of the approved Stage 1 SSD DA (as amended) however also builds upon the winning scheme prepared by Kengo Kuma and Associates and Crone, noting the following key attributes:

- A 'stepped' or 'pixel' architectural design.
- The integration of landscaping within the terraced podium design.
- The retention of tower setbacks to Pitt Street and the laneway to the south.
- Maximisation of retail activation and frontages to the public domain, notably to Rugby Place.
- The relocation of the driveway to the southern portion of the building footprint and therefore improving the amenity of the intersection of Pitt Street and Reiby Place.
- The increase and extent of public footpath at Pitt Street.
- The location of part of the hotel foyer at the north eastern corner of the ground floor delivering a high quality arrival sequence and presence to Alfred Street.
- The location of principal public rooms, such as the all-day dining and ballroom orientated towards the key views.

Since the award of the Competitive Design Alternatives Process, there has been extensive design development work to prove up the design from an architectural, technical, and hotel function perspective.

This process has involved significant work from the local and international Wanda design teams, as well as significant consultation with the City of Sydney officers, and surrounding landowners.

PROPOSED DEVELOPMENT

This SSD Development Application seeks Stage 2 consent for:

- Demolition of all remaining structures on the site;
- Construction of a hotel consisting of a tower with a maximum building height of 110m (RL 112.5) including:
 - six ground floor retail tenancies
 - 182 hotel rooms (excluding caretaker room);
 - Common hotel facilities including a swimming pool, spa, gymnasium, ballroom, all day dining facilities, multimedia rooms, restaurant, and bar; and
 - 19,119sqm of gross floor area;
- Excavation and construction of a six level basement for use by the hotel (Tower B) and residential tower (Tower A) for car parking, storage, access, back of house areas, and services;
- Vehicular access via a driveway and porte cochère on Pitt Street;
- Identification of building signage zones;
- Construction of public domain improvements including provision of laneways/ pedestrian thoroughfares, public art and landscaping across the site;
- Dewatering as required; and
- Augmentation of physical infrastructure and utilities as needed.

A montage of the proposal is illustrated at Figure 1.

Figure 1 – Proposed Development as Viewed from corner of Alfred and Pitt Streets



Source: Kengo Kuma and Associates and Crone

PLANNING FRAMEWORK

As the proposed development includes a component of visitor accommodation that will exceed \$100 million Capital Investment Value (CIV), the development is currently defined as SSD under Clause 13.2 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

Notwithstanding the above, a request was made to the Minister of Planning and the Secretary of the Department of Planning and Environment on 5 June 2015 pursuant to Section 23 of the EP&A Act to provide for the delegation of:

- The consent authority function for SSD on the site to the CSPC; and
- The development application functions for SSD applications on the site to the City of Sydney Council.

The instrument of Section 23 Delegation of the consent authority function for the application was issued by the Minister for Planning on 4 August 2015 and by the Secretary of the Department of Planning and Environment on 10 August 2015.

As such, this Stage 2 SSD DA is lodged for assessment and determination by the City of Sydney and CSPC respectively.

KEY PLANNING CONSIDERATIONS

This EIS assesses the development as proposed with regard to the relevant planning instruments and policies, and demonstrates that the proposed development does not result in any significant departures from the applicable controls or relevant Stage 1 building envelope (as amended), or results in any unreasonable environmental effects.

Notably the proposed development is considered appropriate and warrants a recommendation for approval for the following key reasons:

- **The proposal is consistent with state and local strategic planning policies.** The proposal positively contributes to state strategic planning ambitions to support the visitor economy and strengthen the Global Economic Corridor, recognising the importance of the importance of Sydney Harbour as the global icon of Sydney that will drive investment. It is also consistent with Council's Sustainable 2030 Strategy and the desired future character for the locality.
- **The proposal satisfies the applicable state and local planning controls and guidelines.** The proposal has been determined to achieve a high level of compliance with Council's current planning controls. Where the proposal does not fully comply with a numeric provision, this EIS and accompanying documentation has demonstrated the objectives and intent of the numeric provision have been met and therefore achieves compliance.
- **Design positively responds to the site conditions and future urban morphology.** The design has been formulated having close regard to the site conditions, existing views, solar access and the built form of the adjacent buildings and heritage items.
- **Design excellence has been achieved.** The proponent conducted a comprehensive international Competitive Design Alternatives Process to inform the detailed design of the proposed development.
- **The proposal is in the public interest.** The proposal achieves design excellence and will be a positive contribution to the NSW economy. The proposal improves the permeability and connectivity within and around the precinct, introduces a pedestrianised laneway, provides for active frontages to the planned through-site links, and offers a new world class hotel which has been carefully planned and designed to highlight the best of Sydney's iconic views and amenity.

Having considered all the relevant matters, we conclude that the proposal represents a commendable development outcome that upholds the vision to transform the APDG Precinct, and the wider Circular Quay area, into a vibrant mixed use precinct and accommodate a mix of retail, tourist facilities, bars and restaurants. The proposal therefore is considered well-worthy of Council support and ultimately approval from the CSPC.

1. INTRODUCTION

1.1. PURPOSE OF THIS REPORT

This Environmental Impact Statement (EIS) has been prepared on behalf of the Wanda Group (Wanda) in support of a Stage 2 State Significant Development (SSD) Development Application (DA) for the mixed use redevelopment of 1 Alfred Street, 19-31 Pitt Street, and 31A Pitt Street, Sydney (the site).

This EIS has been prepared in response to Secretary's Environmental Assessment Requirements (SEARs) issued on 30 June 2015 pursuant to Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation* (EP&A Regulation) 2000, and also provides an assessment of the application against the relevant provisions of the *Environmental Planning and Assessment Act* (EP&A Act) 1979.

This EIS is structured in the following manner:

- Outline of background of the project and related development applications;
- Analysis of the site and its surrounding context;
- A description of the proposed development;
- Consideration of the relevant planning strategies;
- Assessment of the proposal's compliance with relevant planning instruments and policies; and
- Consideration of key planning issues relating to the proposed development, including a response to issues identified in the SEARs and the conditions of Stage 1 SSD DA notice of determination.

This EIS is supported by various technical reports provided within the Appendices of this report (**Volume 1.1** and **Volume 1.2**), and a **Volume of Plans** which is provided under a separate cover. This application is also supported by a physical and digital model of the proposal, and a detailed material and finishes board, which are also provided under a separate cover.

Two Stage 2 SSD DAs and two Section 96(2) modification applications relating to the redevelopment of the site are lodged concurrently with the City of Sydney. Each application seeks consent for separate elements of the redevelopment. The four applications lodged concurrently relating to this development are summarised in Table 1 below, including this DA highlighted.

Table 1 – Summary of concurrent applications

Application	Summary of Proposal
Stage 1 SSD DA Section 96(2)	Minor envelope amendments to reflect design changes made as a result of the Competitive Design Alternatives Process.
Tower B (Hotel) Stage 2 SSD DA	Detailed consent for demolition of basement structures, and construction of an integrated basement, Tower B, and public domain works associated with Tower B.
Demolition Stage 2 SSD DA	Detailed consent for demolition of all structures on site (to ground level slab only) to facilitate the timely delivery of development.
Tower A (Mixed Use) Amending DA Section 96	Detailed consent for Tower A including additional two storeys, minor internal amendments, inclusion of a communal pool area, and public domain works associated with Tower A (to be consistent with the Tower B public domain approval).

1.2. THE SITE

The site is bounded by Alfred Street to the north, Pitt Street to the east, Rugby Place to the south and George Street to the west and forms the northern portion of the Alfred, Pitt, Dalley and George (APDG) Precinct identified at Clause 6.25 of the *Sydney Local Environmental Plan 2012* (SLEP).

Following the determination of the Stage 1 SSD DA applying to the site, a plan of consolidation was lodged with the NSW LPI to consolidate the former four allotments of the site. Since the finalisation of this plan, the site is now legally described as Lot 8 in Deposited Plan (DP) 1224258. The four former allotments that comprised the site area are outlined in Table 2 below, and any reference to those allotments are now to be read as Lot 8 in DP 1224258.

The site has the following characteristics:

- The site is irregular in shape and occupies an area of 4,040sqm.
- The site has an approximate 58.825m frontage to Alfred Street (arc), 49.18m frontage to Pitt Street, 14.475m frontage to George Street and 25.83m frontage to Rugby Place.
- The site is subject to a number of easements, as shown within the Volume of Plans, for:
 - Right of Carriageway;
 - Easement for Services; and
 - Easement for Water Pipes.

Table 2 – Site Description

Site	Site Address	Former Legal Description	Site Area
'Goldfields House'	1 Alfred Street, Sydney	Lot 1 DP217877 & Lot 1 DP220830	2,686sqm
'Fairfax House'	19-31 Pitt Street, Sydney	Lot 1 DP537286	916.5sqm
'The Rugby Club' and Rugby Lane reserve	31A Pitt Street, Sydney	Lot 180 DP606866	437.5sqm
		Total Site Area	4,040sqm

1.3. SUMMARY OF THE PROPOSAL

This Stage 2 SSD DA seeks detailed consent for:

- Demolition of all remaining structures on the site;
- Construction of a hotel consisting of a tower with a maximum building height of 110m (RL 112.5) including:
 - six ground floor retail tenancies
 - 182 hotel rooms (excluding caretaker room);
 - Common hotel facilities including a swimming pool, spa, gymnasium, ballroom, all day dining facilities, multimedia rooms, restaurant, and bar; and
 - 19,119sqm of gross floor area;
- Construction of a six level basement for use by the hotel (Tower B) and residential tower (Tower A) for car parking, storage, access, back of house areas, and services;
- Vehicular access via a driveway and porte cochère on Pitt Street;
- Identification of building signage zones;
- Excavation and construction of public domain improvements including provision of laneways/ pedestrian thoroughfares, public art and landscaping across the site;
- Dewatering as required; and
- Augmentation of physical infrastructure and utilities as needed.

1.4. PLANNING FRAMEWORK

As the proposed hotel (i.e. tourist related purpose) component of this DA will exceed \$100 million capital investment value (CIV) the development is defined as SSD under clause 13.2 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD). As such, the Minister is the consent authority for development application(s) for the project pursuant to Section 89D(1) of the EP&A Act 1979.

Notwithstanding the above, a request was made to the Minister of Planning and the Secretary of the Department of Planning and Environment on 5 June 2015 pursuant to Section 23 of the EP&A Act to provide for the delegation of:

- The consent authority function for SSD on the site to the CSPC; and
- The development application functions for SSD applications on the site to the City of Sydney Council.

The instrument of Section 23 Delegation of the consent authority function for the application was issued by the Minister for Planning on 4 August 2015 and by the Secretary of the Department of Planning and Environment on 10 August 2015. As such, this Stage 2 SSD Development Application is lodged for assessment and determination by the City of Sydney and CSPC respectively.

As the development is classified as SSD under the SEPP SRD, the development is not classified as 'Integrated Development' as outlined in Section 89J and Section 91 of the EP&A Act 1979. On 30 June 2015 the Secretary issued SEARs for this EIS pursuant to Section 89G of the EP&A Act 1979. The table within **Appendix B** identifies where in this EIS each of the specified requirements is addressed.

1.5. PROJECT TEAM

The following specialist consultant inputs have assisted in the preparation of this EIS:

Table 3 – Wanda Project Team

Consultant	Input
Kengo Kuma and Associates and Crone (Lead Design Architect)	Architectural Plans; Architectural Design Report; Shadow Diagrams; Visual and View Impact Assessment; Perspectives and Photomontages; Finishes Schedule; Design Integrity (Excellence) Statement; Gross Floor Area Plans; Physical Model (1:500); Digital Model
PTW (Executive Architect)	Design coordination
Altus Page Kirkland	Quantity Surveyors Report
ARUP	BASIX Certificate; Public Domain Lighting Plan; Fire Engineering Report; Ecologically Sustainable Development Report/Energy Efficiency Report; Reflectivity Assessment; Acoustic Report; Site Specific Noise Management Plan; Transport Impact Study; Concept Stormwater Quality Assessment; Stormwater and Draining Concept Plan; Sediment and Erosion Control Plan; Flooding Assessment; Geotechnical Report; Integrated Water Management Plan; Groundwater Monitoring Plan; Structural Report; Vibration Assessment
Denny Linker	Survey Plan
Oculus	Landscape Plan; Public Domain Strategy
Urban Art Projects	Public Art Strategy
Urbis	Heritage Impact Assessment; Historical Archaeological Assessment; Aboriginal Cultural Heritage Assessment Report; Heritage Interpretation Strategy; Planning

Consultant	Input
	Compliance Assessment
City Plan Services	Accessibility Report; BCA Report
Cermak Peterka Petersen Pty Ltd (CPP)	Wind Assessment
TTThinc and Wanda	Operation and Security Management Plan; Construction Management Plan
Elephants Foot	Waste Management Plan
Greencap	Acid Sulfate Soils Management Plan; Contamination Assessment
DEP Consulting	Utility Services Infrastructure Plan

2. BACKGROUND

2.1. RELATED APPLICATIONS

2.1.1. Stage 1 SSD DA

A Stage 1 SSD DA (referred to as D/2015/1049 by the City of Sydney or SSD 15_7101 by the Department of Planning and the Environment) for the redevelopment of the subject site was lodged with the Department of Planning and Environment, and subsequently submitted to the City of Sydney in July 2015. The Stage 1 SSD DA sought to respond to the principles of the APDG precinct controls, but integrate the previously approved design for Tower A with a new hotel (Tower B).

Applying to the whole of the site, the application sought consent for a new building envelope for Tower B, a new basement envelope across the site, and a revised building envelope for Tower A based on the previously approved development at 1 Alfred Street, Sydney (D/2010/2029).

Following the response to a request for information and modification by the City of Sydney dated 3 November 2015 (City of Sydney Ref 2015/542248) the CSPC granted deferred commencement consent to this Stage 1 SSD DA (D/2015/1049) on 10 December 2015 for:

“Stage 1 application for building envelopes and proposes uses for two mixed use buildings (Tower A and B) above six levels of basement car parking.”

In April 2016 a Section 96(2) modification application was submitted with the City of Sydney to make modifications to the Tower A building envelope to vary the maximum height of Tower A to RL 200 (194m) from the approved RL 191 (185m). Minor variations were also sought to the number of storeys, floor-to-floor heights, indicative floor plate layout and distribution of gross floor area (GFA) across the site. No modifications to Tower B were proposed. Specifically the modifications included:

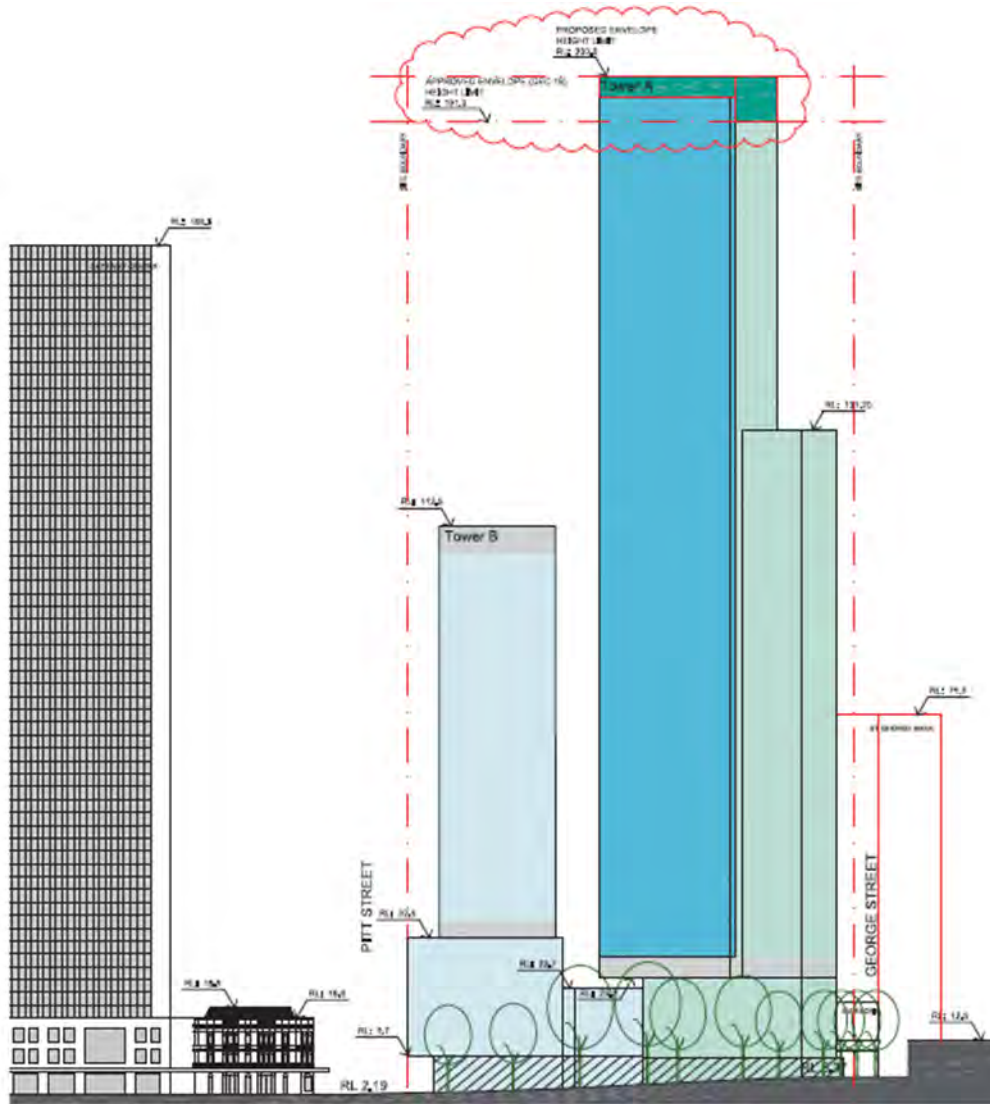
- Modify Condition (2) (Approved Development) to reflect the amended envelope;
- Modify Condition (6) (Building Height) to permit the envelope to a height of RL 200 (Or a maximum on this site of 194 metres); and
- Modify Condition (37) (Sydney Airport Conditions) to permit a maximum building height of 200m.

This Section 96(2) modification application to D/2015/1049 was determined and approved by the CSPC on 11 August 2016. The revised building envelopes approved are illustrated in Figure 2.

In accordance with Condition 1, Schedule 1A, Part B of D/2015/1049 as amended, a subsequent DA is required prior to the commencement of any work on the site. As such, a separate DA has been lodged and approved for the detailed design of Tower A (D/2015/882, refer to Section 2.1.2) and the application that accompanies this EIS seeks development consent for the detailed design of Tower B and the basement component of the development (refer to Section 4).

Under Section 83D(2) of the EP&A Act, once a master plan consent is in force (i.e. Stage 1 D/2015/1049), the determination of further DAs in respect of that site ‘cannot be inconsistent’ with the master plan consent. It is our opinion that the proposal is consistent with the Stage 1 SSD DA consent, as amended by the concurrent Section 96(2) application to D/2015/1049, and as demonstrated by the table provided within **Appendix B** and the **Volume of Plans**.

Figure 2 – Revised Stage 1 Building Envelopes Approved August 2016 (North Elevation)



2.1.2. D/2010/2029 and Tower A (Mixed Use) Amending DA

Five highly regarded architectural practices participated in a competitive design process to inform the redevelopment of the 1 Alfred Street site in 2009. Kerry Hill Architects (KHA) was named the winning scheme by the design jury in November 2009. Following this competitive design process, a detailed DA (D/2010/2029) was lodged with the City of Sydney based on the winning scheme.

The CSPC granted consent for D/2010/2029 on 10 May 2012 for:

“Integrated Development Application for demolition of the existing building, excavation of 8 basement levels & construction of 2 new mixed-use buildings of 15 and 55 storeys, to accommodate 197 apartments, 924m² of retail/commercial floor space, 279 car parking spaces and public domain improvement works”.

This development consent for 1 Alfred Street, Sydney remains operable and it is the intent of the developer to act upon it for the purposes of the timely demolition of Goldfields House. As such minor changes to the staging of the consent were proposed within a Section 96 modification application submitted with the Council in July 2016.

In June 2015 the applicant submitted an Amending DA to marginally expand Tower A and excise Tower B and the basement car park from the Stage 2 development previously approved for the site (D/2010/2029). On 10 December 2015 the CSPC granted deferred development consent to D/2015/882 for:

“Stage 2 development application for the construction of a new mixed use building (Tower A) of 57 storeys, including residential apartments, retail space and landscaping improvements”.

A Section 96(2) Modification to the Amending DA (D/2015/882) was lodged in April 2016 with the City of Sydney which sought consent for the following modifications:

- An additional two storeys to Tower A, increasing the building height from 185m / RL191 to 194m / RL200; and
- Refinement of the floor plans for Tower A (including amended apartment mix resulting in an additional six apartments, adjustment to lift configurations, and inclusion of residential amenities such as a pool).

This application was withdrawn by the applicant in September 2016 to enable the lodgement of another Section 96(2) application to D/2015/882, concurrent with this Stage 2 SSD DA (refer to Table 1).

This concurrent Section 96(2) application seeks consent for:

- An additional two storeys to Tower A, increasing the building height from 185m / RL191 to 194m / RL200 – consistent with the approved modification of the Stage 1 SSD;
- Refinement of the approved design and materials for the bronze and white façade elements, as well as other minor changes;
- Refinement of the floor plans for Tower A (including amended dwelling mix resulting in an additional six apartments, adjustment to lift configurations, adjustment to some floor to floor heights, and inclusion of residential amenities including a pool).

2.1.3. Demolition Stage 2 SSD DA

To enable the efficient delivery of the project and to enable to demolition to slab level to commence prior or concurrently to the determination of this Tower B (Hotel) Stage 2 SSD DA, a separate Stage 2 SSD DA has been submitted with the City of Sydney concurrent with this Stage 2 SSD DA (refer to Table 1).

2.2. PRE-LODGE MENT CONSULTATION

2.2.1. City of Sydney

The applicant and their design team have had multiple meetings with the City of Sydney to inform the proposed building envelopes and also approval pathway. The following table summarises the various meetings held with the City of Sydney.

Table 4 – Summary of Pre-Lodgement Meetings held with City of Sydney

Meeting Topic(s)	Date
Outcome of Tower B Competitive Process – Council staff were briefed on the successful outcome of the International Competitive Design Alternatives Process.	20 June 2016
Public Domain – Representatives of the Wanda Project Team presented to various Council staff seeking feedback on the proposed public domain, including landscape treatments, porte cochère design, site access and public domain levels.	19 August 2016
Tower B Design Development – Representatives of the Wanda Project Team presented to various Council staff seeking feedback on architectural development of Tower B, including responses to the selection panel comments on the Competition scheme, façade design, awning and signage design, and materials.	1 September 2016
Tower A Design Development (not relevant for this application)	7 September 2016
Tower A Design Development (not relevant for this application)	20 September 2016
Public Art and Public Domain Representatives of the Wanda Project Team presented	18 October 2016

Meeting Topic(s)	Date
to various Council staff seeking feedback on the public art strategy for the site, and public domain details including public lighting, public domain levels and the like.	

2.2.2. Other Key Stakeholder Consultation

In accordance with the requirements of the SEARs, consultation with various public authorities has occurred during the preparation of the Stage 1 EIS and this Stage 2 EIS. This consultation is summarised in Table 5.

Table 5 – Summary of Stakeholder Consultation

Authority	Comment	Date(s)
CBD Coordination Office (Sydney Light Rail, RMS and TfNSW)	Discussions were held regarding the Pitt St traffic conditions and hotel drop off arrangements for cars and coaches. Further, construction traffic arrangements were discussed with consideration of the requirements of TfNSW.	24 February 2016 15 April 2016 22 July 2016
Sydney Trains	Meeting held to clarify TfNSW expectations on matters to inform Stage 2 SSD DA and design solutions noting the protocol for technical engagement described in the Sydney Trains Deed. The meeting concluded subject to some re-submissions by ARUP within the Stage 2 SSD DA, the technical matters will likely be acceptable to Sydney Trains with respect to this CBDRL easement subject to their review as a referral agency in the Stage 2 SSD DA.	20 September 2016
EPA	A letter summarising the application was sent to the EPA on 2 July 2015. The EPA was further consulted regarding the finalisation of the Stage 1 SSD DA.	2 July 2015 – 10 December 2015
Office of Heritage and Environment and Heritage Council	The Heritage Council was notified by the Department of Planning and Environment on 12 June 2015. The Office of Environment and Heritage and Heritage Council were further consulted regarding the finalisation of the Stage 1 SSD DA.	12 June 2015 – 10 December 2015
Office of Water	The NSW Office of Water was notified by the Department of Planning and Environment on 12 June 2015. The Office of Water was further consulted regarding the finalisation of the Stage 1 SSD DA.	12 June 2015– 10 December 2015
Sydney Harbour Foreshore Authority	A letter summarising the application and the proposed building envelopes were sent to SHFA on 2 July 2015. SHFA was further consulted regarding the finalisation of the Stage 1 SSD DA.	2 July 2015 – 10 December 2015
Sydney Water	An application to Sydney Water for the Notice of Requirements Letter has been made via the Water Servicing Coordinator. Further as outlined within Appendix HH , Sydney Water has confirmed that OSD is not required on this site.	20 July 2016
Department of Infrastructure and Transport	A letter summarising the application and the proposed building envelopes were sent to the DIRD on 2 July 2015. DIRD was further consulted regarding the finalisation of the Stage 1 SSD DA.	2 July 2015 – 10 December 2015
Civil Aviation Safety Authority	A letter summarising the application and the proposed building envelopes were sent to the Civil Aviation Safety Authority on 2 July	2 July 2015 – 10 December 2015

Authority	Comment	Date(s)
	2015. A Notice by Council to Sydney Airport was also provided during the DA assessment for Tower A.	
Ausgrid	As outlined within Appendix HH the design team has consulted with Ausgrid throughout the detailed design of this project.	14 July 2016 – 23 September 2016

2.2.3. Community Engagement Framework

In accordance with the requirements of the SEARs, the following section provides details on the community engagement proposed to guide the public consultation process during the assessment of this SSD DA.

As demonstrated in this Section and the Stage 1 SSD DA, the design team has previously consulted with key referral agencies relevant to the project to understand any issues and actions required prior to be incorporated into the proposal. The comments received by the relevant referral agencies have informed the proposed design.

This EIS and accompanied documentation will be publically exhibited for a minimum of 30 days in accordance with Clause 83 of the EP&A Regulation 2000. We understand that the EIS and accompanying documentation will be available on both the City of Sydney Council's website and the Department of Planning and Environment's websites, in addition to being advertised in the local newspaper. Surrounding land owners will be notified of the application by the City of Sydney Council and invited to make a submission during the public exhibition period.

2.3. COMPETITIVE DESIGN ALTERNATIVES PROCESS

A Competitive Design Alternatives Process was completed for Tower B in early 2016 in accordance with Condition 10 of the Stage 1 SSD consent (D/2015/1049). The competitive process was undertaken in accordance with the Design Excellence Strategy for the site and the Competitive Design Alternatives Process Brief prepared by Urbis and endorsed by Council on 22 March 2016.

The purpose of the Competitive Design Alternatives Process was to select a high quality architectural, urban design and landscape design solution for the development of Tower B. Competitors are required to prepare three components to enable redevelopment of the site, including:

- Detailed design of Tower B for a world class hotel and ground floor active uses;
- Design for the public domain surrounding Tower B, integrating with the previous approved public domain (D/2010/2029 and D/2015/882) surrounding Tower A at 1 Alfred Street; and
- Design for an integrated basement servicing both Tower A and Tower B across the whole site within the envelope approved in the Stage 1 SSD DA (D/2015/1049).

The Competitive Design Alternatives Process comprised six competitors, including three international competitors, comprising:

- BVN;
- Woods Bagot;
- PTW Architects;
- Kerry Hill Architects;
- Atelier Jean Nouvel; and
- Kengo Kuma and Associates and Crone

The Selection Panel assessed each competition scheme against the Competitive Design Alternatives Brief to select the highest quality architectural and urban design approach for the development. Following a thorough assessment of each scheme, the Selection Panel concluded that one scheme presented the most successful response to the Competitive Design Alternatives Brief and was declared the winner of the Competitive Design Alternatives Process.

The Selection Panel recommended that the scheme presented by Kengo Kuma and Associates and Crone as capable of achieving design excellence and to be retained by the proponent. Key aspects of the winning scheme included a 'pixel' façade and building massing, integration with the public domain, iconic building form, and maximisation of building outlook. The Selection Panel did make recommendations for design development to occur in the finalisation of the scheme, which has been addressed within Section 8.1.2. Each of these matters has been addressed by the applicant and the Lead Design Architect in preparation of the lodgement of this application.

3. SITE ANALYSIS

3.1. SITE LOCATION

The site is located on the northern edge of the Sydney CBD, within the City of Sydney Local Government Area (LGA). The site is bounded by Alfred Street to the north, Pitt Street to the east, Rugby Place to the south and George Street to the west.

The site is located between two key districts in Circular Quay to the north and the financial district to south of Bridge Street. The sites locational context is shown at Figure 3.

Figure 3 – Site Location



Source: Nearmap

3.2. SITE DESCRIPTION

Following the determination of the Stage 1 SSD DA applying to the site, a plan of consolidation was lodged with the NSW LPI to consolidate the former four allotments of the site. Since the finalisation of this plan, the site is now legally described as Lot 8 in Deposited Plan (DP) 1224258. The four former allotments that comprised the site area are outlined in Table 6 below, and any reference to those allotments are now to be read as Lot 8 in DP 1224258. Wanda is the current landowner of all land within the subject site and a survey plan for the site is provided within the Volume of Plans.

Table 6 – Legal Description of Properties

Site	Site Address	Former Legal Description	Site Area
‘Goldfields House’	1 Alfred Street, Sydney	Lot 1 DP217877 & Lot 1 DP220830	2,686sqm
‘Fairfax House’	19-31 Pitt Street, Sydney	Lot 1 DP537286	916.5sqm
‘The Rugby Club’ and Rugby Lane reserve	31A Pitt Street, Sydney	Lot 180 DP606866	437.5sqm
		Total Site Area	4,040sqm

The site has the following characteristics:

- The site is irregular in shape and occupies an area of 4,040sqm.
- The site has an approximate 58.825m frontage to Alfred Street (arc), 49.18m frontage to Pitt Street, 14.475m frontage to George Street and 25.83m frontage to Rugby Place.
- The site is subject to a number of easements, as shown within the Volume of Plans, for:
 - Right of Carriageway;
 - Easement for Services; and
 - Easement for Water Pipes.

Above ground level, the 'Tower B' site area is delineated by a line nominated through the though-site link as illustrated within the Architectural Plans within the **Volume of Plans**.

Figure 4 – The Site



Source: Nearmap

3.3. EXISTING DEVELOPMENT

Goldfields House – 1 Alfred Street

The Goldfields House site currently comprises the following:

- A 26 storey commercial office tower, with retail spaces at ground level, completed in 1966. The total existing gross floor area is approximately 29,170sqm.
- Pedestrian access into the office tower is provided at towards the corner of George Street and Alfred Street.
- Primary vehicular access is provided via a basement entry ramp off 13-17 Pitt Street, to the Wilson Gold Fields Car Park. The entry ramp is located adjacent to the boundary at 19-31 Pitt Street. In total, approximately 120-130 car spaces are provided within the basement area. Secondary vehicular access including a loading dock is provided at the rear of the site via Rugby Place.

Photographs of the Goldfields House site are provided at Figure 5.

Figure 5 – Photographs of 1 Alfred Street



Picture 1 – View From The North



Picture 2 – View From The West

Fairfax House – 19-31 Pitt Street

The Fairfax House site currently comprises the following:

- A 13 storey commercial office tower, constructed in 1970, with retail shops at ground level. The total existing gross floor area is approximately 5,561sqm.
- Pedestrian access into the office tower is provided at the corner of Pitt Street and Rugby Place.
- Based on the existing site plans, the Fairfax House building consists of one basement level however the Wilson Gold Fields Car Park is located adjacent to the site.

Photographs of the Fairfax House site are provided at Figure 6.

Figure 6 – Photographs of 19-31 Pitt Street



Picture 3 – Fairfax House



Picture 4 – Pedestrian Access To Fairfax House from Rugby Pl

The Rugby Club – 31A Pitt Street

The Rugby Club site currently comprises the following:

- A converted six storey commercial office building, with the Rugby Club restaurant and function space at ground level.
- Pedestrian access is provided via Rugby Place, which can be accessed from both George and Pitt Streets.

Photographs of the Fairfax House site are provided at Figure 7.

Figure 7 – Photographs of 31A Pitt Street



Picture 5 – View of 31A Pitt Street From Rugby Place



Picture 6 – 31A Pitt Street

3.4. SURROUNDING DEVELOPMENT

The site is located in one of Sydney's most significant commercial, tourist and historical precincts, known as Circular Quay. The area that surrounds the site predominantly consists of a number of commercial office towers with retail at ground level, and hotels. The site is surrounded by the following development:

- To the immediate north of the site are Herald Square and Alfred Street. Herald Square includes the Tank Stream Fountain, a local heritage item. Herald Square incorporates areas for outdoor dining and includes public seating arrangements. Further north of Alfred Street is the City Circle Railway line, the Cahill Express Way, and Circular Quay.
- To the immediate east of the site is Pitt Street, which acts as a primary arterial road, having north-south orientation, and acts as a main thoroughfare connecting Circular Quay to the Central station. The heritage listed Tank Stream runs underground, parallel and adjacent to, the eastern boundary of the site. The location of the Tank Stream varies between 110mm and 175mm from the boundary and is located approximately 1 metre from the existing basement level wall.
- Further to the east of the site across Pitt Street is the heritage listed Ship Inn building which is physically connected to the high rise 'Gateway' building (see Picture 20), which is a 50 storey commercial office tower with a retail centre at lower levels. Alfred Street also includes Customs House the current AMP Tower (33 Alfred Street).
- To the immediate south of the site is Rugby Place. Rugby Place acts as an access way for the loading dock provided to the rear of 1 Alfred Street.

- South of Rugby Place is 33-35 Pitt Street, known as The Atrium and 182 George Street, also known as the St George building. The Atrium is a 12 storey commercial office building. The St George building is a 16 storey commercial office building with St George Bank branch and other retail tenancies at ground floor level. Lend Lease has submitted a Planning Proposal and a DCP Amendment to the City of Sydney for the redevelopment of this site to accommodate a significant commercial tower to a height of approximately 248m and significant public domain works including multiple public squares/plaza (See Section 7.7).
- Further to the south is 200 George Street, a Mirvac redevelopment that has recently been completed, which measures at 150 metres in height (37 storeys) and includes retail areas facing onto both George Street and Underwood Street. The building will also facilitate a basement car park. To the south of 19-31 Pitt Street, beyond Rugby Place is 33 & 35 Pitt Street which is a 13 storey commercial office building.
- To the immediate west of the site is George Street, which acts as a primary arterial road, which having north-south orientation, and acts as a main thoroughfare connecting Circular Quay to the Central CBD. Further west fronting George Street is Jackson's on George, a two storey licensed premises. Further to the west is the Four Seasons Hotel and Quay West. Grosvenor Place, seen in Figure 8, is also located further east and is a 46 storey commercial office building.

Images of the surrounding development can be seen in Figure 8 below.

Figure 8 – Surrounding Development



Picture 7 – North of Site - Alfred Street



Picture 8 – 1 Alfred Street Forecourt



Picture 9 – Four Seasons Hotel



Picture 10 – Quay West



Picture 11 – Grosvenor Place



Picture 12 – 33 & 35 Pitt Street



Picture 13 – Rear Access and Loading Bay Dock to the South of 1 Alfred Street



Picture 14 – Rugby Place