



NSW GOVERNMENT  
**Department of Planning**

Kirk Osborne  
JBA Urban Planning Consultants  
Level 7  
77 Berry Street  
**NORTH SYDNEY NSW 2060**

Contact: Megan Fu  
Phone: 02 9228 6531  
Fax: 02 9228 6488  
Email: [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)  
Our ref: MP 09\_0156  
File: S09/01593

Dear Mr Osborne

**Director General's Requirements for Darling Walk Commercial Fitout, Darling Harbour (MP 09\_0156).**

Thankyou for your request for Director General's environmental assessment requirements (DGRs) for the above project received on the 6 August 2009.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies.

Under section 75F(3) of the Act, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director General considers that the Environmental Assessment does not adequately address the DGR's, the Director General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, a copy of NSW Road and Traffic Authority's submission addressing their key issues for the proposal. Please note that their response has been provided to you for information only and do not form part of the DGR's for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Megan Fu on 9228 6531 or via e-mail at [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au).

Yours sincerely

27. 8. 09

Chris Wilson  
**Executive Director**  
**(as delegate for the Director General)**

## Director General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	MP 09_0156
Project	Commercial tenancy fitout and erection of building identification signage
Location	Darling Walk, Darling Harbour
Proponent	JBA Urban Planning Consultants on behalf of Commonwealth Bank of Australia
Date issued	27/8/09
Expiry date	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.
Key issues (Core)	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant environmental planning instruments, policies and guidelines to be addressed</b> Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>• Objects of the Environmental Planning and Assessment Act 1979;</li> <li>• State Environmental Planning Policy (Major Development) 2005;</li> <li>• State Environmental Planning Policy 64 - Advertising and Signage;</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>• Darling Harbour Development Plan No. 1;</li> <li>• Darling Harbour Commercial Signage Policy; and</li> <li>• Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> <li><b>2. Environmental Amenity</b> Demonstrate a high level of environmental amenity can be achieved including solar access, acoustic privacy, and visual privacy.</li> <li><b>3. Traffic Impacts</b> A Traffic Impact Statement shall be prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, access, loading dock(s), and car parking arrangements during construction and drop off &amp; pick up arrangements for the operation of the child care centre.</li> <li><b>4. Construction Impacts</b> Identify measures to ameliorate potential construction impacts including vehicular / pedestrian access, noise and vibration, air quality, water quality and waste management.</li> <li><b>5. Ecologically Sustainable Development (ESD)</b> Demonstrate how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.</li> <li><b>6. Consultation</b> Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</li> <li><b>7. Staging</b> Provide details regarding the staging of the development (if proposed).</li> </ol>
Deemed refusal period	60 days

## Plans and Documents to accompany the Application

<b>General</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and</li> <li>9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</li> </ol>
<b>Plans and Documents</b>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted:</p> <ol style="list-style-type: none"> <li>1. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground; and</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> </li> <li>2. A <b>BCA and Access Compliance Report</b> which outlines the building works necessary to achieve the required conformity with the Building Code of Australia and any alternate solutions where required.</li> </ol>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 6 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 6 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), individual files not exceeding 5Mb in size.</li> </ul>

Our Reference:  
Your Reference:  
Contact:  
Telephone

RDC 08M85 Vol 6  
MP 09\_0149  
Garry Kennedy  
8849 2029



The Director General  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**Attention: Megan Fu**

**PROPOSED COMMERCIAL FITOUT OF BUILDINGS AT DARLING WALK,  
DARLING HARBOUR.**

Dear Sir/Madam,

The Roads and Traffic Authority (RTA) is in receipt of the Department's email dated 7 August 2009 seeking RTA's key issues and assessment requirements for the proposed internal fitout of the commercial office building at Darling Walk, Darling Harbour.

The RTA has reviewed the proposal and advises that the traffic impact, car parking and infrastructure requirements have been previously considered with the project application for the building structure. However, the RTA will require details of the proposed business identification signage to be submitted for consideration/approval in the event the signage is visible to traffic travelling along the Western Distributor.

Further enquiries on this matter can be directed to Garry Kennedy on 8849 2029.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Hall', written over a horizontal line.

James Hall  
**A/Senior Land Use Planner**  
**Transport Planning, Sydney Region**

18 August 2009

**Roads and Traffic Authority**