

Director General's Environmental Assessment Requirements

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application No.	SSD- 5397
Proposal Name	IMAX redevelopment
Location	Darling Harbour, Sydney
Applicant	Grocon (Darling Harbour) Pty Ltd
Date of Issue	22 August 2012
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Key issues	<p>1. Environmental Planning Instruments, Policies and Guidelines Demonstrate that the project will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> • Darling Harbour Development Plan No.1 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 <p>2. Urban Design</p> <ul style="list-style-type: none"> • An urban design and architectural design statement and a thorough context and site analysis (including surrounding built form types and details of pedestrian connectivity). • Outline any alternative design approaches or concepts considered and provide justification for the how the proposed design responds appropriately to the site's context. • Justification for the footprint and scale of the development and any departures from the 'valley concept' which characterises the existing development pattern of Darling Harbour. • Demonstrate that the proposed scale of the development will not dominate the entertainment and visitor experience of Darling Harbour. • Consideration of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Urban Design and Public Realm produced by Woods Bagot for Infrastructure NSW. • Consultation with the SICEEP Design Review Panel during the design of the proposal. <p>3. Visual Impact</p> <ul style="list-style-type: none"> • Comparative analysis of the existing and proposed footprint and building height. Justification and an assessment of the proposed height, view impacts and potential overshadowing of the public domain. • 'Before and after' photomontages of the proposed building and its context. Assessment of both short and long distance views towards the site from Western Distributor (both directions), Darling Harbour (north and south), Cockle Bay, Pyrmont Bridge, Tumbalong Park, Harbour/Day Streets and Drutt Street pedestrian bridge. • View analysis including photomontages and perspectives of key elements and views of the development from key locations (including from Hickson Road, Kent Street, Shelley Street, Lime Street, Pyrmont and East Balmain, Darling Harbour, Blues Point and Millers Point).

	<p>4. Solar Access</p> <ul style="list-style-type: none"> Shadow diagrams to ascertain the full overshadowing impacts (summer, equinox and winter) of the new building on surrounding buildings and areas of open space (including the new children's playground and Tumbalong Park at Darling Quarter). <p>5. Public domain</p> <ul style="list-style-type: none"> Demonstrate how the building will be situated within the context of Darling Harbour and any works that are required to preserve and enhance surrounding open space areas. Demonstrate that the design of the adjacent public realm incorporates sufficient flexibility to ensure design integration with the Sydney International Convention, Exhibition and Entertainment Centre. Detail how the interface of the building with the public domain has been addressed including consideration of locating active uses on lower levels and permeability of site/building for pedestrians. Detail the connections with surrounding public domain areas and facilities at Darling Harbour and how key pedestrian connections through Darling Harbour will be retained and/or enhanced. Public domain plan identifying all temporary and permanent works within the public domain and detailing the interface between the proposed uses and public domain, including activation. Identify proposed open space, public domain and linkages with other public domain spaces, including Tumbalong Park and the waterfront. Detail the interface of the building podium with Cockle Bay, Tumbalong Park and Harbour Street / Day Street. Detail the existing site conditions and how the new works will relate to the existing surrounding landscape (including street level carriageways, driveways, footpaths, landscaping and elevated expressways). <p>6. Transport, traffic and car parking</p> <ul style="list-style-type: none"> Traffic modelling and analysis to identify the daily and peak traffic movements likely to be generated by the proposed development, any impacts on nearby intersections and the need for any upgrading or road improvement works. Identify any impacts associated with any proposed road works including closure of internal roads, impacts on existing vehicle access arrangements. Identify pedestrian and bicycle connections to the site and demonstrate how these provide linkages to public transport networks. Detailed pedestrian modelling to demonstrate that the proposal will achieve improvements in pedestrian flow through the precinct. Detail the measures to be implemented to promote sustainable means of transport including public transport usage, pedestrian and bicycle linkages, work place travel plans, bicycle parking and facilities. Detail access and parking provisions in compliance with the relevant Australian Standards. Details of proposed number of car parking spaces and assessment against the maximum car parking provisions in draft Sydney Local Environmental Plan 2011. Details of how car lifts will operate including queuing calculations and details on where cars will be held. Details of service vehicle movements including vehicle type and likely arrival / departure times. Assess any potential impacts from car headlight glare either to the existing elevated roadways, surrounding buildings and open space. Demonstrate that adequate clearance heights are maintained to any staircase networks or pedestrian linkages that are affected by the building. <p>7. Heritage</p> <ul style="list-style-type: none"> Heritage significance of the site and surrounding area and any impacts the development may have upon this significance. The assessment should include natural areas and places of Aboriginal, historic or archaeological significance.
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	<p>8. Wind</p> <ul style="list-style-type: none"> • Wind assessment to detail wind conditions and potential impacts on pedestrians within the site and public domain, and proposed mitigation measures. <p>9. Reflectivity</p> <ul style="list-style-type: none"> • Analysis of the reflectivity impacts of the façade, including solar glare of occupants of nearby buildings, public areas and roadways. New buildings should not result in glare that causes discomfort or threatens the safety of pedestrian or drivers. <p>10. Cross City Tunnel stack</p> <ul style="list-style-type: none"> • Assess the impacts of the Cross City Tunnel stack emissions on proposed development and the impacts of the new building on the dispersal of the Cross City Tunnel stack plume. • Consideration of whether the Cross City Tunnel stack can be incorporated into the building design. <p>11. Ecologically Sustainable Development</p> <ul style="list-style-type: none"> • Sustainable design principles incorporated in the building in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resources, and water and energy efficiency. • Details of how potential heat loading from the north will be addressed. <p>12. Geotechnical</p> <ul style="list-style-type: none"> • Suitability of the land for the proposed development having regard to its proximity to the harbour foreshore and the Western Distributor. • Contamination issues associated with the proposal (if any) in accordance with <i>SEPP 55 (Remediation of Land)</i> and other relevant legislation and guidelines, and outline any actions, management and mitigation measures required. • Concept design drawings and geotechnical investigations for any site excavation and support structures. <p>13. Western Distributor</p> <ul style="list-style-type: none"> • Details on the impact of construction activities including excavation/rock anchors on the structural stability of Western Distributor. Details of how the carriageway would be monitored for movement of the existing structure. • Details of vertical and horizontal clearances between the proposed structures and the Western Distributor. • Demonstrate that clear zones for maintenance and emergency access to the Western Distributor will be maintained during construction and post construction. <p>14. Utilities & services</p> <ul style="list-style-type: none"> • Details of the required utilities and services, and any augmentation that may be required to support the proposed development. • Integrated Water Management Plan including details of any proposed alternative water supply, end uses of potable and non-potable water, water sensitive urban design and water conservation measures. • Details of the required water and wastewater services and any augmentation that may be required for the development. <p>15. Construction impacts</p> <ul style="list-style-type: none"> • Construction Traffic Management Plan for demolition and construction activities including details of vehicle routes, numbers of trucks, hours of operation, access arrangements, traffic control measures, crane locations and swing paths of cranes. • Environmental and Construction Management Plan including community notification and complaints handling, impacts of construction on adjoining development and public domain and proposed mitigation measures, noise and vibration impacts, air quality and odour impacts, water quality and construction waste management.
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	<p>16. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines (October 2007). • Undertake an appropriate level of consultation with the City of Sydney, State government agencies and the SICEEP Design Review Panel.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. Existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. Locality/context plan drawn at an appropriate scale indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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; • detailed plans, sections and elevations of the promenade and parkland, including all temporary and permanent structures; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise. 4. 3D model and a physical model of the proposed development in accordance with the City of Sydney requirements. 5. Materials/finishes sample board and detailed elevations showing the application of materials and finishes for the development. 6. Public domain plan including a planting schedule, details of existing and proposed structures, earthworks including mounding, retaining walls and garden bed construction details, drainage and irrigation plans, planting methods and maintenance.
Documents to be submitted	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 12 hard copies and 12 electronic copies of the documents and plans (once the application is considered acceptable for public exhibition). • 1 copy of all the documentation and plans on CD-ROM (PDF format).
Further consultation after 2 years	<p>If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director General in relation to the requirements for lodgement.</p>