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17 DEC 2012

Ms Lesley Bull
c- Westpac Banking Corporation
JBA Planning
PO Box 375
NORTH SYDNEY NSW 2060

Dear Ms Bull

I refer to your letter of 15 October 2012, concerning the removal of Director-General's requirements (DGRs) for achieving a Green Star rating for the fit-out works proposed for commercial building C4 in State significant development application (SSD 5582) at Barangaroo South.

I wish to advise that the purpose for imposing DGRs requiring a Green Star rating for the fit-out works was to encourage the adoption of green building practices not only for the base building works but also the fit-outs of those buildings, particularly given the benefits that this would achieve.

While the department strongly encourages you to aim for a 5-star rating for the fit-out works, the DGRs have nonetheless been modified so that Green Star certification is not required. However, the proponent is still required to demonstrate via an ESD report that the fit-out works do not affect the 6-star rating for the base building.

Please find attached a copy of the modified DGRs for the preparation of your Environmental Impact Statement (EIS). Please note that the Director-General may alter these requirements at any time.

If you do not lodge a DA and EIS for the development within 2 years, you must consult further with the Director-General in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS.

Your contact officer, Kate MacDonald, can be contacted on 02 9228 6435 or at kate.macdonald@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

Heather Warton
Director

13/12/12

Metropolitan & Regional Projects North

Director General's Environmental Assessment Requirements

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

Application Number	SSD 12_5582
Proposal Name	Establishment of First Use and Fit-Out of Levels 1 to 28, Commercial Building C4
Location	Barangaroo South, Barangaroo
Applicant	Westpac Banking Corporation c/- Lend Lease
Date of original issue	19 September 2012
Date modified	13 December 2012
General Requirements	<p>The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include:</p> <ul style="list-style-type: none"> • Compliance with the Building Code of Australia. • Provision of an ESD report to provide assurance that the fit-out works will not affect the 6-star green star rating of the base building.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, 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"> • Clauses 8 and 9 of Part 12 (Barangaroo site) of Schedule 3 to State Environmental Planning Policy (Major Development) 2005. • Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (State and Regional Development) 2011; ◦ State Environmental Planning Policy (Major Development) 2005; and ◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. • Demonstrate consistency with the terms of approval of Concept Plan MP 06_0162 (as modified), including the allocation of car, service vehicle and bicycle parking spaces for levels 23 to 38. • Demonstrate consistency with the terms of approval for the construction of commercial building C5 (MP 10_0227). <p>2. Compliance with the Building Code of Australia</p> <ul style="list-style-type: none"> • Provide a Building Code of Australia assessment report demonstrating that the application complies with the relevant provisions of the Building Code of Australia. <p>Note: The report must outline any alternate solutions required to ensure compliance with the Building Code of Australia.</p>

	<p>3. Transport and Accessibility Impacts</p> <ul style="list-style-type: none"> • Prepare a Workplace Travel Plan in accordance with the methodology outlined in the Barangaroo South – C5 Commercial Building Travel Demand Management Plan prepared by Arup and dated 4 November 2011. <p>4. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • The applicant is required to demonstrate, through an ESD report, that the fit-out proposal maintains the ability of the C5 building to achieve a 6-star Green Star Office Design and As Built rating (v3). <p>5. Environmental, Construction and Site Management Plan The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include:</p> <ul style="list-style-type: none"> • Community consultation, notification and complaints handling. • Impacts of construction on adjoining development and proposed measures to mitigate construction impacts. • Noise and vibration impacts on and off site. • Waste and chemical management. <p>6. 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.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries. • Site Analysis Plan. • Details of estimated waste quantities, on-site waste storage capacity and treatment and disposal or re-use of waste generated by the proposed development.

Plans & Documents

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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). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with the City of Sydney Council.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director General in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>