





## Planning & Infrastructure

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Mr Tom Kennedy  
Planning and Design Manager  
Infrastructure NSW  
PO Box R220  
ROYAL EXCHANGE NSW 1225

Our ref: SSD 5030-2011

Dear Mr Kennedy,

**Subject: Director-General's Requirements for the Sydney International Convention, Exhibition and Entertainment Precinct (SSD 5030-2011)**

The Department has received your request for Director-General's Requirements (DGRs) for the above development. I have attached a copy of the DGRs for the preparation of an Environmental Impact Statement (EIS) for the development. These requirements have been prepared in consultation with relevant government authorities. I have attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under Clause 3(5) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, 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, the DGRs will expire.

Prior to exhibiting the EIS that you submit for the development, the Department will review the document to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy of the EIS to assist this review.

If the Department considers that the EIS does not address the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, the Director-General may reject your DA within 14 days of lodgement. If the Department is satisfied that the requirements have been addressed, the EIS will be made publicly available for at least 30 days.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of Sustainability, Environment, Water, Population and Communities to determine if an approval under the EPBC Act is required for your development (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Amy Watson, can be contacted on 9228 6379 or via email at [amy.watson@planning.nsw.gov.au](mailto:amy.watson@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely



Alan Bright

**A/Director, Metropolitan & Regional Projects South**

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# Director General's Environmental Assessment Requirements

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

<b>Application number</b>	SSD 5030-2011
<b>Project</b>	Sydney International Convention, Exhibition and Entertainment Precinct
<b>Location</b>	The Sydney Convention and Exhibition Centre, Sydney Entertainment Centre and associated car parking sites described in Appendix 2 of the MG Planning's request for DGRs.
<b>Applicant</b>	Infrastructure NSW
<b>Date issued</b>	21 December 2011
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) must meet the minimum requirements in Schedule 2 the <i>Environmental Planning and Assessment Regulation 2000</i>, specifically:</p> <ul style="list-style-type: none"> <li>• form specifications in clause 6, including the proposed date, times and maximum patron numbers; and</li> <li>• form specifications in parts 1, 2 &amp; 4 of clause 7 .</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <p><b>1. Environmental Planning Instruments (EPIs)</b>  Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including:</p> <ul style="list-style-type: none"> <li>• EP&amp; A Act 1979;</li> <li>• State Environmental Planning Policy - (State &amp; Regional Development) 2011;</li> <li>• State Environmental Planning Policy - Infrastructure 2007;</li> <li>• State Environmental Planning Policy No 55 - Remediation of Land;</li> <li>• Draft State Environmental Planning Policy - (Competition) 2010;</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>• Darling Harbour Development Plan No 1; and</li> <li>• Sydney LEP 2005.</li> </ul> <p><i>Permissibility</i>  Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i>  Identify the development standards applying to the site. Justify any development standards not being met.</p> <p><i>Contamination</i>  Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55.</p> <p><i>Relevant Policies and Guidelines:</i></p> <ul style="list-style-type: none"> <li>• <i>Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP)</i></li> </ul> <p><b>2. Policies and Guidelines</b>  Address the relevant planning provisions, goals and strategic planning objectives in the following:</p> <ul style="list-style-type: none"> <li>• NSW 2021</li> <li>• Metropolitan Plan for Sydney 2036;</li> <li>• The Sydney City Draft Sub-Regional Strategy;</li> <li>• Sustainable Sydney 2030;</li> <li>• City of Sydney Chinatown Public Domain Plan;</li> </ul>

- Draft Sydney Development Control Plan 2010;
- Development Near Rail Corridors and Busy Roads- Interim Guideline;
- Planning Guidelines for Walking and Cycling;
- NSW Bike Plan 2010;
- Integrating Land Use and Transport Policy Package;
- Healthy Urban Development Checklist; and
- Crime Prevention Through Environmental Design principles.

Detail how the development promotes or is consistent with these provisions and strategic objectives.

### **3. Built Form and Urban Design**

- Address the suitability of the site including consideration of alternate sites for the expansion and redevelopment of entertainment, exhibition and convention facilities.
- Address the height, bulk and scale of the proposed development within the context of the locality.
- Outline the strategy to be adopted to ensure design excellence is achieved for the development.
- Address design quality, with specific consideration of the overall site layout, siting and design, axis, vistas and connectivity, street activation, open spaces and edges, façades, massing, setbacks and building articulation.
- Demonstrate the pedestrian circulation, accessibility and connections on site and to surrounding streets and lanes in a schematic form.

### **4. Ecologically Sustainable Development (ESD)**

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development.
- Ability of the development to achieve any sustainability best practice initiative.
- Address the potential for tri-generation and/or renewable energy.

### **5. Amenity**

Address solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity must be demonstrated.

### **6. Noise**

Identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.

*Relevant Policies and Guidelines:*

- *NSW Industrial Noise Policy (EPA)*
- *Interim Construction Noise Guideline (DECC)*

### **7. Transport and Accessibility (Construction and Operation)**

Address transport, traffic and accessibility including the issues raised in Item 7 (1-12) within TfNSW's letter dated 19 December 2011.

*Relevant Policies and Guidelines:*

- *Guide to Traffic Generating Developments (RTA);*
- *Planning Guidelines for Walking and Cycling;*
- *NSW 2021; and*
- *City of Sydney Chinatown Public Domain Plan*

	<p><b>8. Drainage, Flooding, Climate Change and Sea Level Rise</b></p> <ul style="list-style-type: none"> <li>• Address the likely groundwater, flooding and sea level rise risks on the site and measures to ameliorate any impacts.</li> <li>• Provide a drainage concept for the site incorporating water sensitive urban design.</li> </ul> <p><b>9. Heritage</b></p> <ul style="list-style-type: none"> <li>• Address impacts of the proposal on heritage significance of the site and adjacent built and landscape heritage items.</li> <li>• Address opportunities for heritage interpretation within the public domain.</li> </ul> <p><b>10. Utilities</b></p> <ul style="list-style-type: none"> <li>• In consultation with relevant agencies, the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure shall be addressed.</li> </ul> <p><b>11. Staging</b></p> <ul style="list-style-type: none"> <li>• Details regarding the staging of the proposed development.</li> </ul> <p><b>12. Contributions</b></p> <ul style="list-style-type: none"> <li>• Address the provision of public benefit, services and infrastructure.</li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, 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> <ul style="list-style-type: none"> <li>• view analysis, including photomontages;</li> <li>• shadow diagrams and solar analysis;</li> <li>• public domain/landscape plan;</li> <li>• transport and traffic impact assessment including a transport management and accessibility plan (TMAP);</li> <li>• heritage impact assessment and statement of heritage impact;</li> <li>• archaeological assessment (Aboriginal and non-Indigenous);</li> <li>• ground water assessment;</li> <li>• stormwater concept plan;</li> <li>• flooding and sea level rise risk assessment;</li> <li>• geotechnical assessment; and</li> <li>• a physical and 3D CAD Model.</li> </ul>
<b>Consultation</b>	<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:</p> <ul style="list-style-type: none"> <li>• City of Sydney Council;</li> <li>• Transport for NSW;</li> <li>• Roads and Maritime Services;</li> <li>• The owner of the Light Rail and Monorail; and</li> <li>• the local community.</li> </ul> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development responds to these issues. Where issues are not addressed with a design response a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<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>

**ATTACHMENT 1**

Government Authority Responses to Request for Key Issues  
For Information Only

**City of Sydney**

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19 December 2011

File No: 2011/375801

Our Ref: R/2011/31

Your Ref: SSD 5030-2011

Ms Amy Watson  
Senior Planner  
NSW Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000  
email: [amy.watson@planning.nsw.gov.au](mailto:amy.watson@planning.nsw.gov.au)

Dear Ms Watson

**RE: REQUEST FOR DGR's FOR THE SYDNEY INTERNATIONAL CONVENTION EXHIBITION AND ENTERTAINMENT PRECINCT PROJECT, DARLING HARBOUR (SSD 5030-2011)**

I refer to your letter seeking input on the DGR's for the proposed redevelopment of the Sydney Convention and Exhibition Centre, Sydney Entertainment Centre, and associated car parking sites.

Previously, the City has commented on the draft DGR's for the Entertainment Centre and carpark under MP11\_0024. The City raised additional key issues in its letter dated 25 March 2011. I note that a number of these key issues have been omitted in the current draft DGR's. From our discussions, I understand that the Department will likely be amending the DGR's once a more detailed proposal of the redevelopment has been submitted. At that stage, the City would like the opportunity to review the detailed proposal and provide further comments on the DGR's.

Based on the information submitted to date, the City wishes to reiterate the concerns raised previously and seeks assurance that the following key issues will be addressed in the DGR's for the project:

Alternative Development Options

- Address alternative sites for the expansion and redevelopment of the convention and entertainment facilities, which may include the airspace over Central Railway Station, consistent with the City's vision in *Sustainable Sydney 2030*. Further points of consideration were outlined in Council's letter of 25 March 2011.

Public Domain and Open Space

- Address how the siting and design of the proposed structures will create open spaces that are contextually relevant and strategically located.

*city of villages*

- Address all aspects of the public domain, such as footpath and road paving, cycleways, lighting etc.
- Address pedestrian and vehicular circulation within and surrounding the site.
- Address the context of the site and its connectivity with the surrounding areas.

#### Transport and accessibility

- Provide a Transport Management and Accessibility Plan (TMAP).
- Identify and assess vehicle entry points for their compatibility with the proposed road network changes under the *City of Sydney Chinatown Public Domain Plan*.

#### Ecologically Sustainable Development

- Address the potential for tri-generation and/or renewable energy.

#### Built form

- Wind studies and overshadowing analysis on all buildings.
- Identification of sight lines and visual connectivity to and through the site.
- Design excellence approach – employing different architects and designers.

Thank you for the opportunity to comment. Should you require further information or wish to arrange a meeting, please contact Lily Chu by telephone on 9265 9333 or by email at [lchu@cityofsydney.nsw.gov.au](mailto:lchu@cityofsydney.nsw.gov.au).

Yours sincerely,



Graham Jahn LFRAIA Hon AIA Hon FPIA Hon FNZIA  
**Director City Planning and Regulatory Services**



Alan Bright  
A/ Director, Metropolitan & Regional Projects South  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Amy Watson

Dear Mr Bright

**Request for Director-General's Requirements for the Sydney International Convention  
Exhibition and Entertainment Precinct (SICEEP) (SSD 5030-2011)**

Thank you for your letter dated 5 December 2011 requesting input on the DGRs for this proposal. Transport for NSW (TfNSW), Roads and Maritime Services (RMS) and Railcorp has reviewed the report on the request for DG's EIS requirements and the draft DGRs. TfNSW, RMS and Railcorp recommend that the following key issues be included in the DGRs and addressed in the EIS for the project.

**2 Policies and Guidelines**

- Remove reference to *The Metropolitan Transport Plan 2010* as this is no longer current.
- Insert reference to *NSW 2021*

**7 Transport and Accessibility (Construction and Operation)**

The key issues outlined in this section should be amended to reflect the following:

- The EIS shall include the preparation of a transport and traffic impact assessment which covers (but not limited to) the following:
  1. Daily and peak traffic movements likely to be generated by each aspect of the proposed development and assess the cumulative impacts of this traffic on the state and local road network including nearby intersections. This should also include an assessment of impact of both non-event uses (eg. commercial and/or retail components) and event uses under the potential different operating modes of the facility ranging to major event day and time periods.
  2. Address the need for any upgrade or road improvement works on both the state and local road network for each road based transport mode including appropriate staging of these works (if applicable), cost and funding.
  3. Demonstrate the provision of appropriate on-site car parking with regard to its accessibility to public transport services.
  4. Details of the proposed vehicular accesses (including VIP, service/loading, car parking and other pickup/drop off entries), demonstrating compliance with the requirements of the relevant Australian Standards (ie turn paths, sight distances, etc).

5. Details of service vehicle movements and loading management/arrangements, including for event setup/closedown bump-in bump-out periods.
6. Details on the impact on public transport from both non-event and event uses, including the demand on access to CBD rail stations and major bus stops during major events, to identify the major pedestrian movements to and from the site.
7. Detail measures to encourage sustainable transport for travel to and from the site, including the provision of cyclist end of trip facilities on site for visitors and workers, improved pedestrian and cycle connections, and location-specific sustainable travel plans.
8. Details of transport and traffic arrangements including pedestrian/crowd management for the site under different event operating modes, in particular, how they will be managed through the design of the site and adjacent public domain.
9. The provision of a draft construction traffic management plan detailing all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
10. Address any impacts to existing bus operations and access to the coach/bus zone under the Pier Street viaduct and on Darling Drive
11. Address any impacts on the adjacent Monorail and light rail infrastructure and their continued operations including proximity of any proposed works during construction and any proposed relocation and costs in consultation with relevant agencies
12. Address any impacts on the Western Distributor viaducts and the light rail corridor (parallel to Darling Drive) where Railcorp infrastructure services may be present.

*Relevant Policies and Guidelines:*

- Remove reference to *The Metropolitan Transport Plan 2010* as this is no longer current.

**Plans and Documents**

Reference of EIS documentation regarding *traffic assessment* should be amended to *transport and traffic impact assessment* to reflect the above.

In addition to the above DGRs, TfNSW provides the following comments for the proponent's consideration:

- Adequate provisions to accommodate taxi and coach requirements for the precinct
- Appropriate parking for coaches, buses, service vehicles (including trucks), motorcycle and bicycles should also be accommodated on site.
- Improved pedestrian and cyclists connections should include consideration of a potential extension of the Ultimo Pedestrian Link, upgraded and/or improved grade separated facilities west to Ultimo, as well as pedestrian access to the CBD.
- Current back of house operations often require layover of trucks on Darling Drive for event setup. The proposed development should be designed to remove the need for this layover arrangement in the future.
- Investigate opportunities for additional bus layover / parking off Darling Drive in addition to the existing coaching parking behind the Entertainment Centre carpark. TfNSW seeks further consultation with proponent(s) on opportunities that may support future bus operations in Central Sydney.
- Appropriate traffic modelling should be used – note: LINSIG should be used for intersections



TfNSW would welcome the opportunity to discuss with the proponent(s) in the preparation of the EIS for this project. Should you have any questions regarding this matter, please contact James Li on 8202 2356 or [james.li@transport.nsw.gov.au](mailto:james.li@transport.nsw.gov.au)

Yours sincerely

 19/12/11

<sup>per</sup>  
Mohini Nair  
Principal Manager, Integrated Transport Planning and Land Use  
Planning and Programs