- Consistent with other basements in the northern Sydney CBD, the drained basement will form a groundwater sink that may cause changes to groundwater quality. The salinity of groundwater within the sandstone between Circular Quay and the development may increase due to the development drawing water from the harbour.
- Some ground settlement is expected to occur due to excavation and construction dewatering. As a precautionary measure, Coffey recommend condition and background settlement surveys of infrastructure be undertaken both prior to and during excavation dewatering.
- It is anticipated that groundwater collected within the basement will be pumped to the stormwater drainage system, ultimately discharging to the estuarine environment of Sydney Harbour. Groundwater at the site was sampled and analysed to enable assessment of the suitability of groundwater seepage to the basement for discharge to stormwater. Seepage water collected by the basement is expected to need treatment prior to discharge to stormwater.

Given the likely impacts to the groundwater anticipated by the development, a Groundwater Assessment and Management Strategy has been prepared by ARUP and is included at **Appendix Q**. This report makes clear that there are two separate aquifers at the site:

- Shallow groundwater within the fill and alluvium, perched on top of the bedrock; and
- Deeper groundwater system within the sandstone bedrock.

Based on the absence of a high priority groundwater dependent ecosystem, or a high priority culturally significant site in the rock mass within this 70m radius, the Groundwater Assessment and Management Strategy finds that the resultant inflows of groundwater can be classified as having a minimal impact according to Section 3.3 of the NSW Aquifer Interference Policy.

ARUP further concludes within the Groundwater Assessment and Management Strategy that they have not identified any adverse implications of potential increases in salinity of groundwater within the sandstone between Circular Quay and the development as identified by Coffey.

8.10. ACID SULPHATE SOILS

An Acid Sulphate Soils Management Plan (ASSMP) has been prepared by Greencap and is included as **Appendix M**. The following matters are noted:

- The site is determined to likely be impacted by Acid Sulphate Soils (ASS).
- In order to minimise the potential effects of acid sulphate materials on the environment and on building structures, the focus should be on the monitoring of ASS impacts during excavation and construction works.
- The ASSMP presents mitigation strategies to prevent or minimise potential on-site and off-site impacts, using the most cost-effective and environmentally benign methods. The mitigation strategy to be implemented shall depend on the nature and scale of the works, soil characteristics, hydrology, the sensitivity of the surrounding environment, and history of the site.
- Any ASS that may be disturbed and/or excavated on the site shall be neutralised in accordance with an activity-specific Acid Sulphate Soils Management Strategy.
- Management and monitoring of excavated materials shall be done to that any acid sulphate materials can be detected as early as possible and mitigation procedures can be implanted. The ASSMP provides recommendations for management controls to be implemented after excavation or drilling on the site.

8.11. WATER, DRAINAGE AND STORMWATER

8.11.1. Stormwater Management

A Stormwater Management Plan (**Appendix K**) has been prepared by Arup to support the civil designs submitted within the Volume of Plans. This plan identifies the stormwater management across the whole site, taking into account the proposed design for Tower B (Hotel), Tower A (Residential and Retail), and the public domain. The following table provides a summary of the stormwater and drainage matters and engineering responses proposed as part of this development.

Table 12 – Summary of Stormwater and Drainage Considerations

Item	Summary
Stormwater design	Stormwater from the development will be discharged into the existing Sydney Water infrastructure along Pitt Street. This infrastructure includes a heritage drain (Tank Stream) which will not be altered by the development, as connections will be made to existing pits.
On-site detention (OSD)	Sydney Water has advised that no OSD is required at the site.
Stormwater quality and treatment	Preliminary proposals for sediment and erosion control involve the construction of a sump within the basement excavation which will allow settlement of soil particles. Clean water will be pumped to the Sydney Water drains. The groundwater drainage system will be separate to the roof water and stormwater drainage systems. Further details of the groundwater drainage system are provided within the Groundwater Assessment and Management Strategy (**Appendix Q**). With regards to the public domain areas, a merits based approach to water quality has been adopted, in keeping with other similar public domain areas within the Sydney CBD.
Integrated water management	There are water main located in the streets surrounding the development which are considered to offer sufficient capacity for the development. The towers will be fitted with water saving taps and slow flow toilets and urinals, minimising potable water requirements. Approximately 35% of all rainwater falling on the building roof area will be reused on site either for irrigation and flushing. A sewer extension is required to allow discharge of sewage from the development to the Sydney Water main.

8.11.2. Flooding

The Flood Assessment and Management Plan (**Appendix L**) describes the existing flood risk profile and sets out a flood risk mitigation strategy for the proposed development. This Assessment has been based on Council's existing TUFLOW flood model for the City Area catchment (Sydney CBD North) however has included minor refinements to the model (including a detailed topographic survey of the development site and its surrounds) to improve its representativeness for this development.

As acknowledged by other technical reports, the final dimension of the likely redevelopment of the Lend Lease property immediately to the south of the site is currently unknown. Despite this, given the importance of coordinating public domain levels can that be adapted for the existing or future scenario, two scenarios have been modelled:

- Interim design scenario which only includes Wanda Sydney's development; and
- Ultimate design scenario which includes Wanda Sydney's development and Lend Lease's likely future development.

The peak flood levels for establishing the flood planning levels for the proposed Wanda Sydney site are based on the worst flood conditions of either the interim or the ultimate design scenario. In terms of peak flood level impacts, as a result of the proposed development localised impacts only were found for the interim design scenario with the peak flood levels on Rugby Place generally decreasing by up to a maximum of 0.15m due to the provision of the additional flow path in the form of the through-site link. In the ultimate scenario a slight increase in peak flood levels on George Street with a maximum of 0.03m and the impacts are generally confined to within the roadways.

The Flood Assessment finds that peak flood level impacts as a result of the proposed Wanda Sydney development have been shown to be localised and do not affect adjacent properties.

With regards to the public domain levels proposed across the site, it was found that a crest level of 3.9m AHD at the southern end of the through-site link should be provided. The through-site link will also be designed to have a 1:40 cross fall with a flat longitudinal invert set at 3.6m AHD. In addition, an internal threshold ramp of 35mm has to be provided for each retail entrances facing the through-site link to prevent floodwaters from entering the retail during the 100 year ARI event.

Based on the results of the flood risk assessment and consultation with the adjoining landowner, the architectural proposals for both Tower A and Tower B across the site have been modified such that the finished floor levels for all retail, residential and hotel lobbies meet Council's flood planning level requirements with the exception of the Pitt Street and Alfred Street frontage for Tower B. Whilst achieving the PMF on the site is not possible or desirable for these locations, the Pitt Street hotel lobby entrance and Tower B Alfred Street entrance is sufficiently high to achieve flood resilience in all flood events up to and include the 100 year ARI (annual recurrence interval) flood event and 20 year ARI event for the basement car park entrance.

In order to achieve flood immunity for all storm events up to and including the PMF flood level, Arup propose a flood mitigation strategy involving the installation of automated flip-up flood barriers for these three entrances as outlined at **Appendix L**.

8.12. STRUCTURAL DESIGN

The CBD Future Rail Corridor passes beneath the north-east corner of the site. In accordance with the requirement of the Infrastructure SEPP, this Stage 2 SSD DA will be referred to Transport for NSW for comment.

ARUP has been engaged to provide Structural Engineering advice for this Stage 2 SSD DA (refer to **Appendix R**). This letter confirms that subject to recommendations in the advice, the building design is generally in accordance with the relevant Australian Standards, the Building Code of Australia and all other statutory conditions relevant to the structure of the project.

Further, the design of the footings of the basement and building structures have been designed to ensure the loading does not affect the CBD Future Rail Corridor zones of influence. A separate Structural Easement Report has been prepared by ARUP and is provided at **Appendix S**. This report highlights that throughout the design, the design team has attempted to mitigate any effects the development may have on the Rail Corridor tunnels by:

- Keeping a significant distance from the tunnel crown to overhead structure (approximately 11m).
- Keeping the basement structure adjacent to the tunnel approximately 3.3m from the CBDRL excavation.
- Minimization of load above the easement and structures abutting the rock face at the level of the tunnel.

This report further notes the procedure intended to mitigate risk to damage of the Heritage Listed Tank Stream based on the structure of the proposed development.

The proposal also includes structures in close proximity to an adjoining property which includes the premises 'Jacksons on George'. The proposed basement drawings are indicative of keeping the existing basement retaining walls intact as a precaution to be less disruptive to the neighbouring property in response to their concerns raised during the Stage 1 SSD DA assessment.

8.13. BCA, DDA AND FIRE SAFETY

8.13.1. Building Code of Australia and Fire Safety

City Plan Services has prepared a preliminary assessment (**Appendix V**) of the architectural drawings submitted with the Development Application against the provisions of the Building Code of Australia as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000. The key findings being:

- The design as proposed is capable of complying with the Building Code of Australia, and will be subject to construction documentation that will provide appropriate details to demonstrate compliance.

- Whilst performance based solutions are to be included within design developed, City Plan Services confirm that the solutions will not impact on the current design.

Further to the above analysis, a Fire Engineering Statement has been prepared by Arup and is included as **Appendix W**. This statement provides the following conclusions, in addition to the above:

- The fire control room for the whole development (shared by Tower A and B) is located at Ground Level of Tower A (subject to a separate DA), with direct access from George Street.
- The fire safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DTS) Provisions. However, there are some aspects of the design that are developed using performance based fire engineering to achieve compliance with the Performance Requirements of the BCA.
- DTS non-compliances required to be addressed via fire engineering Performance Solutions will be documented in the subsequent Fire Engineering Brief and Fire Engineering Report as part of the formal fire engineering approvals process in NSW.

The above BCA and Fire Engineering Statements confirm that the Tower B (Hotel) design is able to satisfactorily meet the relevant provisions and standards.

8.13.2. Accessibility

City Plan Services has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities (**Appendix U**). The development has been reviewed to ensure that ingress and egress, paths of travel, circulation areas, lifts and sanitary facilities comply with relevant statutory guidelines.

City Plan Services advise that in general, the development has accessible paths of travel that are continuous throughout. In line with the report's recommendations, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application drawings indicate that compliance with statutory requirements, pertaining to site access, common area access and sanitary facilities can be readily achieved.

The recommendations in this report are proposed to be developed in the ongoing design development up to the construction certificate stage.

8.14. UTILITIES AND INFRASTRUCTURE

In response to the requirements of the SEARs, ARUP have confirmed that the construction of the proposed development will not have an adverse impact on surrounding transport infrastructure, including the Cahill Expressway, and Circular Quay Railway Station and rail corridor (Refer **Appendix HH**). The impact to the Sydney Light Rail is currently unknown as it is under construction. Ongoing consultation has occurred with the CBD Coordination Office to discuss this potential impact as outlined within Section 2.2.2 of this report.

A Services Infrastructure Report accompanies this application (Refer **Appendix HH**) which confirms the requirements for hydraulic, electrical and communications utilities, infrastructure and services for the site. The following required alterations to existing utility services to the site have been identified:

Electricity Supply:

- The site is currently serviced by two substations (S.2341 and S.2342), which are required to be decommissioned as part of the development.
- 2 x new basement chamber substations are proposed within the new development with each housing 3 x 1500kVA transformers. The substations are proposed to be located at basement level 1 on the Pitt St frontage.

Communications:

- Space within the Tower B communications rooms, riser space and conduits will be provided to facilitate a fibre installation from a service provider such as Telstra, Optus or other utility. The final form of the connection will be developed through design development and by the electrical contractors applying for connections during construction stage. The project will be registered with a suitable provider to achieve the aspirations for the development.

Water Services:

- ARUP confirm that the size of the water mains in the surrounding streets can easily support this development. The final form of the water connections will be developed through the design development and the coordination with Sydney Water via the Water Servicing Coordinator. An application to Sydney Water for the Notice of Requirements Letter has been made via the Water Servicing Coordinator.
- Based on the Infrastructure Management Plan prepared by AECOM as submitted with the Stage 1 SSD DA, we understand that the existing sewer drainage infrastructure does not have sufficient capacity to cater for the proposed development as per the Sydney Water's Feasibility Letter dated 7 June 2010. As such a sewer extension is required to allow the discharge of sewerage from the development site to the Sydney Water main. An application to Sydney Water for the Notice of Requirements Letter has been made via the Water Servicing Coordinator.

Gas:

- ARUP confirm that the infrastructure around the site can easily support this development. The final form of the natural gas connection will develop through the design development and the gas connection application to Jemena.

The report concludes that the development is capable of being serviced subject to final consultation with the relevant authorities and service providers.

8.15. WASTE MANAGEMENT

A Waste Management Plan (**Appendix GG**) has been prepared by Elephant's Foot to inform the detailed design of the proposed development. The waste management strategy for the integrated basement and proposed buildings includes:

- All waste storage facilities will be located in the basement, and be subject to regular collection from private contractors using the designated loading areas on basement Level 1;
- Tower A residential waste will be disposed of using a waste chute. This chute includes a diversion system to allow for separate disposal of both garbage and recycling down the single chute. Sufficient waste storage has been provided to meet projected capacity of residential waste;
- The proposed development provides sufficient waste storage for the projected capacity of hotel waste. Hotel room waste will be serviced by cleaning staff on a daily basis. Each hotel room will include educational material to inform guests of appropriate waste management practices; and
- Retail tenants will be responsible for storage of their own waste back of house, and upon completion of each trading day cleaners will transport their waste and recycling to the allocation retail waste area and place waste and recycling into the appropriate collection bins. Adequate storage facilities are provided to satisfy the type and quantity of retail tenancy waste projected.

The proposed Waste Management Plan is consistent with the relevant City of Sydney Policies, including the Sydney DCP 2012, the Policy for Waste Minimisation in New Developments 2005, Council Advices, Australian Standards and other statutory requirements.

8.16. CONSTRUCTION IMPACT

8.16.1. Construction Management

A Construction Management Plan (CMP) has been prepared by Wanda to support this application (**Appendix EE**). The CMP outlines the measures that are likely to be undertaken to minimise disturbance and impact on the surrounding environment during the construction phase. The CMP has been prepared with regard to the key construction issues and address the following aspects of the project:

- To ascertain an appropriate construction methodology;
- Propose a suitable site setup;
- The site safety management system requirements;
- The waste management objectives;

- The environmental management practices and codes to be observed in the removal of any contaminated materials;
- Outline the community consultation process;
- Detail the staging of the proposed development and that of the South East Light Rail;
- Present a noise mitigation strategy during construction.

Given the concurrent construction projects likely to be ongoing within the Circular Quay precinct and the scale of the development project, the potential for disruption to surrounding areas during the construction phase needs to be managed. Consultation will remain a key priority throughout the construction process to ensure the community and stakeholders receive regular updates and have the opportunity to provide feedback accordingly.

8.16.2. Construction Noise and Vibration

A Site Specific Construction Noise Management Report has been prepared by ARUP (**Appendix DD**). This Report demonstrates that that potential noise and vibration impacts as a result of demolition, excavation, and construction can be mitigated and managed. A preliminary construction noise and vibration management has been prepared that will enable the successful contractor to appropriate manage noise and vibration during demolition, excavation and construction. Appropriate measures within this plan include:

- When demolishing mid and upper levels, consideration will be given ensuring building façade remains in place as long as practicable to afford acoustic shielding;
- High noise activities will be monitored by an audit program, that will confirm all instructive appliances remain within specified limits;
- Noise barriers will be located at the site boundary;
- A number of noise mitigation work practices will be adopted at all times to limit unnecessary noise pollution;
- Active communication with nearby noise sensitive receivers will assist in managing potential noise impacts; and
- The recommended minimum working distances for vibration intensive plant will be adhered too.

The Report concludes that potential noise and vibration impacts associated with the proposed demolition, excavation and construction on site can be mitigated and managed.

8.16.3. Construction Traffic and Pedestrian Management

As outlined within the Traffic and Parking Assessment at **Appendix AA** and the Construction Management Plan included at **Appendix EE**, as part of this development construction traffic will generally be managed in the following way:

- A site specific Traffic, Cyclist and Pedestrian Management Plan will be produced then updated for each phase of the Wanda project works.
- Traffic will generally be managed in the following way:
  - Designated transport routes will be communicated to all personal, and enforced.
  - Designated peak hour and non-peak hour delivery vehicle waiting areas.
  - Strict scheduling of vehicle movement will occur to minimise off site waiting times.
  - On-site parking will not be provided, and site workers will utilise public transport and car sharing wherever possible.
  - Vehicle movements will be compliant with conditions of consent and broader road-use regulations, particularly with regard to hours of work, materials loading and unloading, and over size deliveries and installation.
  - Stakeholder feedback.

- The predominant means of delivering materials to the site will be via construction loadings zones.
- The Contractor will manage cyclist and pedestrian activity around the site through measures such as temporary pathways, signage and specialised traffic controllers at vehicle crossings. The installation of way finding signage and lighting will be professionally managed to ensure clear pedestrian and cyclist understanding and preservation of safety and amenity.
- At present, it is not anticipated that any full street closures will be necessary for the demolition and construction stages. However, some partial street closures may be required subject to integration with the Light Rail Works program and permanent closure of lower Pitt Street. In the event that a partial street closure is necessary, applications will be submitted to Council at least 48 hours prior.

A site specific Construction Pedestrian and Traffic Management Plan will be produced prior to construction commencing on the site to ensure vehicle movements to, around and from the site do not affect traffic arterials within the vicinity of the project or pedestrian movements around it.

8.17. ENVIRONMENTAL SUSTAINABILITY

An Ecologically Sustainable Development Report has been prepared by ARUP in support of this application and is included at **Appendix X**. This Report confirms the following key sustainability performance indicators, which are based on achieving the equivalent performance of a 5 star Green Star development, that are proposed within the development and specifically for Tower B (Hotel):

- **Management:** several management strategies are being considered for the design and construction of the Wanda One Sydney development to aim to improve the sustainability of the project by influencing areas where decision making is critical, such as the interior fit out of the building, smart metering and monitoring of all major energy and water sources, best practice waste management systems etc.
- **Indoor Environment Quality:** Several strategies are proposed to achieve sustainability performance that also improves the occupant experience of the space, including although not limited to:
  - The building is being designed with a breathable façade, providing operable windows for occupants.
  - The air conditioning system is designed with ducted fresh air which will exceed Australian Standards.
  - Efficient flicker free lighting will be including in the building.
  - The building design will promote a high level of thermal comfort for occupants through the use of a high performing façade and passive design.
- **Energy:** The project aims to reduce overall operational energy consumption below that of a comparable standard practice building, to be achieved through the following initiatives:
  - The façade has been designed to provide good access to winter sun and daylight within the building.
  - The facade will include a high performing double glazed unit to minimise the heating and cooling loads.
  - The insulation of the building will be in excess of deemed to satisfy requirement helping to reduce the air conditioning loads.
  - The design will also integrate automation of controls to ensure that lighting is switched off when there is no activity in the space.
  - Regenerative lifts, which are a more energy efficient system then most standard practice lift systems, will be installed in the project.
  - Energy efficient centralised chilled water and heating used throughout.
  - The vertical gardens to the lower levels will contribute to reducing ground and air temperatures especially during the warmer months to adjacent spaces.
- **Transport:** In addition to the standard methods to reduce reliance on private car ownership such as bicycle parking and promotion of public transport, the building will include at least 10% parking provision to be for electric vehicles with charging infrastructure provided for each space.

- **Water:** Water conservation strategies including low irrigation landscaping, water metering, and water efficient tap ware and WCs are proposed throughout the building.
- **Materials:** Sustainable materials will be considered where practical to address the consumption of resources within the construction of the building.
- **Land Use and Ecology:** The design includes an increase in ecological value from the existing site area through the increase in vegetation. The vertical gardens provide a greener aspect to the ground plane to create “a more inviting and biophillic experience”.
- **Emissions:** Environmental impacts of refrigerants and light pollution will be considered through the detailed design of the building to reduce the environmental impacts of common building emissions.
- **Innovation:** Minimisation of energy usage throughout construction will be encouraged through monitoring and education. Air quality will be metered and monitored within the hotel rooms. This will include an annual indoor air quality testing.

In addition to the response provided by ARUP at **Appendix X**, in response to the SEARs, this EIS provides an assessment of the proposal against the principles of ecologically sustainable development below.

The Precautionary Principle

The proposal is supported by environmental studies and technical reports which conclude that there are no environmental constraints that preclude the development of the site in accordance with the proposal, subject to appropriate management in future planning, design, construction and operational stages. It is considered that through adherence to the mitigation measures outlined in Section 11 the proposal will not result in serious impact to the environment.

Conservation of Biological Diversity and Ecological Integrity

Under the biodiversity principle, the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision making. The proposal does not require the removal of significant vegetation, and due to its location within the Sydney CBD, the proposal is unlikely to impact any endangered or vulnerable species surrounding the site.

Inter-Generational Equity

The proposed application will assist in facilitate redevelopment of the site that is in accordance with sustainable aspirations that seek to limit potential adverse impacts that impose on generations, past, present and future.

Valuation and Pricing of Environmental Resources

The cost of infrastructure and measures to ensure an appropriate level of environmental performance on the site has been incorporated into the cost of development. In addition, the proposal will incorporate waste minimisation during the construction, and operation of the development. These measures have been incorporated into the cost of the development detailed in the Quantity Surveyors estimate of CIV at **Appendix D**.

8.18. OPERATIONAL MANAGEMENT

Hotel Operations

The proposed hotel will operate 24 hour, seven days per week, including hotel reception check-in desk, concierge, pool and gym facilities, accommodation, and lobby lounge area. The proposed hotel will be staffed by approximately 87 staff members, excluding staff associated with ballrooms, restaurants, etc that are proposed as part of the development.

As outlined within the Operational Management Plan included at **Appendix FF**, a premise management agreement between the residential apartment body corporate and the operator of the proposed hotel will be created to establish responsibility for facilities maintenance, liability, payment of maintenance costs and access rights to shared facilities within the entire Wanda Sydney Project complex.

‘Venue’ Operations

- As outlined within the Operational Management Plan included at **Appendix FF**, the proposal seeks consent for the operation of the following destinations/venues associated with the overall operation of the hotel:

  Table 13 – Overview of Operation of Venues/Destinations within the Hotel

Proposed 'Venue'	Visitor Capacity	Staff	Hours of Operation
Hotel Fitness Café (Level 1)	15	2	6:00am til 10:00pm, seven days per week
Grand ballroom, pre-function space, and office (Level 3)	241	33	7:00am til 1:00am, seven days per week
All day dining restaurant and private dining (Level 4)	84	30	6:00am til midnight, seven days per week
Chinese Restaurant and VIP Banquet (Level 23)	115	49	6:00am til midnight, seven days per week
Karaoke bar and rooftop bar (Level 24)	157	6	7:00am til 2:00am, seven days per week
Hotel Club Bar Terrace Level (Level 25)	35	6	7:00am til 2:00am, seven days per week

- Noise Impacts: Noise impacts associated with the function of the 'venues' within the hotel such as the rooftop bar terrace, and ballroom are assessed within an Acoustic Assessment for Entertainment Noise at **Appendix CC**. This Acoustic Assessment establishes the assessment criteria for entertainment noise for the site, including for areas that will require a future liquor licence.

  The Acoustic Assessment for Entertainment Noise concludes that noise impact from the All Day Dining and Chinese Restaurant, Ballroom, and Karaoke (KTV) areas will meet the relevant acoustic criteria.

  Mitigation measures are however required for the Level 24 and Level 25 Rooftop bar to ensure adverse noise impacts are not experienced as sensitive receivers. Mitigation measures anticipated to be required include the partial or complete enclosure of the terrace areas, limiting maximum patrons on the bar terrace in the period of midnight – 7:00am, limiting music on the bar terrace, the preparation of a Community Engagement and Complaint Management Plan, and/or the inclusion of sound absorptive finishes in the space.

  The Acoustic Assessment concludes that the proposed entertainment venues can operate successfully within the relevant guidelines, and where required mitigation measures have been recommended.

Retail Operations

The hotel operator will not be responsible for the operations of the ground level retail tenancies. This application however seeks approval for the use of these tenancies as retail premises to operate 7:00am til midnight, seven days per week.

8.19. CRIME PREVENTION AND SECURITY

A Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken of the proposal and is included within an attachment to the Operational Management and Security Plan at **Appendix FF**.

The CPTED Assessment concludes that the project provides generally very good CPTED measures and characteristic. The Assessment however makes recommendations to further enhance the CPTED measures included on the site, which can be included within the detailed phase of the development, including:

- Ensure lighting is sufficient at all hours of the day to aid natural and electronic surveillance;

- Position reception and concierge desks in such a way as to provide significant visibility of entrances, exits, and lift wells;
- Ensure glazing for retail tenancies and lobby spaces are adequately transparent to allow casual surveillance from the street and vice-versa;
- Ensure nominated entranceways are well signed;
- Design pedestrian thoroughfares to direct the majority of traffic to retail tenancies and away from the residential lobby;
- Ensure hotel lobby is staffed at all times;
- Ensure signage is adequate and provides comprehensive way finding both inside and outside of the towers;
- Ensure regular maintenance of vegetation, infrastructure, and prompt removal of graffiti and vandalism to maintain the amenity of the Wanda Sydney Project; and
- Encourage people to gather in the public space and to feel some responsibility for its use and condition.

8.20. SOCIAL IMPACTS

The proposal will have the following social impacts:

- The creation of a large site development that will assist to deliver a highly innovative, functional and accessible network of lanes throughout the northern portion of the CBD, effectively increasing the land available for public recreation and enjoyment;
- In addition to the increased pedestrian permeability of the site, the mixture of uses will ensure the site is activated both throughout day and night time peak hours, throughout the week and weekends;
- CCTV will be incorporated across the proposed public domain;
- The proposal introduces a mix of uses that were previously 'privatised' such as residential uses. The proposed additional uses will increase the publically accessible areas within such an iconic and highly public site;
- Opportunities for increased interpretation and awareness of the Tank Stream; and
- Additional public art within a major precinct of the Sydney CBD.

8.21. ECONOMIC IMPACTS

The development presents a unique opportunity to contribute economically to a better Sydney CBD. The project will contribute to:

- The momentum and marketing of Sydney, Australia's Global Gateway;
- Diversity of employment opportunities within the Sydney CBD, providing in total an approximate 300 full time equivalent jobs in the hotel and development and associated retail and commercial uses;
- Delivery of additional visitor accommodation in the Sydney CBD, including a world class hotel which will support significant retailers and food and beverage offerings in the north end of the CBD;
- Multiplier effect of increased international expenditure on the local labour market; and
- The amalgamation of the existing allotments across the site will assist to achieve orderly development of the precinct.

9. SUITABILITY OF THE SITE

The following assessment has been structured in accordance with Section 79C(1)(c) of the EP&A Act. Key considerations in the assessment of the site's suitability include:

- The proposed development is permissible in the B8 Metropolitan Centre zone of the SLEP 2012, and the site is zoned specifically to accommodate the mix of uses proposed.
- The subject site is located in a primary tourist and commercial area in the Sydney CBD and as such the proposed uses are highly appropriate for the locality. Notably, the proposed site and surrounding locality will benefit from additional visitor accommodation within the precinct.
- The proposal further supports the Sydney CBD as Australia's primary 'global city' and will promote international investment and visitation to the primary tourist and commercial core of the city.
- The proposal introduces a mix of uses otherwise excluded from the previous development on the site. These proposed additional uses will increase publicly accessible areas within a highly public site that benefits from exceptional aspect.
- The site benefits from an exceptional frontage and aspect towards Sydney Harbour. The proposed development has sought to maximise the site's aspect and physical characteristics to the benefit of future residents and visitors of the site, Circular Quay and Sydney CBD generally.
- The site is not significantly burdened by heritage or other environmental constraints.
- The proposed scale of the development can be accommodated on the site without perversely impacting the neighbouring properties in terms of solar access and view sharing. Notably the additional floor area proposed compared to that originally approved will not result in any additional overshadowing of key public areas such as Macquarie Place.
- The site is capable of providing substantial public domain works including a north-south through-site link and a portion of an east west lane. The provision of this land and works enables the increased height and scale of development permissible in the planning controls and as illustrated within the previous approvals on the site.

10. THE PUBLIC INTEREST

The following assessment has been structured in accordance with Section 79C(1)(e) of the EP&A Act. The proposed development is considered to be in the public interest for the following reasons:

- The proposal will boost the local economy by attracting significant international and local investment, in addition to attracting visitors to the locality.
- The proposal is a true 'mixed use' development, with at least four uses including retail, hotel, and residential (Tower A) proposed across the site. The mixture of uses will ensure that this highly accessible and visible site is activated both throughout day and night time peak hours, throughout the week and weekends. The proposed visitor accommodation will further diversify the land uses within the CBD and support the surrounding businesses.
- The proposed development is consistent with relevant State and local planning instruments and policies, and is an appropriate development outcome for the site.
- The design of the proposed buildings will be subject to separate design excellence process and are therefore expected to make a significant positive contribute to the iconic Sydney skyline.
- The proposal enables the delivery of new publicly accessible through-site links and laneways through the site, which not only increases the permeability and activation of a key city precinct but also provides greater safety and opportunities for casual surveillance resulting from additional residents and visitors to the area.
- The proposal commits to the delivery of public art across the site in accordance with the Preliminary Public Art Plan.

11. ENVIRONMENTAL RISK ASSESSMENT

11.1. RISK ASSESSMENT

The SEARs require an environmental risk analysis to identify potential environmental impacts associated with the proposal.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 Risk management–Principles and guidelines (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. Comment on residual risk (the remaining level of risk following implementation of mitigation and management measures) is also provided within this section.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Table 14 – Risk Descriptors

Likelihood	Consequence
A Almost certain	1 Widespread irreversible impact
B Likely	2 Extensive but reversible (within 2 years) impact or irreversible local impact
C Possible	3 Local, reversible (within 2 years) impact
D Unlikely	4 Local, reversible, short term (<3 months) impact
E Rare	5 Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

Table 15 – Risk Matrix

		Likelihood				
		A	B	C	D	E
Consequence	1	High	High	Medium	Low	Very Low
	2	High	High	Medium	Low	Very Low
	3	Medium	Medium	Medium	Low	Very Low
	4	Low	Low	Low	Low	Very Low
	5	Very Low	Very Low	Very Low	Very Low	Very Low

The results of the environmental risk assessment for this Stage 2 SSD DA are presented at Table 16.

We note that while this analysis has been undertaken in accordance with the SEARs, this methodology was designed principally in relation to processes impacting on natural ecological systems and is highly dependent upon 'reversibility'. In an urban context where buildings are designed to be relatively permanent, rankings are skewed upwards, and of questionable real meaning.

Table 16 – Results of Environmental Risk Assessment

Aspect	Potential Impact	Likelihood	Consequence	Risk Level
Acoustic	Acoustic impacts on surrounding properties	D	4	Low

Aspect	Potential Impact	Likelihood	Consequence	Risk Level
Privacy	Acoustic impacts on Tower A on site	C	4	Low
	Overlooking of private residences at Tower A	D	3	Low
View Impact	Adverse view impacts to surrounding properties	D	1	Low
Heritage and Archaeology	Impacts to the integrity of the Tank Stream	C	3	Medium
	Impact on the heritage significance of surrounding items	E	2	Very Low
	Impacts on historical archaeological relics found on site	C	2	Medium
	Impacts on Aboriginal Cultural heritage relevant to the site	C	2	Medium
Flooding and Stormwater	Worsening flood impacts to surrounding properties	D	3	Low
Sub-surface conditions	Exposure of ASS and contaminants	D	3	Low
	Adverse impacts on groundwater and aquifer	D	2	Low
Traffic	Adverse impacts on the surrounding road network	D	2	Low
Infrastructure Provision	Adverse impacts on infrastructure provision of the site	D	3	Low
Construction Impacts	Adverse impacts to pedestrian amenity during construction	B	4	Low
	Adverse impacts on surrounding road network during construction	B	4	Low
	Adverse acoustic impacts on surrounding properties during construction	A	3	Medium
	Adverse dust impacts on surrounding properties during construction	B	3	Medium
	Vibration effecting surrounding properties during construction	C	3	Medium
Social Impacts	Increase anti-social behaviour surrounding the site.	D	4	Low

11.2. POTENTIAL CUMULATIVE IMPACTS

The proposed development facilitates the incorporation of a significant component of tourist accommodation on a site approved for predominantly residential development. Council's Draft Visitor Accommodation Action Plan 2014 states that the City of Sydney should provide a positive environment for investment in visitor accommodation by removing barriers and having a positive policy approach to accommodation development.

The 'cumulative impact' of other development similar to that proposed would be an increased supply of visitor accommodation, which would be directly consistent with such a policy approach.

11.3. MITIGATION MEASURES

As identified through the environmental risk assessment, the environmental risks of the proposal are predominantly of a low risk.

Where the proposal represents a medium risk to the environment, the impacts are predominantly related to management through the demolition, excavation, and construction program. As such, management plans prepared to be submitted with the relevant Construction Certificates will need to address these potential impacts. At this stage of the development, mitigation measures for the 'medium' risks of the project can be summarised as:

- Demolition, excavation and construction in proximity to the Tank Stream shall be undertaken in accordance with the recommendations provided within the structural assessments prepared by ARUP at **Appendix S** and with the recommendations of the Historical Archaeological Report provided at **Appendix H**.
- Potential impacts on heritage archaeology that could be present on the site will be managed in accordance with the recommendations of the Historical Archaeological Report provided at **Appendix H**.
- Potential impacts on Aboriginal Cultural heritage on the site will be managed in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report provided at Appendix I.
- Noise, dust, and vibration management will be managed during the construction in accordance with the parameters and principles of the Construction Management Plan provided at **Appendix EE**.

Following the delivery of appropriate mitigation measures identified above, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment with the exception of potential view impacts to private properties. This impact has been addressed at Section 8 of this EIS and it is determined that the extent of impact is acceptable.

12. CONCLUSION

The proposed building envelopes on the site have been assessed with regard to the matters for consideration under Section 79C of the EP&A Act 1979 and the SEARs issued by the Secretary of the Department of Planning and Environment. We conclude that the proposed development can be supported for the following 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 proposed development will facilitate a sound development outcome that upholds Council's vision for the Circular Quay Precinct. The proposal therefore is considered well-worthy of Council support and ultimately approval from the Central Sydney Planning Committee.

DISCLAIMER

This report is dated 12 September 2016 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Wanda One Sydney (**Instructing Party**) for the purpose of EIS (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

VOLUME OF PLANS (UNDER SEPARATE COVER)

i. SURVEY PLANS

ii. ARCHITECTURAL PLANS

iii. ARCHITECTURAL DESIGN REPORT

iv. SHADOW DIAGRAMS

v. VISUAL AND VIEW IMPACT ASSESSMENT

vi. PHOTOMONTAGES AND PERSPECTIVES

vii. GFA PLANS

viii. LANDSCAPE PLAN

ix. PUBLIC DOMAIN PLAN AND STRATEGY

x. PUBLIC DOMAIN LIGHTING PLAN

xi. CIVIL PLANS – INCLUDING STORMWATER AND DRAINAGE CONCEPT PLAN, AND SEDIMENT AND EROSION CONTROL PLAN

APPENDIX A SECRETARY'S ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS (SEARS)

APPENDIX B SEARS AND STAGE 1 SSD DA COMPLIANCE TABLE

Requirement	EIS Reference
EIS must address the *EP&A Act 1979* and meet min. requirements in clauses 6 and 7 of Schedule 2 of the *EP&A Regulation.*	Section 7.1; EIS
The EIS must include an environmental risk assessment.	Section 11
The EIS must be accompanied by a report from a qualified quantity surveyor.	Appendix D
1. Environmental Planning Instruments, Policies & Guidelines	Section 6; Section 7
2. Land Use and GFA	Section 7.6; Volume of Plans
3. Design Excellence, Built Form and Urban Design	Section 8.1- Section 8.4
4. Visual and View Impacts	Section 8.3; Volume of Plans
5. Prescribed Airspace for Sydney Airport	Section 7.6
6. Amenity	Section 8.5; Volume of Plans; Appendix Z; Appendix Y; Appendix BB;
7. Ecologically Sustainable Development	Section 8.17 and Appendix X
8. Public Domain and Public Access	Volume of Plans
• How the proposal may impact on the VPA registered on title	Section 7.10
• A draft Public Domain Plan and Sydney Lights Code	Volume of Plans
• A Public Art Strategy	Appendix F
9. Transport and Accessibility Impacts	Appendix AA
10. Heritage	Appendix G; Appendix H; Appendix I; and Appendix J
11. Infrastructure Provision	Appendix HH
12. Interim Rail Corridor	Appendix R and Appendix S
13. Water, Drainage, Stormwater and Groundwater	Appendix Q
14. Staging	Section 8.16
15. Consultation	Section 2.2
Consultation	Section 2.2
Plans and Documents	
• Existing site survey plan	Volume of Plans
• Locality/context plan drawn	Volume of Plans
• Technical drawings at an appropriate scale	Volume of Plans
• Landscape plan	Volume of Plans
• 3D modelling and a physical model	Separate Cover
• Shadow diagrams	Volume of Plans
• Visual Impact Assessment	Volume of Plans
• One A0 photomontage board illustrating the proposal	Separate Cover

Compliance with D/2015/1049 Conditions of Consent, as amended

Condition	EIS Reference and Comment
PART A – DEFERRED COMMENCEMENT CONDITIONS	
(1) Voluntary Planning Agreement (a) That a Voluntary Planning Agreement (VPA) in accordance with the public benefit offer made by Wanda One Sydney Pty Ltd, dated 3 December 2015 is to be publicly exhibited, executed and submitted to Council; (b) The payment of the monetary contribution must be provided to Council in accordance with the VPA; (c) The guarantee must be provided to Council in accordance with the VPA at the time of execution; and (d) The VPA, as executed, must be registered on the title of the land in accordance with the VPA.	Complies - The proposed development is in accordance with the relevant VPA.
(2) CONSOLIDATION OF THE SITE AND EXTINGUISHMENT OF EASEMENTS (a) All land titles within the site must be consolidated into one lot. A surveyed plan of consolidation must be registered with the Office of Land and Property Information Division of the Department of Lands. (b) All easements within the areas designated as C, G and J in deposited plan 537286 must be extinguished (wholly or in part) in so far as each easement relates to the areas designated as C, G or J in deposited plan 537286.	Complies - The former allotments have been consolidated in accordance with the requirements of this condition.
(3) SURRENDER OF PREVIOUSLY APPROVED STAGE 1 CONSENT The following consent is to be surrendered in accordance with section 80A(5) of the Environmental Planning and Assessment Act 1979 and section 97 of the Environmental Planning and Assessment Regulation 2000: (a) D/2010/1533 for a Stage 1 approval at 19-31 Pitt Street, Sydney.	Complies - The D/2010/1533 Consent has been surrendered.
SCHEDULE 1A	
PART B – CONDITIONS OF CONSENT (ONCE CONSENT IS OPERATIONAL)	
(1) STAGED DEVELOPMENT APPLICATION Pursuant to Clause 100 of the Environmental Planning and Assessment Regulation 2000, this Notice of Determination relates to a Stage 1 development application. A subsequent development application is required prior to commencement of any work on the site.	Complies - This State Significant Stage 2 Development Application seeks consent for detailed works that enables commencement of works on site.
(2) APPROVED DEVELOPMENT	Complies - The proposed development is in accordance

Condition	EIS Reference and Comment
(a) Development must be in accordance with State Significant Development application No. D/2015/1049, as amended, dated 17 July 2015, and the following drawings: **[Approved Drawings]** and as amended by the conditions of this consent. (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. ***S96(2) as amended by D/2015/1049/A, dated 11 August 2016***	with the proposed plans of the concurrent Section 96(2) Modification to D/2015/1049. Refer to Section 2.1.
(3) MATTERS NOT APPROVED IN STAGE 1 DEVELOPMENT CONSENT	Complies – This application seeks consent for the matters not yet approved under the Stage 1 SSD DA
(4) COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT	Complies – The proposed development complies with the relevant Voluntary Planning Agreement.
5) STAGE 2 TO BE CONTAINED WITHIN APPROVED ENVELOPE The detailed Stage 2 design for Tower A and Tower B, including services, must be contained within the building footprint and envelope approved as part of this consent and comply with relevant planning controls.	Complies – The proposed Stage 2 SSD DA for Tower B is consistent with the proposed building envelope of the concurrent Stage 1 D/2015/1049 modification.
(6) BUILDING HEIGHT (a) The maximum height of future buildings, including all plant and services must not exceed the following: (i) Tower A – ***~~RL191~~ RL200*** (AHD); (ii) Tower B – RL112.5 (AHD). ***S96(2) as amended by D/2015/1049/A, dated 11 August 2016***	Complies – The proposed development does not seek to exceed the maximum height of RL112.5 (AHD)
(7) FLOOR SPACE RATIO - CENTRAL SYDNEY The following applies to floor space ratio: (a) The floor space ratio for the proposal must not exceed the maximum 13.05:1 calculated in accordance with Clauses 4.4, 4.5 and 6.4 of Sydney Local Environmental Plan 2012 (as amended). (b) Notwithstanding clause (a) above, the maximum floor space ratio may be increased in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012 (as amended) only if the consent authority is satisfied that the resulting Stage 2 development(s) exhibit design	Complies – The proposal includes a maximum FSR of 12.99:1 plus 10% design excellence floor space, resulting in a total FSR of 14.29:1 (57,719sqm), which complies with the maximum FSR for the site under the SLEP 2012.

Condition	EIS Reference and Comment
excellence and are the result of a competitive design process which satisfies the requirements of any relevant local environmental plan and/or development control plan. (c) Precise details of the distribution of floor space shall be provided with the relevant future Stage 2 development applications. (d) Any floor space ratio in excess of 8:1 shall be subject to a requirement to purchase heritage floor space (HFS) in accordance with the requirements of Clause 6.11 of the Sydney Local Environmental Plan 2012.	
(8) STAGE 2 DEVELOPMENT APPLICATION TO COMPLY WITH RELEVANT PLANNING CONTROLS (a) Any Stage 2 development application must be designed to comply with the provisions of Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and Sydney Development Control Plan 2012 (Sydney DCP 2012). In particular: (i) Section 4.2.1.2 of Sydney DCP 2012 Floor to ceiling heights and floor to floor heights. (b) The residential component of any Stage 2 development must be designed to comply with "State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development" (as amended), and the Apartment Design Guide (ADG). (c) A BASIX Certificate in accordance with the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 must be submitted with the relevant Stage 2 development application.	Generally Consistent – Refer to Section 7.8 The proposed development does not include residential uses and therefore is not required to submit an assessment against SEPP65 and the ADG, or a BASIX Certificate.
(9) COMMUNAL FACILITIES AND COMMON OPEN SPACE The Stage 2 development application for Tower B is to include provision for communal facilities/common open space that is accessible to the residents of Tower A.	Complies – As detailed within the Plan of Management Tower A residents are able access communal facilities and common open spaces in Tower B. Refer to **Appendix EE.**
(10) DESIGN EXCELLENCE AND COMPETITIVE DESIGN PROCESS	Complies – The proposed development has been subject to a competitive design process in accordance with the approved Design Excellence Strategy. Refer to Section 2.3.
(11) PUBLIC ART (a) A Public Art Strategy is to be developed for the site/development in accordance with the Sydney Development Control Plan 2012 and the City of Sydney Public Art Policy. This Strategy shall form part of the	Complies - A Public Art Strategy has been prepared by Urban Art Projects in accordance with this condition.

Condition	EIS Reference and Comment
documentation lodged with the future relevant Stage 2 development application. (b) The requirement to accommodate public art as part of the redevelopment of the site must form part of the competitive design process brief and the nominated location should be included as part of the future relevant Stage 2 development application. (c) All public art required under this condition is in addition to the public art contribution required under the Voluntary Planning Agreement entered into in accordance with Deferred Commencement Condition **(1) VOLUNTARY PLANNING AGREEMENT**.	Refer to **Appendix F**.
(12) PUBLIC DOMAIN PLAN A Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with any Stage 2 development application for the site. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's Public Domain Manual).	Complies - A Public Domain Plan has been prepared by Occulus and Crone in accordance with this condition. Refer to **Volume of Plans**.
(13) PUBLIC DOMAIN DAMAGE DEPOSIT	Complies – The proposed development does not seek to impact the Public Domain Damage Deposit required by this condition.
(14) PUBLIC DOMAIN LIGHTING (a) A detailed Public Domain Lighting Plan for pedestrian and street lighting in the public domain must be prepared by a suitably qualified, practicing lighting engineer or lighting designer and must be submitted to Council with the relevant Stage 2 development application. The Lighting Plan must be prepared in accordance with the City of Sydney's Interim Draft Sydney Lights Design Code, Sydney Streets Code, *Sydney Streets Technical Specification* and *Public Domain Manual* and must include the following: (i) vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by the City; (ii) the location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with City policies and Australian Standards; (iii) footing locations and structural details; (iv) location and details of underground electrical reticulation, connections and conduits.	Complies – A Public Domain Lighting Plan has been prepared by ARUP in accordance with this condition, refer to the **Volume of Plans**.

Condition	EIS Reference and Comment
(15) STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT (a) Concept details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to Council with the relevant Stage 2 development application. (b) The requirements of Sydney Water with regard to the onsite detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted to Council with the relevant Stage 2 development application. (c) A concept stormwater quality assessment must be undertaken and submitted to Council with the relevant Stage 2 development application. The stormwater quality assessment must: (i) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design; (ii) use modelling from an industry-standard water quality model; and (iii) demonstrate what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads: a. reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%; b. reduce the baseline annual pollutant load for total suspended solids by 85%; c. reduce the baseline annual pollutant load for total phosphorous by 65%; d. d. reduce the baseline annual pollutant load for total nitrogen by 45%.	Complies – Concept Stormwater Water and Drainage Plans have been prepared by ARUP; refer to the **Volume of Plans**. In addition, a Stormwater Quality Assessment has been prepared by ARUP, refer to **Appendix K.**
(16) WIND ASSESSMENT (a) Prior to the lodgement of any Stage 2 development application, the detailed design shall be subject to wind tunnel testing to ascertain the impacts of the development on the wind environment and condition within the publicly accessible pedestrian space, the surrounding streets and neighbouring buildings, communal external areas within the subject development and private open space. (b) Any recommendations of the wind tunnel testing required by (a) above, shall be incorporated into the final detailed design lodged as a Stage 2 development application.	Complies – A Wind Tunnel Test has been prepared by CPP, refer to **Appendix Y**.

Condition	EIS Reference and Comment
(17) ACID SULFATE SOILS MANAGEMENT PLAN An Acid Sulfate Soils Management Plan is to be submitted with the relevant Stage 2 development application.	Complies – An Acid Sulfate Soils Management Plan has been prepared by Greencap, refer to **Appendix M**.
(18) CONTAMINATION – DETAILED ENVIRONMENTAL SITE ASSESSMENT (a) A Detailed Environmental Site Assessment must be submitted for approval with the relevant Stage 2 development application. The Detailed Environmental Site Assessment must be carried out in accordance with the NSW EPA Contaminated Site guidelines, certifying that the site is suitable (or will be suitable, after remediation) for the proposed use. (b) Where the Detailed Environmental Site Assessment states that a Remediation Action Plan (RAP) is to be undertaken, the RAP is to be peer reviewed by a NSW EPA Accredited Site Auditor and include a statement certifying that the RAP is practical and the site will be suitable after remediation for the proposed use before scheduled conditions of consent can be activated. (c) The RAP and NSW EPA Accredited Site Auditors review and statement must be submitted to Council's Health and Building Unit for review and written approval before a schedule of conditions of consent can be activated.	Consistent with the objectives of the condition – The Contamination Assessment at **Appendix N** provides justification as to why a Detailed Environmental Site Assessment is not appropriate at this stage of the development.
(19) ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES	Complies – A Accessibility Report has been prepared by City Plan Services, refer to **Appendix T**.
(20) WASTE MANAGEMENT FACILITIES The relevant future Stage 2 development application shall demonstrate compliance with Council's requirements for waste collection for residential development and Policy for Waste Minimisation in New Development 2005 (as may be amended). In particular, the following design requirements should be included in any Stage 2 development application: (a) clearance height for access by collection vehicle must be no less than 3.8m at any point if vehicle is required to enter site to service bins; (b) waste vehicles must be capable of entering and exiting in a forward direction; and (c) the applicant must submit a swept path analysis as part of the detailed design stage showing all the roads can be serviced by a standard Council garbage vehicle. These plans must be submitted with the relevant Stage 2 development application.	Complies – The proposed development includes waste management facilities in accordance with the outlined requirements. A Waste Management Plan has been prepared by Elephants Foot's, Refer to **Appendix FF**.

Condition	EIS Reference and Comment
(21) SITE LANDSCAPING Detailed landscape plans are to be submitted with any future Stage 2 development application.	Complies – A Landscape Plan has been prepared by Oculus, refer to the **Volume of Plans**.
(22) ACOUSTIC REPORT The relevant Stage 2 development application is to be accompanied by an acoustic report prepared by a suitably qualified acoustic consultant (see note) which demonstrates that the development will be capable of achieving adequate levels of acoustic amenity for future occupants.	Complies – An Acoustic Report has been prepared by ARUP, refer to **Appendix AA**.
(23) DEMOLITION, EXCAVATION AND CONSTRUCTION NOISE MANAGEMENT PLAN A site specific noise management plan must be prepared and submitted with the relevant Stage 2 development application.	Complies – A Site Specific Noise Management Plan has been prepared by ARUP, refer to **Appendix CC**.
(24) CONSTRUCTION TRAFFIC MANAGEMENT PLAN The applicant is advised that approval of any future Stage 2 development application will require the submission and approval of a Construction Traffic Management Plan prior to the issue of a Construction Certificate. The Construction Traffic Management Plan is to detail construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.	Complies – A Construction Traffic Management Plan has been prepared by TTThinc, refer to **Appendix DD**.
(25) TRANSPORT IMPACT ASSESSMENT A detailed Transport Impact Study must be prepared in accordance with the provisions of Section 7.4 of the Sydney Development Control Plan 2012 and shall be submitted with any Stage 2 development application.	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**.
(26) CAR PARKING SPACES AND DIMENSIONS (a) The permissible number of car parking spaces is to be established as part of the relevant future Stage 2 development application. (b) The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities.	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**. This study demonstrates that the permissible number of car parking spaces and design is proposed. Refer to the **Volume of Plans** for further information.
(27) SERVICE VEHICLES As part of the relevant Stage 2 development application, adequate spaces must be provided to allow manoeuvring and turning of different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of Australian Standard AS 2890.2 – 2002 Off- Street	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**. This study demonstrates the development has been appropriately designed for service vehicles.

Condition	EIS Reference and Comment
Parking Part 2: Commercial vehicle facilities. The relevant Stage 2 development application must include a swept path assessment for the largest vehicle to access the proposed servicing area.	Refer to the **Volume of Plans** for further information.
(28) LOADING WITHIN SITE The relevant Stage 2 development application is to demonstrate that all loading and unloading operations associated with servicing the site can be carried out within the confines of the site at all times, and must not obstruct other properties / unit or the public way.	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**. This study demonstrates the development includes appropriately designed loading and unloading servicing areas. Refer to the **Volume of Plans** for further information.
(29) VEHICLES TO ENTER AND LEAVE SITE IN A FORWARD DIRECTION The relevant Stage 2 development application is to demonstrate that development on the site has been configured to allow all vehicles to be driven onto and off the site is a forward direction.	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**. This study demonstrates the proposed Pitt Street crossover is appropriately configured. Refer to the **Volume of Plans** for further information.
(30) CAR SHARE SPACES The relevant Stage 2 development application is to make provision for car share spaces in accordance with Sydney Development Control Plan 2012.	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**. This study demonstrates the development includes the 3 car share spaces. Refer to the **Volume of Plans**.
(31) BICYCLE PARKING AND END OF TRIP FACILITIES Details of the location, number and class of bicycle parking must be included in the relevant Stage 2 development application. Bicycle parking for residents and employees is to be provided in the uppermost basement parking level. Class 2 facilities, or a combination of Class 1 and Class 2 facilities, are considered acceptable for residents. Employee bicycle parking is to be provided in close proximity to end-of-trip facilities. All visitor bicycle parking is to be provided at-grade in an easily accessible and visible location.	Complies – A detailed Transport Impact Study has been prepared by ARUP, refer to **Appendix Z**. This study demonstrates the proposed development exceeds the minimum requirements for bicycle parking and end of trip facilities. Refer to the **Volume of Plans** for further information.
(32) CONSULTATION WITH THE CBD COORDINATION OFFICE, CBD AND SOUTH EAST LIGHT RAIL PROJECT TEAM AND THE CITY OF SYDNEY	Complies – Consultation in regards to the proposed development has been

Condition	EIS Reference and Comment
The applicant is to consult with the CBD Coordination Office, CBD and South East Light Rail Project Team and the City of Sydney to ensure that the traffic / transport interface issues along Pitt Street are addressed prior to the lodgement of the relevant Stage 2 development application. The relevant Stage 2 development application will need to consider the CBD and South East Light Rail project, City Access Plan, Sydney City Centre Bus Plan, and other committed major redevelopments in the vicinity of the subject site.	conducted with the CBD Coordination Office, CBD and South East Light Rail Project Team and the City of Sydney. Refer to Section 2.2.
(33) CONSULTATION WITH ADJOINING PROPERTY OWNERS – SHARED BASEMENT AND ACCESS Prior to the lodgement of the relevant Stage 2 development application, the applicant is to investigate the potential to integrate the proposed basement and associated vehicle access from Pitt Street with adjoining properties. Investigations are to include consultation with adjoining property owners.	Complies – Consultation in regards to the proposed development including share basement and access has been conducted with the adjoining property owners. Refer to **Appendix II**.
(34) CENTRAL SYDNEY TRAFFIC AND TRANSPORT COMMITTEE (CSTTC) Any relevant Stage 2 development application relating to Tower B and/or the basement on the site is to include a brief assessment in line with the CSTTC assessment criteria, which includes the following: (a) impact on the road network; (b) future economic welfare and development of Sydney and the State; (c) efficient functioning of businesses in the whole or any part of the Sydney CBD; (d) maintenance of access for freight within the whole or any part of the Sydney CBD; (e) efficiency and traffic safety of the public transport network in the Sydney CBD; and (f) needs of commuters, residents, pedestrians and visitors in the whole or any part of the Sydney CBD.	Complies – A Central Sydney Traffic and Transport Committee Assessment Report has been prepared by ARUP in accordance with this condition. Refer to **Appendix Z**.
(35) TRANSPORT FOR NSW CONDITIONS **Construction Pedestrian and Traffic Management Plan** (a) Prior to the commencement of any works on the Site, a Construction Pedestrian and Traffic Management Plan prepared by a suitably qualified person shall be submitted to the Principal Certifying Authority (PCA). The Plan must be prepared in consultation with the CBD Coordination Office within TfNSW. **Sydney Rail Light Project** (b) The applicant shall design and construct the development in	Complies – Prior to the works occurring on site, a Construction Pedestrian and Traffic Management Plan will be prepared in accordance with the requirements of the Construction Management Plan at **Appendix EE**. Further, the development is proposed in accordance with the requirements for' Development Near Rail Corridors and Busy

Condition	EIS Reference and Comment
accordance with the 'Development Near Rail Corridors and Busy Roads – Interim Guideline' (2008) prepared by the Department of Planning and Environment. This guideline includes requirements for excavation within proximity to rail lines, safety and other requirements to be incorporated into design.	Roads – Interim Guideline' as outlined within the technical reports accompanying this EIS.
(36) SYDNEY TRAINS CONDITIONS	Complies – Consultation with TfNSW has been regarding the proposed development included in this modification and all concurrent applications. Refer to Section 2.2.
(37) SYDNEY AIRPORT CONDITIONS	Not Applicable – The proposed development is for Tower B and does not include any structures that exceed the maximum prescribed height.
(38) HERITAGE COUNCIL CONDITIONS (a) Details of the proposed methodology for demolition, excavation and construction phases of the project must be provided as part of the relevant Stage 2 development application. Careful consideration of subsidence, vibration and structural instability must be incorporated into the construction and design. The methodology must ensure that there will be no disturbance to the Tank Stream. (b) A detailed historical archaeological assessment and research design must be prepared and submitted as part of the relevant Stage 2 development application in areas. This assessment should exclude the footprint of Goldfields House. It should be prepared by a suitably qualified historical archaeologist with experience in state significant archaeological sites. The assessment must be prepared to inform the design proposed for the relevant Stage 2 development application. Avoidance of harm must be considered in this design where state significant relics may be impacted by the proposed buildings. Design options and mitigation measures should be identified in a heritage impact statement supporting the relevant Stage 2 development application. This HIS should also demonstrate impact mitigation where harm cannot be avoided. (c) There is potential for Aboriginal objects to be present within the footprint of the Rugby Club, Fairfax House site and immediate surrounds. On this basis a Full Aboriginal Cultural Heritage Assessment Report with Community consultation in line with current OEH Guidelines must be prepared and submitted as part of the relevant Stage 2 development application if the Aboriginal Due Diligence Assessment undertaken for the site confirms that there is potential for 'Aboriginal objects' on this site. Avoidance of harm must be considered in this	Complies – A Heritage Impact Statement has been prepared by Urbis, refer to **Appendix G.** An Archaeological Assessment has been prepared by Urbis, refer to **Appendix H.** An Aboriginal Cultural Heritage Assessment Report has been prepared by Urbis, refer to **Appendix I.** A Heritage Interpretation Strategy has been prepared by Urbis, refer to **Appendix J.**

Condition	EIS Reference and Comment
design where Aboriginal objects may be impacted by the proposed buildings. Design options and mitigation measures should be identified in a heritage impact statement supporting the relevant Stage 2 development application. This heritage impact statement should also demonstrate impact mitigation where harm cannot be avoided. (d) An interpretation strategy should be prepared and implemented as part of the relevant Stage 2 development application. The Interpretation Strategy must enhance public appreciation of the early history of the precinct, its maritime uses, and of the Tank Stream.	
(39) DEPARTMENT OF PRIMARY INDUSTRIES CONDITIONS (a) A comprehensive investigation of the hydrogeological setting is to be undertaken during the preparation of and prior to the submission of the relevant Stage 2 development application. (b) It is noted that the option of having an on-going take of groundwater for the life of the building is to be considered. (c) At the time of Stage 2 site investigations, the Applicant is to establish and continuously monitor piezometers established around the perimeter of the site in the uppermost aquifer present at the site, with a view to accurately ascertaining the current groundwater conditions and variation. The accuracy and extent of the understandings developed will help inform the licensing of any on-going groundwater take. The assessment needs to consider any interaction with the Tank Stream and its present ability to provide enhanced drainage or effects on groundwater flow.	Complies – A Ground Water Monitoring Plan has been prepared by ARUP, refer to **Appendix** Q.
(40) AUSGRID CONDITIONS (a) The developer is required to make a formal submission to Ausgrid by means of a duly completed Preliminary Enquiry and/ or Connection Application form, to allow Ausgrid to assess any impacts on its infrastructure and determine the electrical supply requirements for the development (eg. whether a substation is required on site). (b) In general, works to be considered by Ausgrid include, but are not limited to, the following: (i) changes in electrical load requirements; (ii) changes to Ausgrid's infrastructure (ie. asset relocations, decommissioning substations etc.); (iii) works affecting Ausgrid's easements, leases and/ or right of ways; (iv) changing the gradients of any roads or paths; (v) changing the level of roads or foot paths; (vi) widening or narrowing of roads;	Complies – The proposed modifications will not impact the applicability or implementation of this condition.

Condition	EIS Reference and Comment
(vii) closing roads or laneways to vehicles; (viii) in all cases Ausgrid is to have 24 hour access to all its assets. (c) The developer is to ensure that the proposed works do not contravene Ausgrid's technical standards and statutory requirements, in regards to the safe and reliable operation and maintenance of Ausgrid's network.	
(41) SYDNEY WATER CONDITIONS (a) Water, Drainage, Stormwater and Groundwater (i) As per the Secretary's Environmental Assessment Requirements, issued 30 June 2015, the applicant will be required to provide an Integrated Water Management plan, Groundwater Monitoring Plan, Stormwater Concept Plan and information on potential augmentation of Sydney Water infrastructure. (ii) The Stage 2 development application should include an Integrated Water Management plan, Groundwater Monitoring Plan, Stormwater Concept Plan and information on potential augmentation of Sydney Water infrastructure. These documents should be referred to Sydney Water as part of the assessment of the Stage 2 Development Application. (b) Constructing a building adjacent to Sydney Water Stormwater assets (i) Prior to the submission of a Stage 2 Development Application, suitable arrangements are to be made with Sydney Water for the accessibility and protection of the existing Sydney Water stormwater drain in Rugby Place / Crane Place. (ii) Sydney Water advises that no building structure is to encroach laterally within 1m of the existing Sydney Water stormwater drain (unlimited depth and height) and this is to be clearly shown on future survey drawings. This is to comply with our Building Over/Adjacent to Sydney Water stormwater assets. (c) Discharge Stormwater Quality Targets (i) Discharge stormwater quality targets should form part of the Stormwater Concept Plan for Stage 2 development application. (ii) Detailed requirements will be provided at the Section 73 application phase. (d) Heritage (i) The proposal is within close proximity of the Tank Stream, which is State Heritage listed on Sydney Water's Section 180 Register. (ii) Sydney Water are satisfied that the proposal does not	Complies – The modification includes an Integrated Water Management Plan, Groundwater Monitoring Plan and Stormwater Concept Plan prepared by ARUP.

Condition	EIS Reference and Comment
propose to develop within 3m of the Tank Stream, and that no connection is proposed to this asset. (iii) Stage 2 of the development application should outline the methodology to ensure no adverse impacts to the Tank Stream during construction phase. The Stage 2 application should be referred to Sydney Water for subsequent review. (e) Water and wastewater (i) The proposed development can connect to the 250mm water main in Pitt Street and 450mm wastewater main in Alfred Street. (ii) Amplification of assets may be required to service the proposed development. This will be assessed at the Section 73 application phase after the development consent is obtained	
SCHEDULE 2	
PRESCRIBED CONDITIONS	
Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989	Capable of compliance
Clause 98A Erection of signs	Capable of compliance
Clause 98B Notification of Home Building Act 1989 requirements	Capable of compliance
Clause 98C Conditions relating to entertainment venues	Capable of compliance
Clause 98D Conditions relating to maximum capacity signage	Capable of compliance
Clause 98E Conditions relating to shoring and adequacy of adjoining property	Capable of compliance

APPENDIX C PLANNING COMPLIANCE TABLE

APPENDIX D QUANTITY SURVEYORS STATEMENT

APPENDIX E DESIGN INTEGRITY STATEMENT

APPENDIX F PUBLIC ART STRATEGY

APPENDIX G HERITAGE IMPACT ASSESSMENT

APPENDIX H HISTORICAL ARCHAEOLOGICAL ASSESSMENT

APPENDIX I ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT

APPENDIX J HERITAGE INTERPRETATION STRATEGY

APPENDIX K CONCEPT STORMWATER QUALITY ASSESSMENT, WATER QUALITY ASSESSMENT, AND INTEGRATED WATER MANAGEMENT PLAN

APPENDIX L FLOODING ASSESSMENT

APPENDIX M ACID SULFATE SOILS MANAGEMENT PLAN

APPENDIX N CONTAMINATION ASSESSMENT

APPENDIX O GEOTECHNICAL INVESTIGATION REPORT

APPENDIX P TFNSW GEOTECHNICAL REPORT

APPENDIX Q GROUNDWATER ASSESSMENT AND MANAGEMENT STRATEGY

APPENDIX R STRUCTURAL STATEMENT

APPENDIX S STRUCTURAL REPORTS

APPENDIX T RAIL NOISE, VIBRATION AND STRAY CURRENT ASSESSMENT

APPENDIX U ACCESSIBILITY REPORT

APPENDIX V BCA REPORT (INCL. SECTION J ASSESSMENT)

APPENDIX W FIRE ENGINEERING REPORT

APPENDIX X ECOLOGICALLY SUSTAINABLE DEVELOPMENT REPORT/ ENERGY EFFICIENCY REPORT

APPENDIX Y REFLECTIVITY STATEMENT

APPENDIX Z WIND TUNNEL TEST

APPENDIX AA TRANSPORT IMPACT STUDY

APPENDIX BB ACOUSTIC REPORT

APPENDIX CC ACOUSTIC ASSESSMENT FOR ENTERTAINMENT USES

APPENDIX DD SITE SPECIFIC NOISE MANAGEMENT PLAN (CONSTRUCTION)

APPENDIX EE CONSTRUCTION MANAGEMENT PLAN

APPENDIX FF PLAN OF MANAGEMENT AND SECURITY MANAGEMENT PLAN

APPENDIX GG WASTE MANAGEMENT PLAN

APPENDIX HH SERVICES INFRASTRUCTURE REPORT

APPENDIX II INVESTIGATION OF CONSOLIDATION OF BASEMENT ACCESS

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