

**STATE SIGNIFICANT SITE/ CONCEPT PLAN – EAST DARLING HARBOUR, SYDNEY
(MP 06_0162)
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project Description	Redevelopment of 22 hectares of city foreshore land for a mix of uses, including residential, commercial, tourism, ports and public open space.
Capital Investment Value	\$1.5 Billion
Site	East Darling Harbour, Sydney Lots 1-6 DP 876514
Proponent	JBA Urban Planning Consultants Pty Ltd (on behalf of the Sydney Harbour Foreshore Authority)
Date of Issue	30 June 2006
Date of Expiration	30 June 2008 (2 years from date of issue)
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 22 March 2006.
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • An executive summary; • A description of the overall concept, its likely components and any staging of the development including: <ul style="list-style-type: none"> ◦ description of the site, including cadastre and title details; ◦ design, subdivision layout; and ◦ project objectives and need (if relevant); • An assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • A statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site including permissibility and the provisions of all plans and policies; • Nature and extent of non-compliance with specified EPIs; and • Consideration of alternatives to the proposal. <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> • Requirements of the Department and other agencies are as follows: <p>Urban Design, development controls and land uses</p> <ul style="list-style-type: none"> • The methodology and justification for selecting the configuration of the EDH proposal, mix of land uses and the density of development should be outlined. • Key matters to be addressed include an analysis of existing bulk and scale of surrounding development, landmark buildings, density, heights, topography, streetscape, shadows, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy. • A suitable urban design response should be developed in compliance with BASIX principles, in particular siting and orientation of buildings and solar access. Appropriate development controls should be established, including density, building heights, footprints, entry points, public domain, private open space and car parking. Crime prevention principles, as outlined in the NSW Police publication “<i>Crime</i>

Prevention Through Environmental Design" (CPTED) are to be adopted.

Transport and Access

The environmental assessment needs to satisfactorily address the following transport, traffic, access and car parking provision issues as set out below.

- Existing and future transport networks, traffic generation and circulation, car parking.
- Provision of public transport – bus, rail and ferry.
- Tourist coach facilities and cruise ship berthing.
- Potential to accommodate future specialist transport services – including capacity to incorporate light rail (e.g. along Hickson Rd or other major roads within the site) and/or boutique tourist services like trolley buses, which perform a secondary transport role.
- Pedestrian and cycle access within and to the site, connecting with all transport services and to key locations outside the site – such as the Rocks/Millers Point, Wynyard and King Street Wharf/Darling Harbour, utilising the harbour foreshore.
- Pedestrian connection to heavy rail services and the major bus interchange at Wynyard.
- Compliance with relevant RTA, Council, AMCORD requirements, standards, controls, and guidelines – including the preparation of a comprehensive Transport Management and Accessibility Plan (TMAP) for the site.

Sydney Ports Corporation

- Consultation with Sydney Ports regarding the Corporation's requirements for Passenger Vessel operations, Harbour Control and Moore's Wharf Marine Operations and security plans is to be carried out and addressed in concept plan. Passenger terminal facility must comply with operational security requirements of the *Maritime Transport & Offshore Facilities Security Act 2003*. The layout of the passenger terminal needs to provide for a Cleared Zone and a Land Side Restricted Zone.

Streetscape and Public Domain

The environmental assessment needs to satisfactorily:

- Explore the relationship of urban public spaces and their adjoining built form, and how the urban public spaces will be useable;
- Demonstrate the hierarchy and purpose of street patterns on the site and the scale relationship between streets, footpaths and buildings;
- Consider the relationship between the public domain and the ground floor uses of all buildings on the site;
- Detail the links, connections and access conditions between the site and its surrounds and how the proposed connections will function;
- Demonstrate how the public domain will be safe during times of low usage at night;
- Consider the need to introduce harbour water on the site as part of a public domain strategy;
- Detail how the foreshore promenade is configured, how it interacts with adjoining land uses, both open space and built form and what relationship it has with the harbour; and
- Detail the inclusion of parks and public plazas suitable for open air events including festivals, major civic events and markets.

Heritage

- A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the application on the adjacent Millers Point Heritage Precinct and any significant components of the site.

Social and Community

- The environmental assessment should address: recreation needs along with community facilities; the integration of new and existing communities, including access to employment opportunities and community facilities; housing diversity and affordability (e.g. key worker housing); and access to retail facilities, employment and transport.

Contamination

- Contamination and geotechnical issues associated with the EDH proposal should

	<p>be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.</p> <p>Drainage and Stormwater Management</p> <ul style="list-style-type: none"> The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure. <p>Utilities Infrastructure</p> <ul style="list-style-type: none"> The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the EDH redevelopment. <p>Community Consultation</p> <ul style="list-style-type: none"> The environmental assessment should document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. <p>Development Staging</p> <ul style="list-style-type: none"> The issue of development staging should be clearly addressed in detail. <p>Planning Agreements and/or Developer Contributions</p> <ul style="list-style-type: none"> The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or the LGA. <p>Part D – Statement of Commitments</p> <ul style="list-style-type: none"> Proposed mitigation and management of residual impacts; and A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. <p>Test of adequacy</p> <p>If the Director-General considers that the Environmental Assessment does not adequately address the environmental assessment requirements, the Director-General may require the proponent to submit a revised environmental assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.</p> <p>General Environmental Risk Analysis (in relation to all components of the concept)</p> <p>Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project, proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.</p>
Consultation Requirements	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> <u>Agencies</u> <ul style="list-style-type: none"> (a) City of Sydney Council (b) Transport Agencies, including: RTA; Ministry of Transport; Sydney Ferries Corporation; STA; and RailCorp (c) NSW Maritime Authority (d) Sydney Ports Corporation (e) Department of Housing (f) NSW Heritage Office (g) Department of Environment and Conservation (h) Department of Commerce (Government Architect) (i) Utilities and Emergency Services, including: NSW Police Service; NSW Fire Brigades; Sydney Water; Energy Australia; and Telstra Corporation Limited <u>Public</u> <ul style="list-style-type: none"> Any relevant community meetings already established and timetabled; and Any additional meetings proposed by the local member or other relevant group.

	<ul style="list-style-type: none"> • <u>Peer Review Requirements</u> <ul style="list-style-type: none"> • List any components of the Environmental Assessment to be independently peer reviewed prior to submission. • If the Director-General considers that significant changes are proposed to the nature of the project, the Director-General may require the proponent to make the preferred project available to the public.
Exhibition requirements	Until such time as the Director-General accepts the Director-General's Environmental Assessment Requirements, the proponent is required to set up a website such that the Environmental Assessment report and all other material identified as being required for submission is available from this website.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Panels constituted under s75G	No Panels are required at this stage.
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department about the Concept Plan fee.
Landowners Information	The consent of the landowner is to be provided in accordance with s8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<ul style="list-style-type: none"> • Ten (10) copies of the environmental assessment report for the concept plan; • Fifteen (15) copies of the environmental assessment report and plans on CD-ROM (PDF format); and • Plans, models & drawings/montages.