Director General's Requirements

Section 75W of the *Environmental Planning and Assessment Act 1979*

Application number	MP06_0162 MOD 6
Project	Barangaroo Concept Plan
Location	Barangaroo, Sydney
Proponent	Lend Lease (Millers Point) Pty Limited
Date modified	21 December 2012

General requirements	The modification application must include:
	• An executive summary.
	• A description of the existing and surrounding environment.
	• A thorough description of the proposal, including:
	  o the need for the concrete batching plant;
	  o alternatives considered; and
	  o interaction with construction activities at the Barangaroo site.
	• Consideration of any statutory provisions (see below).
	• A detailed assessment of the key issues specified below, including:
	  o a description of the existing environment;
	  o an assessment of the changes to the Concept Plan (as amended);
	  o an assessment of the potential impacts of the project, including direct, indirect and cumulative impacts must be considered and any other existing and proposed development/activities; and
	  o a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the plant.
	• An amendment to the approved Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the concrete batching plant.
	• A conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the proposal is in the public interest.
	• A signed statement from the author of the application certifying that the information contained in the report is neither false nor misleading.

Key issues	The application must address the following key issues:
	
	1. Relevant EPI's, policies and guidelines
	• Address the provisions of State environmental planning policies that would apply as if those provisions applied to the carrying out of the project, including the following:
	  o State Environmental Planning Policy (State & Regional Development) 2011.
	  o State Environmental Planning Policy (Major Development) 2005.
	  o State Environmental Planning Policy No 55 – Remediation of Land.
	  o Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
	
	2. Development controls and land uses
	• An analysis of and justification for the changes to the existing Concept Plan approval (as amended) including built form controls (building envelopes etc), building heights, zoning, GFA distribution and any subsequent changes that will be required to the MD SEPP for future applications (Part 4 or otherwise).
	• Analysis of proposed bulk and scale of the buildings affected by the changes to Globe Street as well as the bulk and scale of the building management units.

3. View Impacts

- Assess the visual impacts of the changes to building envelopes and building management units on key surrounding residential properties.
- A view analysis is to be undertaken inclusive of photomontages and perspectives of:
  - Key elements and views of the building management units from Kent Street, Pyrmont, Darling Harbour and Millers Point.
  - Key elements and views of the changes to the buildings affected by the changes to Globe Street taken from Pyrmont, Hickson Road, Southern Cove and Globe Street.

4. Streetscape and public domain

- Outline the changes to Globe Street and its relationship with the proposed modified building envelopes.
- Outline the changes to public street and public pedestrian connections, in particular the east-west connections between Hickson Road and the foreshore, and north-south connections through large street blocks.
- Clearly identify and distinguish the changes between public spaces and streets, and private spaces/commercial spaces.
- Detail the amendments to the foreshore promenade as a result of building envelope changes.

5. Traffic

- Prepare Traffic Impact Assessment (TIA) that evaluates:
  - Daily and peak movements likely to be generated by the concrete batching plant and any vehicle movement changes caused by amendments the building envelopes (i.e. a reduction in GFA).
  - Cumulative impacts associated with other construction activities at Barangaroo.
  - Details of service arrangements for workers to/from the site, emergency vehicles and service vehicle movements.

6. Soil and Water

- Under an assessment on surface and groundwater, including:
  - The potential impacts due to construction and operations of the concrete batching plant on water quality, marine vegetation and aquatic ecology.
  - Prepare an erosion and sediment control plan for the works and operations.
  - Prepare a stormwater management plan for the concrete batching plant, including bunding of dangerous goods and services.
  - Groundwater management, including measures for preventing groundwater pollution.
  - Details on wastewater disposal.

7. Air Quality and Odour

- The application must include an Air Quality Impact Assessment, including:
  - The identification of the pollutants of concern, including individual toxic air pollutants, dust and odours.
  - The identification and assessment of all relevant fugitive and point source emissions, including cumulative impacts of the operation of the plant in relation to other construction activities.
  - Proposed air quality management and monitoring procedures.

8. Waste Management

- Provide details of the scheduled, liquid and non-liquid wastes, and quantities, storage, treatment and disposal or re-use of waste generated.

	9. Noise • The application must include an assessment of noise and vibration impacts, including construction, operation, traffic and cumulative noise. The assessment must also outline proposed noise mitigation and monitoring. **10. Utilities** • Consider how the concrete batching plant can be satisfactorily serviced for utilities and green infrastructure services such as the supply of potable and non potable water, sewerage, stormwater, gas and electricity. **11. Staging** • Provide an updated staging plan for Barangaroo South. **12. Greenhouse Gas and Energy** • Undertake a quantitative assessment of the potential gas emissions of the plant and a qualitative assessment of the potential impacts of these emissions on the environment. • Outline the measures that would be implemented on site to ensure that the plant is energy efficient. **13. Consultation** • Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*. In particular, you should consult with City of Sydney and the EPA.
Deemed refusal period	40 days

Policies & Guidelines

Aspect	Policy /Guideline/Plan
Air Quality & Health	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (OEH)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (OEH)
	Protection of the Environment operation (Clear Air) Regulation
	Environmental Health Risk Assessment Guidelines for Assessing Human Health Risks from Environmental Hazards (Department of Health and Ageing and enHealth Council)
	Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006
Water	
Surface Water	Managing Urban Stormwater: Treatment Techniques (OEH)
	Managing Urban Stormwater: Source Control (OEH)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Technical Guidelines: Bunding & Spill Management (OEH)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (OEH)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (OEH)
Noise	
	NSW Industrial Noise Policy (OEH)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (OEH)
	Development Near Rail Corridors and Busy roads – Interim Guideline 2008.
Waste	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines 2008 (OEH)
Transport	
	Guide to Traffic Generating Development (RMS)
	Road Design Guide (RMS) LINSIG modelling package
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)

Plans & Documents

Plans and Documents	The following plans and relevant documentation shall be submitted (where relevant); 1. An **existing site survey plan** drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A **locality/context plan** drawn at an appropriate scale should be submitted indicating: • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. **Drawings** at an appropriate scale illustrating: • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • detailed plans, sections and elevations of the concrete batching plant; • the height (AHD) of the proposed development in relation to the land; and • any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	• 1 hard copy and 1 electronic copy of all the documents and plans for the Test of Adequacy; • 12 hard copies and 12 electronic copies of the documents and plans (once the application has been determined adequate); and • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.