

## Director General's Requirements

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

<b>Application number</b>	MP10_0024 & MP10_0025
<b>Project</b>	(MP10_0024) C1 Commercial Building & (MP10_0025) C4 Commercial Building
<b>Location</b>	Hickson Road, Barangaroo, Sydney
<b>Proponent</b>	Lend Lease Development Pty Ltd
<b>Date issued</b>	3 May 2010
<b>Expiry date</b>	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's, policies and guidelines</b> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Major Development) 2005;</li> <li>○ State Environmental Planning Policy 55 - Remediation of Land;</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007;</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>○ Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005;</li> <li>○ NSW State Plan, Sydney Metropolitan Strategy and the draft Sydney City Subregional Strategy; and</li> <li>○ An outline of the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</li> </ul> </li> </ul> </li> <li><b>2. Concept Plan</b> <ul style="list-style-type: none"> <li>• The EA shall demonstrate consistency with the terms of approval of Concept Plan MP06_0162 (as amended), and justify any areas of inconsistency.</li> </ul> </li> <li><b>3. Urban Design and Built Form</b> <ul style="list-style-type: none"> <li>• Demonstrate how the proposed development will achieve design excellence including: <ul style="list-style-type: none"> <li>○ The design process leading to the proposal;</li> <li>○ A high standard of architectural design, materials and detailing appropriate to each building and its location;</li> <li>○ The form and external appearance of the proposed buildings and how it will improve the quality and amenity of the public domain;</li> <li>○ The sustainable design principles incorporated into the development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resources, and water and energy efficiency;</li> <li>○ Detailed plans, elevations and sections;</li> <li>○ A view analysis is to be undertaken inclusive of photomontages and perspectives of key elements and views of the development from key locations (including, but not limited to, from Hickson Road, Kent Street, Shelley Street, Lime Street, Pyrmont and East Balmain, Darling Harbour, Blues Point and Millers Point);</li> <li>○ Impacts on key views from within the Barangaroo site;</li> <li>○ A materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the development;</li> <li>○ 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements; and</li> </ul> </li> </ul> </li> </ol>

- Shadow diagrams.

#### **4. Public Domain and Public Access**

- Design quality with specific consideration of the massing, waterfront interface, setbacks and visual impacts of any proposed structures, including views.
- Identify proposed open space, public domain and linkages with and between other public domain spaces, including the waterfront.
- Details on the interface between the proposed uses, public domain, and the relationship to, and impact upon, the existing public domain, including demonstration of means of activating the public domain.
- Address existing and future opportunities for public access to and along the foreshore.
- Demonstrate that basement car parking and basement areas are to be contained beneath building blocks to provide public streets with a high quality landscaped public domain.
- Demonstrate how the entry and exit to basement car parking will not have a detrimental impact upon visual amenity and pedestrian safety.

#### **5. Land Use**

- Demonstrate that the proposed development will not impede the metro rail corridor or affect the future operations of the metro project.
- Identify proposed staging and timing for the delivery of the development and land uses and activities.
- Table listing different land uses, a floor by floor breakdown of GFA, total GFA, and site coverage as relevant to each stage and with reference to the overall concept plan.

#### **6. Transport and Accessibility Impacts**

- Justification of proposed quantum of on-site car parking for the proposal having regard to the Concept Plan Approval (as amended), RTA guidelines and accessibility of the site to public transport, including the proposed light rail expansion.
- Transport Management and Accessibility Plan with particular regard to:
  - transport and traffic management within the overall Barangaroo precinct, including the demonstration of a minimalist approach to car parking provision;
  - pedestrian and cycle access/circulation to meet the likely future demand within the precinct and connections to the external networks;
  - measures to promote public transport usage and pedestrian and bicycle linkages.
- Daily and peak traffic movements likely to be generated by the proposed development, including modelling and assessment of the performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a consequence of the proposal.
- Identification of Travel Demand Management (TDM) measures that will optimise the opportunity provided by the project site's proximity to public transport, including the preparation of a Work Place Travel Plan.
- In relation to construction traffic:
  - Cumulative impacts associated with other construction activities on the Barangaroo site;
  - Details of anticipated truck movements to and from the site;
  - Details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
  - Impacts on the temporary cruise ship terminal; and
  - Details of any proposed transportation of waste materials via the Harbour and proposed locations for handling materials.

#### **7. Drainage, stormwater and groundwater**

- Prepare a Stormwater and Drainage Assessment.
- Assess the impacts of the proposal on surface and groundwater hydrology and quality.

## **8. Air, Noise and Odour Quality**

- Address potential air quality, noise and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures.
- In particular the following must be addressed:

### Air and Odour

The Environmental Assessment must include an Air Quality Impact Assessment that is prepared strictly in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005*, available at:

<http://www.environment.nsw.gov.au/resources/air/ammodelling05361.pdf>.

The Air Quality Impact Assessment must also make appropriate reference to the *Assessment and Management of Odour from Stationary Sources in NSW: Technical Framework 2006* and *Assessment and Management of Odour from Stationary Sources in NSW: Technical Notes 2006*, available at: <http://www.environment.nsw.gov.au/air/odour.htm>.

The key air quality issues for the proposal will depend on the methods used to manage and remediate the contaminated material. Potential matters that must be covered in the Air Quality Impact Assessment include, where applicable:

- 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;
- appropriate coverage of all aspects of the remediation, including the excavation, storage, transport and treatment of contaminated material; and
- proposed air quality management and monitoring procedures during remediation.

The Air Quality Impact Assessment must consider the requirements of the *Protection of the Environment Operations (Clean Air) Regulation 2002*.

### Noise

The Environmental Assessment should include an assessment of noise and vibration impacts, prepared in consultation with DECCW. All feasible and reasonable noise impact mitigation measures should be implemented. The assessment should be prepared in accordance with the NSW government's *Interim Construction Noise Guideline*, *Industrial Noise Policy and Application Notes*, *Environmental Criteria for Road Traffic Noise* and *Assessing Vibration: A Technical Guide*, as appropriate, available at <http://www.environment.nsw.gov.au/noise/>.

## **9. Climate Change and Sea Level Rise**

- An assessment of the risks associated with sea level rise on the proposal as set out in the *draft NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

## **10. Heritage**

- An assessment of the likely impacts of the proposal on any heritage and archaeological items and outline mitigation and conservation measures.

## **11. Infrastructure Provision**

- Detail the existing infrastructure on site and identify possible impacts on any such infrastructure from the proposal.
- Detail measures to mitigate the impacts of the proposal on any infrastructure items, including proposed relocation.

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

- Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

	<ul style="list-style-type: none"> <li>• Address water quality management for the site including an “<i>Integrated Water Management Plan</i>” to include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.</li> <li>• Operational waste management and reduction measures.</li> </ul> <p><b>13. Contamination</b></p> <ul style="list-style-type: none"> <li>• Demonstrate compliance with the requirements of SEPP 55.</li> </ul> <p><b>14. Planning Agreements / Developer Contributions</b></p> <ul style="list-style-type: none"> <li>• Scope and justification for any planning agreement / developer contributions proposed.</li> </ul> <p><b>15. Environmental, Construction and Site Management Plan</b></p> <p>The EA shall provide an Environmental and Construction Management Plan for the proposed works, and is to include:</p> <ul style="list-style-type: none"> <li>• Community consultation, notification and complaints handling;</li> <li>• Impacts of construction on adjoining development and proposed measures to mitigate construction impacts;</li> <li>• Noise and vibration impacts on and off site;</li> <li>• Air quality impacts on the neighbourhood;</li> <li>• Odour impacts;</li> <li>• Water quality management for the site; and</li> <li>• Waste and chemical management.</li> </ul> <p><b>16. Staging</b></p> <ul style="list-style-type: none"> <li>• Details regarding the staging of the proposed development.</li> </ul> <p><b>17. Consultation</b></p> <ul style="list-style-type: none"> <li>• Undertake an appropriate and justified level of consultation in accordance with the Department’s Major Project Community Consultation Guidelines October 2007.</li> </ul>
<b>Deemed refusal period</b>	60 days