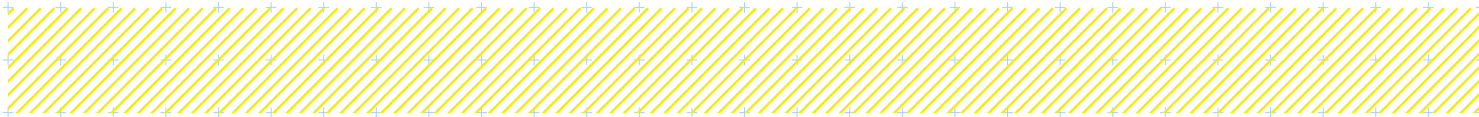


EAST DARLING HARBOUR STATE SIGNIFICANT SITE PROPOSAL, CONCEPT PLAN & ENVIRONMENTAL ASSESSMENT



New South Wales
Government

Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended)

Environmental Assessment prepared by

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In respect of	The renewal of East Darling Harbour	

Concept Plan

Applicant name	Sydney Harbour Foreshore Authority
Applicant address	Level 6, 66 Harrington Street, The Rocks, NSW 2000
Land to be developed	Lots 1-6 (inclusive) in DP 876514, Lot 7 DP 43776, Lot 100 DP83823, Lots 6-7 DP 869022.
Proposed development	<p>Concept Approval is sought for the following:</p> <ul style="list-style-type: none"> ▪ Urban structure, including the public domain, street pattern and the development block pattern within the mixed use zone; ▪ A maximum of 388,300 m² gross floor area (GFA) within the mixed use zone including: <ul style="list-style-type: none"> - a maximum of 100,000 m² (or 25%) and a minimum of 60,000 m² (or 15%) residential GFA; - a minimum of 30,800 m² GFA for tourist uses, - a maximum of 39,000 m² GFA for retail uses; and - a minimum of 2,000 m² GFA for community uses; ▪ Approximately 11 hectares of new public open space / public domain, with a range of formal and informal open spaces serving separate recreational functions and including a 1.4 km public foreshore promenade; ▪ A maximum of 8,500 m² GFA for a passenger ship terminal and a maximum of 3,000 m² GFA for active uses that support the public domain within the public recreation zone; ▪ Maximum building envelopes and distribution of GFA between the development blocks within the mixed use zone; ▪ Public domain design principles for parks, squares, streets and pedestrian connections; ▪ Alteration of the existing sea walls and creation of a partial new shoreline to the harbour; and ▪ Retention of the existing Sydney Ports Corporation Port Safety Operations and Harbour Tower Control Operations including employee parking numbers.

Environmental Assessment

An Environmental Assessment (EA) is attached.

Certificate

I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:

- It is in accordance with the Environmental Planning and Assessment Act and Regulation.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature



Name

Lesley Bull



Kathryn Wrigley

Date

4th October 2006

Executive Summary

In 2005 the New South Wales Government announced its intention to renew the 22ha East Darling Harbour site as a new harbour precinct of Sydney, providing both an extension of the city's commercial centre and a significant new headland park for the people of Sydney.

The Government's vision for East Darling Harbour is to create a new city precinct that effects the regional and global position, economy and culture of Sydney. It will be a place which supports Sydney's role in the 21st Century, leverages the growth of the State's economy and improves the quality of life of its citizens.

Through its renewal, the EDH precinct will provide a new economic and cultural setting within Sydney, utilising both the natural and economic strengths of the location through a combination of recreational and working uses.

The Government considers the site to be of intrinsic public value, based on recognition of its size, its connections with other elements of the city, its function in terms of local, regional and global community members, its accessibility and the opportunity it provides for investment in the future of NSW.

Significant public urban renewal projects have the potential to deliver substantial long-term economic and social benefits to their city, as has been observed with comparable urban renewal projects such as South Bank in London and Potsdamer Platz in Berlin. When the urban renewal program is targeted to leverage on the existing strengths of a city and its culture, the benefits delivered extend beyond both the boundary and development-cycle of the renewal.

Given the unique nexus that the proposed East Darling Harbour renewal provides between the economic, social, cultural and environmental strengths of Sydney, it is Government's intention that the renewal will similarly leverage and strengthen the Sydney CBD, and hence the State's economy, well into the 21st Century.

In 2005/2006 the Government staged an international urban design competition to examine urban form options to help underpin this vision and to generate public discussion and debate on the opportunities from renewal of this site.

Following selection of a winning design by Hill Thalys Architecture + Urban Projects P/L, Paul Berkemeier Architects and Jane Irwin Landscape Architecture, the Government requested Sydney Harbour Foreshore Authority undertake a planning study to support a change to the existing zoning of the land and develop a Concept Plan for the site under Part 3A of the *Environmental Planning and Assessment Act 1979*.

The Concept Plan outlines planning and policy principles for a precinct which:

- Enhances the growth and positioning of Sydney as the premier business, cultural and living centre of the Asia Pacific Region.
- Provides for well-planned growth of the CBD, accommodating large floor plates to encourage major international commercial relocation and investment.
- Generates a vibrant new city quarter accommodating working, living, commerce and recreation within a generous and dignified public domain, and with street life both day and night, weekday and weekend.
- Reconnects an alienated section of the foreshore back to its City and surrounding peninsula, forming a new relationship between the City and the harbour.
- Opens to public access 22 hectares of waterfront isolated by previous interventions, providing new foreshore parkland, and creating multiple connections and opportunities to engage with the water's edge.
- Respects the heritage of the area by interpreting the critical role the site has played in the development of this edge of Sydney as a place of trade and commerce.

Following exhibition and assessment the Concept Plan will be presented to the Minister for Planning for determination. Following Concept Approval, the process of determining project delivery methodology and development of individual project applications will commence, as will the ongoing consultation and exhibition processes that will support this public renewal process.

In both the vision and approach to this urban renewal opportunity, the Government is seeking to establish a benchmark waterfront renewal project of international status.

Introduction

This report:

1. Outlines the State Government's vision for the renewal of East Darling Harbour (EDH);
2. Establishes the basis for a change to the existing zoning and planning provisions applying to the site;
3. Presents a Concept Plan to guide the future redevelopment of the site; and
4. Provides an assessment of the environmental impacts of the proposed land use change and Concept Plan.

The report satisfies the requirements of the Director General of the Department of Planning for:

- a) A planning study to support the inclusion of the EDH site on Schedule 3 of State Environmental Planning Policy (Major Projects) 2005; and
- b) An Environmental Assessment to support the approval of the Concept Plan by the Minister for Planning under Part 3A of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

The applicant and proponent for the EDH project is Sydney Harbour Foreshore Authority (the Foreshore Authority).

The report is structured as follows:

Part A: The Renewal of East Darling Harbour contains:

- An analysis of the current condition of the site and its surrounds and the identification of key economic, social, physical and environmental influences on future development opportunities.
- Information that identifies trends and changes in the national and international economic, community and environmental fields and sets Sydney and EDH within this context.
- Background information relating to the establishment of the principles for the renewal of the EDH site.
- An overview of the international urban design competition process that led to the preparation of the Concept Plan.
- Details of consultation that has been undertaken to inform the urban renewal and the Concept Plan preparation process.
- An outline of the environmental assessment and approvals process for the project.
- Documentation on the public agency and community consultation process up to and including the international urban design competition.

Part B: Concept Plan contains those elements of the project for which Concept Approval is sought and describes:

- The key renewal objectives upon which the development of the site will be based.
- The concept strategies specific for the renewal of EDH.
- The key built form and open space elements which provide the framework for the long term development and management of the site.
- The staging and delivery process.

Part C: State Significant Site Proposal contains information describing why, having regard to the context established in Part A, EDH is to be considered a State significant site and identifies:

- The State significance of the EDH project and addresses the nomination of the site for inclusion as a State significant site in Schedule 3 of SEPP (Major Projects) 2005.
- An appreciation of EDH as a location and place of significance, including consideration of the key planning and urban design issues and defining elements of the site that contribute to its context.
- The proposal for amendment to SEPP (Major Projects) 2005, including nomination of future land use zones.

Part D: Environmental Assessment provides an assessment of the land use change and Concept Plan proposal and addresses:

- Specific requirements of the Director General of the Department of Planning for the environmental assessment of the EDH project including matters relating to site suitability, implications of proposed land uses, internal amenity, impacts on adjoining properties, environmental issues and social and economic issues.
- The Draft Statement of Commitments for the Concept Plan.

Volume 2 contains the Appendices which include a range of technical studies that have been undertaken to inform the land use change and Concept Plan and Environmental Assessment including:

- Heritage Impact Statement, Intermediate Housing Strategy, Transport Report, Perspective Sketches, Overshadowing Plans, Wind Effects Statement, Noise and Vibration Assessment, Geotechnical and Environmental Investigation, ESD Report, Water Sensitive Urban Design Strategy, and Infrastructure Report.

The studies address the Director General's requirements for the preparation of a Planning Study and Environmental Assessment, provide detailed technical assessment of the environmental impact of the proposed development, and recommend proposed mitigation measures to manage potential environmental impacts associated with the proposal.

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- D Stage 2 Urban Design Competition Scheme and
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- H Sydney Local Environmental Plan 2005 – Key
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- O Noise and Vibration Assessment
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 Ecological Engineering
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 Lincolne Scott Australia Pty Ltd