



NSW GOVERNMENT
Department of Planning

07 JUL 2006

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Our ref: 9041893

Ms Lesley Bull
JBA Urban Planning Consultants
Level 2, 97 Pacific Highway
NORTH SYDNEY NSW 2060

Dear Ms Bull

Subject: East Darling Harbour – State Significant Site Study and Director General's Assessment Requirements

I refer to your letter and supporting documentation dated 24 February 2006 concerning the proposed redevelopment of East Darling Harbour (EDH) and your subsequent request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support a Concept Plan for the site.

State Significant Site Study

The Minister agreed on 22 March 2006 to consider listing EDH as a potential State Significant Site (SSS) within Schedule 3 of *State Environmental Planning Policy (Major Projects) 2005* (Major Projects SEPP).

The effect of the Minister's announcement means a Study is required and, in accordance with Clause 8 of the Major Project SEPP, I request you prepare a Study to justify this nomination. The Study will need to identify appropriate development controls for EDH, including future zoning and permissible land uses that are preferably consistent with *Standard Instrument (Local Environmental Plans) Order 2006* or Council's existing planning instruments. In doing this, the Study will need to address:

- the criteria at clause 8 (2) of the Major Projects SEPP;
- the criteria for SSS in the attached Draft Guideline dated 24 July 2005;
- identify the need for concurrent amendments to other state environmental planning policies; and
- summarise and document any consultation with the Council of The City of Sydney, other relevant agencies, and the community and explain how issues raised by the Council, agencies or the community have been addressed.

The Department will arrange for the SSS Study to be publicly exhibited. It would be preferable that this Study be a distinct document that is publicly exhibited concurrently with the Environmental Assessment for any concept plan for EDH.

Concept Plan

The Director-General's environmental assessment requirements are attached. The requirements have primarily been developed in light of preliminary consultation with key stakeholders and a review of the preliminary environmental assessment. The Concept Plan should be informed by the outcomes of the East Darling Harbour International Urban Design Competition.

The environmental assessment requirements were developed from information provided with your application. Section 75F(3) of the Act permits subsequent modification of the Director-

General's requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

The Department acknowledges that some issues contained within this documentation may be more appropriately addressed as part of subsequent project or development applications. Nonetheless, it would be prudent to address all the requirements either within the Concept Plan's environmental assessment and/or the Concept Plan's statement of commitments. To that end, all issues and requirements relevant to the Concept Plan should be addressed at this stage.

Once you have lodged the environmental assessment, the Department (in consultation with other agencies) will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, David Gibson, is available during business hours on (02) 9228 6589 or via return email to david.gibson@planning.nsw.gov.au.

Yours sincerely



Sam Haddad
Director-General

30/6/2006.

cc. Di Talty, SHFA