

Director General's Requirements

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

Application number	MP06_0162 MOD 4
Project	Barangaroo Concept Plan amendment (Modification No.4)
Location	Hickson Road, Barangaroo, Sydney
Proponent	Lend Lease Development Pty Ltd
Date issued	2 July 2010
Expiry date	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.
Key issues	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> 1. Relevant EPI's, policies and guidelines <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Major Development) 2005; ○ State Environmental Planning Policy 55 - Remediation of Land; ○ State Environmental Planning Policy (Infrastructure) 2007; ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; ○ Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005; ○ NSW State Plan, Sydney Metropolitan Strategy and the draft Sydney City Subregional Strategy; and ○ 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. 2. Urban design, development controls and land uses <ul style="list-style-type: none"> • The methodology and justification for the non-compliance with the existing Concept Plan approval's (as amended) built form controls, including, but not limited to, GFA, building heights, zoning and site area. • Analysis of proposed bulk and scale of the modifications, including but not limited to, the proposed landmark building and additional heights across Blocks 1-4 against the existing bulk and scale of surrounding development. • Consideration of issues relating to and proposed development controls for wind impacts, density, heights, topography, streetscape, shadowing, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy. • Demonstrate how the proposed scheme relates to and safeguards the (approved) metro rail infrastructure. • Consideration of potential land use conflicts, with particular regard to the proposed location of residential development above retail, restaurant and bar uses adjacent to the public waterfront area (between Globe Street and the Harbour). 3. View Impacts <ul style="list-style-type: none"> • Assess the visual impacts of the landmark building, office towers and any other proposed building height and/or density increases on Sydney Harbour and surrounding areas. • A view analysis is to be undertaken inclusive of photomontages and perspectives of: <ul style="list-style-type: none"> ○ key elements and views of the development from key locations (including, but not limited to, from Hickson Road, Kent Street, Shelley Street, Lime Street, Gas Lane, Jenkins Street, Pyrmont, East Balmain, Darling Harbour, Blues Point and Millers

- Point); and
- impacts on key views from within the Barangaroo site, including the north-south view along the foreshore walk.

4. Transport Management and Accessibility Impacts

- Analysis of existing and future transport networks, traffic generation and circulation, service vehicle arrangements and car parking as a consequence of the modification.
- Analysis of car parking provisions and any resultant changes proposed as part of the modification.
- Outline the amendments to, and provision of, public transport, including bus, ferry and light rail, and pedestrian and cycle access.
- Demonstrate integration with the City of Sydney Cycle network, including connections to the south into the King Street Wharf precinct.
- Potential to accommodate additional vehicular movements in the surrounding road network.
- Outline the potential to accommodate charter vessels, water taxis and private boats for short or long stays in the proposed Southern Cove.
- Consider the potential for the landmark building pier to be made available for the mooring of larger visiting vessels such as tall ships and large private craft.
- Preparation of a comprehensive Transport Management and Accessibility Plan for the Barangaroo site to properly ascertain the cumulative regional traffic impacts associated with the modification, including, but not limited to, regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works (if required) and the identification of funding.

5. Streetscape and public domain

- Explore the relationship of urban spaces and their adjoining built form, and how the proposed modifications change this relationship.
- Details on the proposed location, design, function and visual analysis of the proposed overhead pedestrian bridges.
- Consider the relationship between the public domain and ground floor uses of all buildings (including the landmark building).
- Outline the changes to public spaces, in particular the encroachment of the building envelope into the RE1 Recreation zone and how this will not impede the ability to provide sufficient space for a pedestrian promenade and sufficient carriageway width for 'Globe Street'.
- Outline the changes to public street and public pedestrian connections, in particular the east-west connections between Hickson Road and the foreshore walk and how adequate permeability will be achieved through large street blocks.
- Demonstrate the new access hierarchy, including the relationship between streets, footpaths and buildings (including the landmark building).
- Clearly identify and distinguish between public spaces and streets, and private spaces/commercial spaces.
- Detail the amendments to the foreshore promenade, its interaction with the landmark building and its relationship with Sydney Harbour.

6. Landmark Building

- Justify the proposed introduction of a built form element into Sydney Harbour and its integration with the surrounding environment, including the suitability of the site for a landmark building, and infrastructure e.g. piling, required to accommodate the proposal in this location.
- Assess the geotechnical and contamination issues associated with the construction of the landmark building and associated pier / promenade.
- Address the cumulative impact on boating activities, including ferries, in the locality and the

	<p>proposed landmark building's impact on navigation and the movement of vessels in consultation with the Harbour Master of the Port of Sydney and NSW Maritime.</p> <p>7. Soil and Water</p> <ul style="list-style-type: none"> • Address the potential impacts due to construction and operations on water quality, marine vegetation and aquatic ecology. • Consider the drainage and stormwater management issues, including on-site detention of stormwater, water sensitive urban design and drainage infrastructure. • Address potential impacts on aquatic habitats from changes to the quantity, quality and discharge of stormwater from the site. <p>8. Housing</p> <ul style="list-style-type: none"> • Outline any proposed arrangements for housing diversity to be addressed in the Housing Strategy. <p>9. Utilities</p> <ul style="list-style-type: none"> • Consider how the modifications 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. <p>10. Staging</p> <ul style="list-style-type: none"> • Detail the staging of the Stage 1 (Blocks 1-4) proposal, and its interrelationship with the staging of the overall Barangaroo development. <p>11. Air, Noise and Odour Quality</p> <ul style="list-style-type: none"> • Identify potential air quality, noise and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures. <p>12. Heritage</p> <ul style="list-style-type: none"> • An assessment of the likely impacts of the proposal on heritage and archaeological items and proposed conservation and mitigation measures. <p>13. Climate Change and Sea Level Rise</p> <ul style="list-style-type: none"> • An assessment of the risks associated with sea level rise on the modifications as set out in the <i>draft NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i>. <p>14. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Identify how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. • 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. <p>15. Planning Agreements / Developer Contributions</p> <ul style="list-style-type: none"> • Scope and justification for any planning agreement / developer contributions proposed. <p>16. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.
Deemed refusal period	60 days