



Contact: Ben Lusher
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Thakral Holdings Limited
Att: Mr David Hogendijk
Level 12 Thakral House
301 George Street
SYDNEY NSW 2000

Our ref.: MP09_0076

Dear Mr Hogendijk,

Subject: Director-General's Requirements for City One Development at Wynyard Station Concept Plan Application (MP09_0076)

The Department has received your application for the above project.

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within two years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide one hard copy and one electronic copy¹ of the Environmental Assessment to assist this review.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

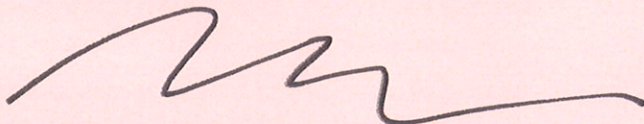
If your project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts to determine if an approval

¹ File parts must be no greater than 5Mb each. File parts should be logically named and divided.

under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Your contact officer for this proposal, Ben Lusher, can be contacted on (02) 9228 6552 or via email at ben.lusher@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

22/9/2010

Michael Woodland
Director Metropolitan Projects

ATTACHMENT 1
Director-General's Requirements
Section 75F of the *Environmental Planning and Assessment Act 1979*

Director-General's Requirements

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

Application number	MP 09_0076
Project	<p>Concept Plan approval for the following elements of the City One development project:</p> <ul style="list-style-type: none"> • The building envelope (above and below ground) including a 29 storey building above ground and five levels below ground; • A floor space area (FSA) of approximately 85,000m²; • All land uses including retail and commercial uses; • Pedestrian and vehicle access arrangements; • Station concourse works and potential connections to existing and future public transport and Barangaroo; and • Car parking numbers.
Location	Land comprising Menzies Hotel (including Shell House), Thakral House, Wynyard Station, part of Wynyard Park, the stratum lots above Wynyard Lane, and a number of lots beneath Wynyard Park, Carrington Street and York Street
Proponent	Thakral Holdings Limited
Date issued	22 SEPTEMBER 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 to be Addressed Planning provisions applying to the site, including permissibility and the provisions of all plans and policies contained in Appendix A. 2. Public Benefits The EA shall define and quantify public benefits and demonstrate that the proposal achieves significant public benefit particularly for commuters and pedestrians. 3. Rail Infrastructure and Access The EA shall address the impact/benefit upon rail infrastructure including: <ul style="list-style-type: none"> • Passenger circulation, congestion, amenity and ticketing; • Safety and security, fire safety equipment; • Emergency egress, disabled access provisions (lifts and escalators), • Flexibility within the design for future construction and operation of additional rail infrastructure; • Flexibility within the design for links to future public transport infrastructure and a pedestrian connection to Barangaroo; • Demonstrate how the project will increase the capacity of Wynyard Station as a transport interchange to meet projected demand to 2031 and beyond; and • Demonstrate that there will be no detrimental effects from the development (whether alone or cumulatively with other development) on the safety or structural integrity of existing or proposed rail infrastructure in the rail corridor or on transport operations in the corridor. 4. Urban Design / Design Excellence The EA shall address the design quality with specific consideration of: <ul style="list-style-type: none"> • The proposed façade, massing, street sections, setbacks, building articulation,

use of appropriate colours, materials/finishes (including the interface between George Street, Carrington Street and the tower) and the provisions of safety by design;

- Design excellence process for future stages of the proposed podium and tower;
- Consideration of the design of the tower in regards to adjoining development;
- Design of the retail areas to rationalise and improve pedestrian and commuter flows;
- Provide clear station "address", station identification and way finding to ensure legibility in the public domain; and
- The need to ensure the key interface areas between the proposed development, its concourse and Wynyard Station are effective and designed to achieve the highest standard of design and functionality.

5. Built Form

- The EA shall address the height, FSR and bulk and scale of the proposed development within the context of the locality with particular regard to the presentation of the development to Carrington Street. The EA shall also provide the following documents:
 - Comparative height study to demonstrate how the proposed height relates to the Sydney LEP height and sun access plane controls as well as the existing /approved developments surrounding the site;
 - View analysis to and from the site from key vantage points; and
 - Options for the siting and layout of building envelopes.

6. Bus Infrastructure

The EA shall address the impact/benefit upon bus infrastructure including:

- Pedestrian and traffic conflicts particularly on York and Carrington Streets;
- The interchange between rail and buses; and
- Impact on bus operations through the various stages of the project.

7. Heritage

The EA shall provide a Heritage Impact Statement in accordance with the Heritage Council guidelines, prepared by a qualified Heritage Consultant for the proposed works to determine:

- The impact that the works will have upon the retained heritage items and other items of heritage significance within the vicinity of the development (including but not limited to Transport House, Shell House, Wynyard Park and Wynyard Station); and
- The impact of the design of the station entry canopy structure upon Wynyard Park.

8. Environmental and Amenity Impacts

The EA must address overshadowing (overshadowing of Wynyard Park and Martin Place in particular), privacy, view loss, wind impacts and achieve a high level of environmental amenity.

9. Transport and Accessibility

The EA shall provide details on:

- Demonstration of how traffic flows, particularly pedestrian traffic, integrate into the wider city environment, including the surrounding land uses and transport modes. In this regard, the following factors should be addressed:
 - Flexibility of design to meet growing passenger volumes to 2031. It is suggested that all pedestrian flow areas have a minimum dimension of 10 metres in width and 4.5 metres in height;
 - Direct vertical transportation to Wynyard Station including paid / unpaid area and entry / exit routes;
 - Direct connection to buses at Wynyard interchange that makes allowance for projected bus growth.
- Likely impacts of the proposed works and treatments of surrounding areas, road

- networks, public transport (such as bus-only lanes, bus terminal operations and bus layover requirements) and impacts upon pedestrians and cyclists;
- The EA shall demonstrate how Wynyard Lane is integrated into the proposed development and will continue to provide vehicle and pedestrian access.

10. Traffic Impacts (Construction and Operational)

Prepare a traffic impact study in accordance with the RTA's Guide to Traffic Generating Developments considering traffic generation any required road / intersection upgrades, access, loading dock(s) and car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages.

11. Parking

The EA must address car parking for the proposal having regard to local EPI controls and RTA guidelines. (**Note:** the Department supports reduced car parking rates in areas well-served by public transport).

12. Contributions

The EA shall address Council's Section 94 Contributions Plan and/or details of any Voluntary Planning Agreement.

13. Landscaping and Public Domain Management

The EA shall provide details on future landscaping and public domain works associated with the proposal, in particular improvements to Wynyard Park.

14. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development.

15. Drainage

The EA shall address issues associated with the development, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

16. Utilities

The EA shall address the existing capacity and requirements of the development for the provision of utilities, including staging of infrastructure works.

17. Contamination

The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 – Remediation of Land.

18. Staging

The EA is to include details regarding the staging of the proposed development and shall have regard to the following issues:

- Commuters and maintaining station operation during construction;
- Public transport services including bus and train services; and
- Noise and vibration impacts on and off site.

19. Consultation

Undertake an appropriate and justified level of consultation in accordance with the Department's *Major Project Community Consultation Guidelines October 2007*, including discussion with relevant agencies.

**Deemed
refusal
period**

60 days

APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979
- NSW State Plan
- Sydney Metropolitan Strategy
- Draft Sydney City Subregional Strategy
- SEPP (Major Development) 2005
- SEPP (Infrastructure) 2007
- SEPP 55 - Remediation of Land
- SEPP (Competition)
- Sydney Local Environmental Plan 2005 and relevant Council documents
- Metropolitan Transport Plan 2010 (available at <http://www.nsw.gov.au/shapeyourstate>)
- Development Near Rail Corridors and Busy Roads – Interim Guideline
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

Plans and Documents to accompany the Application

<p><u>General</u></p>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is complete and neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP); and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.
<p><u>Plans and Documents</u></p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, plans and elevations of the station, station concourse, platform and existing pedestrian access points, pedestrian flows, existing vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • 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; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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 floor plans and elevations of the proposed buildings; • detailed cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design

	<p>of sub ground support adjacent to the Rail Corridor;</p> <ul style="list-style-type: none"> • detailed plans and elevations of the station including the concourse, platforms, plant rooms, service areas, pedestrian links and access points. • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Model of the proposed development at an appropriate scale.</p> <p>6. Geotechnical and Structural Report prepared by a recognised professional which assesses the risk of geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons. The report is to be prepared having regard to the RailCorp document titled <i>'Brief for review of geotechnical and structural design for developments adjacent to or above rail corridor for external third party works performed under the NSW State Environmental Planning Policy (Infrastructure) 2007'</i>.</p> <p>7. Other documents / plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site; • Shadow diagrams - showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm; • Construction Management Plan and Traffic Management Plan – addressing the future management of traffic (including bus operations) during the construction stages of the development; and • Construction methodology with details pertaining to structural support during excavation and details of any track / tunnel monitoring requirements during excavation and construction phases.
Documents to be submitted	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • Once the EA has been determined adequate and all outstanding issues adequately addressed, 5 hard copies of the EA for exhibition; • 5 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 5 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.

NOTE:

Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.

ATTACHMENT 2
Government Authority Responses to Request for Key Issues
For Information Only