



Planning

4 March 2011

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Michelle Mason
Lend lease (Millers Point) Pty Ltd
Level 4, 30 The Bond
30 Hickson Road
MILLERS POINT NSW 2000

Our ref: MP11_0023

Dear Ms Mason,

Subject: Director-General's Requirements for Building C6, Hickson Road, Barangaroo South (MP11_0023)

The Department has received your application for Building C6, Hickson Road, Barangaroo

I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. The DGRs have been prepared based on the information you have provided to date. Please note that the DGRs are being issued at this time in order to meet the time limits set by clause 8C of the Environmental Planning and Assessment Regulation 2000.

Should public authorities who were consulted with on the DGRs outline a need for the requirements to address an additional key issue, the Department may modify the DGRs by further notice. 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 1 hard copy and 1 electronic copy 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.

Your contact officer for this project, Kate MacDonald, can be contacted on 02 9228 6435 or via email kate.macdonald@planning.nsw.gov.au. Please mark all correspondence regarding the project to the attention of the contact officer.

Yours sincerely,

Daniel Cavallo
A/Director, Metropolitan & Regional Projects North

Draft Director General's Requirements

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

Application number	MP11_0023
Project	Commercial Building C6
Location	Hickson Road, Barangaroo, Sydney
Proponent	Lend Lease (Millers Point) Pty Ltd
Date issued	3 March 2011
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, Metropolitan Plan for Sydney 2036 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. Concept Plan <ul style="list-style-type: none"> • The EA shall demonstrate consistency with the terms of approval of Concept Plan MP06_0162 (as amended). 3. Urban Design and Built Form <ul style="list-style-type: none"> • Demonstrate how the proposed development will achieve design excellence including: <ul style="list-style-type: none"> ○ The design process leading to the proposal; ○ A high standard of architectural design, materials and detailing appropriate to each building and its location; ○ The form and external appearance of the proposed buildings and how it will improve the quality and amenity of the public domain; ○ 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; ○ Detailed plans, elevations and sections; ○ 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, Shelly Street, and Napoleon Street; ○ Impacts on key views from within the Barangaroo site; ○ A materials/finishes sample board and detailed elevations confirming the application of materials and finishes for the development; ○ 3D modelling and a physical model of the proposed development in accordance with the City of Sydney requirements; and
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- Shadow diagrams.

4. Public Domain and Public Access

- Design quality with specific consideration of the massing, 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 Hickson Road and Margaret Street West.
- 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.
- 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.
- Details of any changes to car parking arrangements along Hickson Road required to service the site.

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 which details water quality management for water entering Sydney Harbour and waste water management/re-use arrangements;
- Prepare an Integrated Water Management Plan and Infrastructure Management Plan in accordance with Sydney Water's Guidelines; and
- 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

	<p>ongoing operation phases of the development.</p> <ul style="list-style-type: none"> • 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. • Operational waste management and reduction measures. <p>13. Bicycle parking Facilities</p> <ul style="list-style-type: none"> • Bicycle parking and end of trip facilities being provided in accordance with NSW Planning Guidelines for walk and cycling requirements. <p>14. Contamination</p> <ul style="list-style-type: none"> • Demonstrate compliance with the requirements of SEPP 55. <p>15. Tree Management</p> <ul style="list-style-type: none"> • Provision of an Arboricultural Impact Assessment prepared by a qualified Arborist with a minimum Australian Qualification Framework (AQF) of level 5. The report must be written in accordance with AS 4970 (Protection of Trees on Development Sites). <p>16. Planning Agreements / Developer Contributions</p> <ul style="list-style-type: none"> • Scope and justification for any planning agreement / developer contributions proposed. <p>17. Environmental, Construction and Site Management Plan</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"> • Community consultation, notification and complaints handling; • Impacts of construction on adjoining development and proposed measures to mitigate construction impacts; • Noise and vibration impacts on and off site; • Air quality impacts on the neighbourhood; • Odour impacts; • Water quality management for the site; and • Construction waste classification, transportation and management methods in accordance with DECCW's <i>Know Your Responsibilities: Managing Waste From Construction Sites</i> guideline. <p>18. Staging</p> <ul style="list-style-type: none"> • Details regarding the staging of the proposed development. <p>19. 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

Plans and Documents to accompany the Application

<p>General</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 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 Projects 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>Plans and Documents</p>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted (where relevant);</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 (AHD). 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, existing pedestrian and 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, sections and elevations of the proposed buildings; • 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;

	<ul style="list-style-type: none"> • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans (where relevant):</p> <ul style="list-style-type: none"> • 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; • Geotechnical 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; • 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.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.