Director General's Requirements

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

Application number	MP10_0237
Project	Concept Plan for 19-storey mixed use development
Location	71-79 Macquarie St, Sydney
Proponent	AMP Capital Investors and Mirvac
Date issued	4 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	The Environmental Assessment (EA) must address the following key issues: **1. Relevant EPI's, policies and guidelines** • Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: o State Environmental Planning Policy (Major Development) 2005 o State Environmental Planning Policy 55 - Remediation of Land o State Environmental Planning Policy 65 – Design Quality of Residential Flat Development o State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004 o State Environmental Planning Policy (Infrastructure) 2007 o Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 o Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 o Sydney Local Environmental Plan 2005 & draft Sydney Local Environmental Plan 2010 o NSW State Plan, Metropolitan Plan for Sydney 2036 and the draft Sydney City Subregional Strategy o Metropolitan Transport Plan – Connecting the City of Cities o Development Near Rail Corridors and Busy Roads – Interim Guideline 2008 o 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. Built Form and Height** • The methodology and justification for the non-compliance with the existing local controls, including, but not limited to, building height and FSR. • Analysis of proposed bulk and scale of the development against the existing bulk and scale of surrounding development. • The form and external appearance of the proposed building and how it will improve the quality and amenity of the public domain. **3. Urban Design** • The EA shall address the design quality of the building with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design (CPTED) and 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.

4. Environmental and Residential Amenity

- The EA must address solar access, acoustic privacy, visual privacy, view loss and achieve a high level of environmental and residential amenity. In this regard, the EA should consider appropriate distances to any adjacent residential buildings and road and rail infrastructure.
- Details of a BASIX compliance certificate to achieve satisfactory levels of thermal comfort and water and energy ratings for the proposed development.
- Consideration of potential land use conflicts, with particular regard to serviced apartments and residential accommodation.

5. View Impacts

- Assess the visual impacts of the building on the harbour foreshore and surrounding areas, particularly affected residential and commercial buildings, including those along Macquarie Street, Albert Street and Philip Street.
- 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, George Street, Circular Quay, Macquarie Street, Cahill Expressway, Albert Street and Philip Street.

6. Transport and Accessibility

- Detail the proposed changes to the street network and access arrangements adjoining the site.
- 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.
- Transport and Accessibility Impact Assessment with particular regard to:
  - transport and traffic management, including the demonstration of a minimalist approach to car parking provision;
  - justification of proposed quantum of on-site car parking for the proposal having regard to RTA guidelines and relevant council policies, and accessibility of the site to public transport.
  - pedestrian and cycle access/circulation and connections to the external networks;
  - measures to promote public transport usage and pedestrian and bicycle linkages.
- 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:
  - 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;

7. Streetscape and public domain

- Outline the relationship between the development and the public domain, including how it relates to the predominant pedestrian path along the waterfront and how the southern end of the colonnade is to be activated.
- Demonstrate that the existing public road, over which the colonnade in proposed to be built, is not necessary, as required when considering the closure of a public road.
- Outline the changes to the public domain, in particular the encroachment of the building's envelope into the public domain and how this will not impede the ability to provide sufficient space for a pedestrian promenade and sufficient carriageway width along the foreshore.
- Outline the changes to public street and public pedestrian connections, in particular the north-south-west connections.
- Demonstrate the new access hierarchy, including the relationship between the street,

footpaths and building.

- Clearly identify and distinguish between the public domain and streets, and private spaces/commercial spaces.
- Ensure and demonstrate adequate vehicular access throughout the area and to adjoining properties.
- Detail the amendments to the foreshore promenade and its relationship with Sydney Harbour.
- Outline the design, location and access arrangements for the proposed public link from Macquarie Street to Circular Quay.

8. Geotechnical matters

- Assess the geotechnical and contamination issues associated with the construction of the building, associated promenade and pedestrian link between Macquarie Street and Circular Quay.

9. Rail Corridor

- For any structures within 25m of the rail corridor that involves ground penetration of greater than 2m, the following must be prepared in accordance with Railcorp's requirements.
- An accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor to the satisfaction of Railcorp.
- A geotechnical and structural report.
- An excavation and construction methodology.
- Cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor.
- Design guidelines are to be prepared regarding the fencing to be used/constructed along the entire common boundary with the rail corridor. Fencing guidelines are to be developed in consultation with Railcorp.

10. Derailment Protection

- A derailment protection risk assessment must be prepared in accordance with AS5100 for new structures located within 25m of the rail corridor. Where the risk assessment has identified a need for derailment protection, or where required by the Australian Standard, the proponent is to incorporate those measures into the design and engineering details of the building.

11. Cahill Expressway

- For any structures within 25m of the Cahill Expressway that involves ground penetration of greater than 2m, the following must be prepared in accordance with RTA requirements.
- An accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor to the satisfaction of the RTA.
- A geotechnical and structural report.
- An excavation and construction methodology.
- Cross sectional drawings showing ground surface, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Cahill Expressway.
- Design guidelines are to be prepared regarding the fencing to be used/constructed along the entire common boundary with the rail corridor. Fencing guidelines are to be developed in consultation with the RTA.

	12. Soil and Water • 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, particularly in relation to the rail corridor and Cahill Expressway. • Address potential impacts on aquatic habitats from changes to the quantity, quality and discharge of stormwater from the site. **13. Utilities** • Consider how the development can be satisfactorily serviced for utilities and infrastructure services such as the supply of potable and non potable water, sewerage, stormwater, gas and electricity. **14. Contamination** • The EA is to demonstrate compliance with SEPP 55 and conclude that the site is suitable for the proposed use in accordance with SEPP 55. **15. Staging** • Detail the staging of the proposal. **16. Air, Noise and Odour Quality** • Identify potential air quality, noise and odour impacts, in particular during the construction and operation of the development and appropriate mitigation measures. **17. Heritage** • An assessment of the likely impacts of the proposal on heritage and archaeological items and proposed conservation and mitigation measures. **18. Climate Change and Sea Level Rise** • An assessment of the risks associated with sea level rise on the modifications as set out in the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*. **19. Ecologically Sustainable Development (ESD)** • 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 "*Integrated Water Management Plan*" 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. **20. Planning Agreements / Developer Contributions** • Scope and justification for any planning agreement / developer contributions proposed. **21. Consultation** • 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

General	The Environmental Assessment (EA) must include: 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.
Plans and Documents	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; (where relevant): 1. An **existing site survey plan** drawn at an appropriate scale illustrating; • the location of the land, boundary measurements, area (s.q.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, 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: • 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: • 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; • Indicative floor plans, sections and elevations of the proposed buildings; • 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; • any changes that will be made to the level of the land by excavation, filling or otherwise.

	5. **Other plans (where relevant):** • **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; • **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.
Documents to be submitted	• 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.