



Sam Haddad  
Director General  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

11 November, 2011

Attention: Mr Cameron Sargent, Team Leader, Metropolitan and Regional Projects North

Dear Mr Haddad

**Commercial Building C3, Barangaroo South (MP11\_0044) Planning Application**

Further to your letter of 8 November 2011 regarding the adequacy of the Project Application in addressing the Director-General's Environmental Assessment Requirements, we provide the following response regarding the manner in which identified outstanding issues have been addressed, and enclose the required documents in order to enable the Department to undertake Public Exhibition.

As requested, please find enclosed:

- 13 hard copies of the Environmental Assessment Report; and
- 13 CD-ROMs containing the Environmental Assessment Report and architectural plans.

We request that you advise us of the fee payable for this application. Lend Lease will forward the Department of Planning the assessment fees with 14 days of commencement of the public exhibition, pursuant to the provisions of the Environmental Planning & Assessment Regulation, 2000.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9277 2047 or at [stewart.verity@lendlease.com](mailto:stewart.verity@lendlease.com).

Yours Sincerely

A handwritten signature in blue ink, appearing to read "S. Verity", written over a light blue horizontal line.

**Stewart Verity**  
**General Manager Planning & Urban Design – Barangaroo South**  
Lend Lease (Millers Point) Pty Limited

cc: Mr Colin Sargent, Barangaroo Delivery Authority

## **Response to Outstanding Issues – Commercial Building C3**

### DGR 4 – Urban Design and Built Form

Additional view analysis (Appendix GG) has been carried out to assess the impact of the proposal when viewed from private residences along Kent St. The analysis shows view impact from Low, mid and high rise of each of the 4 Kent Street buildings in question (Stamford, Stamford Marquee, Georgia and Highgate). The images show C3, C4 and C5 and 'ghost' Buildings R3 and R4/5 and the hotel. This clearly demonstrates that the office developments have minimal impact on views from the 4 Kent Street buildings.

Section 5.6 of the EAR has also been updated. The update provides a written analysis of the impact the subject commercial towers have in relation to the view of the 4 Kent Street buildings.

### DGR 5 – Public Domain and Public Access

Appendix K has been updated to provide the following information:

- A new section has been provided showing RL's;
- Pavement treatment and street lighting details have been added to the Landscape Design Statement;
- A new plan which details finishes and dimensions for the planter beds and bike racks;
- No trees have been specified as at this stage none are planned within the Planning boundaries of the subject commercial tower.

### DGR 7 – Transport and Accessibility Impacts

The LINSIG modelling in the TMAP report (Appendix D) has been updated to include the impacts associated with the operation of all three commercial towers (C3, C4 and C5).

Section 5.11 of the EAR has also been updated to assess the impact of the additional tower.

The CTMP (Appendix T) report has been updated to include the impacts associated with the operation of the basement, head land park and all three commercial towers (C3, C4 and C5).

Section 5.27 of the EAR has also been updated to assess the impact of the additional tower.

### DGR 9 – Air, Noise and Odour Quality

The Air Quality report (Appendix FF) has been updated to include the impacts associated with the construction of the basement and all three commercial towers (C3, C4 and C5).

Section 5.26 of the EAR has also been updated to assess the impact of the additional tower.

The Construction Noise and Vibration report (Appendix EE) has been updated to include the impacts associated with the construction of the basement and all three commercial towers (C3, C4 and C5).

Section 5.25 of the EAR has also been updated to assess the impact of the additional tower.

DGR 11 – Heritage

A letter from Casey and Lowe (Appendix X) has been provided as specified in section 5.14 of the EAR. The EAR has been updated to reference the letter.

DGR 13 – Ecologically Sustainable Development (ESD)

The Stormwater Management Plan (Appendix O) and ESD Report (Appendix W) incorporate the information that would otherwise be covered in an Integrated Water Management Plan. The two reports address proposed alternative water supply, proposed end uses of potable and non potable water and demonstration of relevant water sensitive urban design and water conservation measures.

DGR 14 – Remediation and Contamination

Section 4.20 of the EAR has been updated to quantify the extent of excavation additionally required to accommodate piling and the building, beyond the approval of the Bulk Excavation and Basement Car Park (MP10\_0023)

# Major project application



NSW GOVERNMENT  
Department of Planning

Date duly made: 11 / 11 / 11 Project application no. MP11-0044

## 1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

### Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

### Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning  
Ground floor, 23-33 Bridge Street, Sydney NSW 2000  
GPO Box 39 Sydney NSW 2001  
Phone 1300 305 695.

## 2. Details of the proponent

Company/organisation/agency

Lend Lease (Millers Point) Pty Limited

ABN

15 127 727 502

Mr  Ms  Mrs  Dr  Other

First name

Stewart

Family name

Verity

Position

General Manager Planning & Urban Design

STREET ADDRESS

Unit/street no.

Level 4, 30 The Bond

Street name

30 Hickson Road

Suburb or town

Millers Point

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

9227 4027

Fax

Mobile

0405 358 347

Email

Stewart.Verity@lendlease.com

### 3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

"Barangaroo"

Street or property name

Hickson Road

Suburb, town or locality

Millers Point

Postcode

2000

Local government area(s)

City of Sydney

State electorate(s)

Sydney

REAL PROPERTY DESCRIPTION

Lot 5 in DP 876514

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached.

MAP: A map of the site and locality should also be submitted with this application.

### 4. Major project description and other requirements

Provide a brief title for your project.

Commercial Building C3 comprising commercial and retail floor space and ancillary public domain (refer Environment Assessment report and supporting documentation)

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

Yes  No

Is the application related to part only of a project?

Yes  No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

Yes  No

Is a project application being made concurrently for all or part of the project?

Yes  No

**You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.**

Is a Project Description attached?

Yes  No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

Yes  No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

### ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$ 549,772,493

### EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

560

Operational jobs (full-time equivalent)

8,200

## 5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the *Roads Act 1993*
- a licence under the *Pipelines Act 1967*

## 6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land

Lot 5 in DP 87614

Signature



Name

John Tabart

Date

11/11/11

Land

Signature

Name

Date

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

## 7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

- Yes  
 No as it is Not Applicable

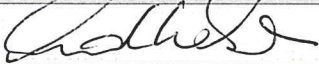
Note: For more details about political donation disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

## 8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Andrew Wilson, CEO Barangaroo South

Date

4 November 2011

In what capacity are you signing if you are not the proponent

HEAD LEASE  
DIRECTOR, MILLERS POINT P/L

Name, if you are not the proponent

Jf.11929.L.C3. GOT

28<sup>th</sup> October, 2011

**Bovis Lend Lease**

30 The Bond, 30 Hickson Road.  
Millers Point NSW 2000

**Attention: Mr Lee Singleton**

Dear Lee,

**BARANGAROO C3 COMMERCIAL BUILDING  
APPLICATION MP11\_0044  
QUANTITY SURVEYOR CERTIFICATE OF COST**

As requested we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in the State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

*Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:*

*(a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that division*

*(b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval*

*(c) Land costs (including any costs of marketing and selling land)*

*(d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)*



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28<sup>th</sup> October 2011  
Barangaroo – C3 Commercial Building

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Based on the this definition, we advise that our estimate of Capital Investment Value for this project is \$549,772,493.00 excluding GST as summarized below;

Commercial Office	\$318,156,950
Retail component	\$19,748,500
Basement works	\$23,027,500
Site Specifics	\$14,465,000
Builders preliminaries and margin	\$97,604,050
Consultant fees	\$63,028,000
Contingency	\$11,825,000
Long Service Leave Levy	<u>\$1,917,493</u>
<b>TOTAL</b>	<b>\$549,772,493</b>

We note our estimate excludes allowances for the following items based on advice provided by the NSW Department of Planning;

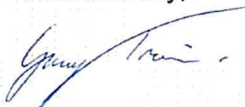
- Development Application and Construction Certificate fees
- Future fit out & stages that will be the subject of separate approvals
- Authority fees
- Escalation for potential cost increases beyond October 2011
- Basement Works as they are part of a separate approval
- Loose furniture, fittings and equipment
- Finance costs
- Demolition works as they are part of a separate approval

We confirm our estimate is based on the following information;

- Architectural drawings prepared by Roger Stirk Harbour & Partners and Lend Lease design for the tower numbered RSHP-A-C3 revision A including 2000 series – location, 3000 series Building, 3300 series GFA, 4000 series sections, 5000 series Elevations, 6000 series Facades.
- Architectural Basement drawings prepared by Lend Lease Design numbered LLD-A-C3- 3080, 3090, 3091, 3092, 9098, 9099 issue 1 dated 21.10.2011

We trust the above is self-explanatory however, if you have any queries please do not hesitate to contact us.

Yours faithfully,



**GARY TRAIN**  
Western Sydney Manager  
Rider Levett Bucknall  
[Gary.train@au.rlb.com](mailto:Gary.train@au.rlb.com)