

20 November 2020

2200700

Mr Jim Betts  
Secretary  
The Department of Planning, Industry and Environment  
12 Darcy Street  
Parramatta 2150

Attention: Amy Watson, Team Leader Key Sites Assessments

Dear Mr Betts,

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS  
STAGE 1B (FIFTH STAGE) SUBDIVISION, BARANGAROO SOUTH**

We are writing on behalf of Lendlease (Millers Point) Pty Ltd, the proponent for the proposed fifth stage of stratum subdivision at Barangaroo South (referred to as Stage 1B (Fifth Stage) subdivision). The subdivision of land at Barangaroo (other than strata title, community title or certain minor subdivision) is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposed stratum subdivision is therefore SSD for the purposes of the EP&A Act.

The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for SEARs, this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

## 1.0 Background and Related Approvals

Four separate SSD development consents have been granted in relation to the subdivision of Barangaroo, namely:

- SSD6381, identified as Stage 1 (approved 16 December 2014) for the:
  - consolidation of lots 3, 5 and 6 in DP 876514;
  - subdivision of the consolidated lots into Lot 100 (being Barangaroo South) and Lot 101 (being Barangaroo Central and the Headland Park); and
  - staged stratum subdivision of Lot 100 into nine allotments according with approved buildings and infrastructure within Stage 1A of Barangaroo South and a residual lot (Lot 214).
- SSD7478, identified as Stage 2 (approved 26 September 2017) for the:
  - staged stratum subdivision of the residual lot (Lot 214) into seven allotments according with approved buildings and infrastructure within Stage 1A, future Sydney Metro allotments and residue allotment (Lot 300) for the remainder of Barangaroo South.
- SSD8997, identified as Stage 3 (approved 10 October 2019) for the creation of the following strata:
  - Lot 401 – subdivision of Residue Lot 300 to create a lot for proposed Building C1, including parking and end of trip facilities.
  - Lot 402 – subdivision of Residue Lot 300 and Lot 205 in DP 1204694 (bicycle and amenities lot) to adjust boundaries in response to proposed Building C1.

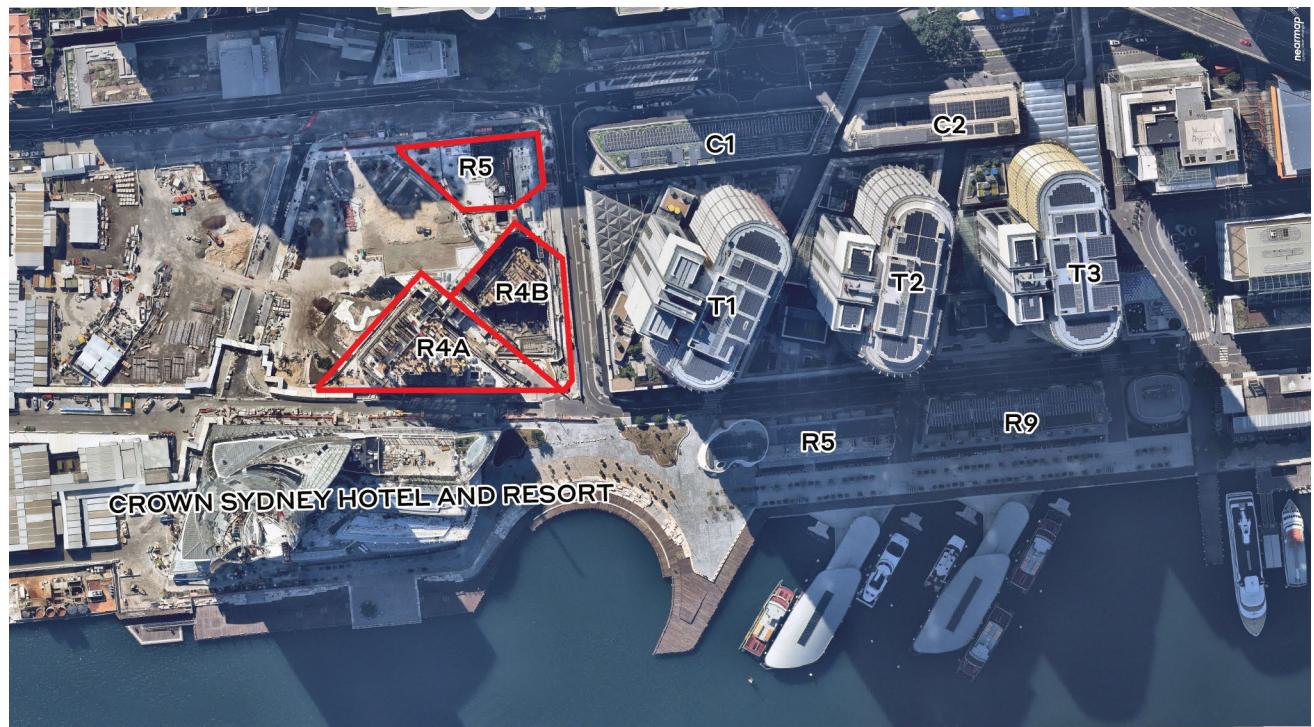
- Lot 403 – subdivision of Residue Lot 300 and Lot 213 in DP 12210736 (Tower 1 lot) to adjust boundaries to allocate 12 basement car spaces for Tower 1 and basement plant room not included in previous subdivision.
- Lot 404 - subdivision of Residue Lot 300 and Lot 205 in DP 1204694 (bicycle and amenities lot) to adjust boundaries in response to changes in part of EOT Lobby (Area removed from Bicycle/ Amenities)
- Lot 400 –residue allotment.
- SSD9758 – identified as Stage 4 (approved 20 December 2019) for the following:
  - Staged subdivision of residual Lot 400 to create Lot 501 (relating to Crown Hotel Resort Sydney) and Lot 500 (the current residual lot).

The stratum subdivision proposed in the SSD DA relates to Residential Buildings R4A, R4B and R5, collectively known as One Sydney Harbour.

## 2.0 Site Description

Barangaroo is located on the north-western edge of Central Sydney, bounded by Sydney Harbour to the west and north and the historic precinct of Millers Point (for the northern half), the Rocks and the Sydney Harbour Bridge to the east. To the south is a range of new development dominated by Commercial Business District (CBD) commercial tenants.

This application relates to the residual lot approved under SSD 9758, being Lot 500 and specifically the land areas within this approved for Residential Buildings R4A, R4B and R5. Lot 500 was registered on 25 June 2020. The land within the Barangaroo South site this application relates to is highlighted in **Figure 1** below.



**Figure 1 Aerial Photo (site of proposed subdivision outlined in red)**

Source: Nearmap, edits by Ethos Urban

### 3.0 Description of Proposed Development

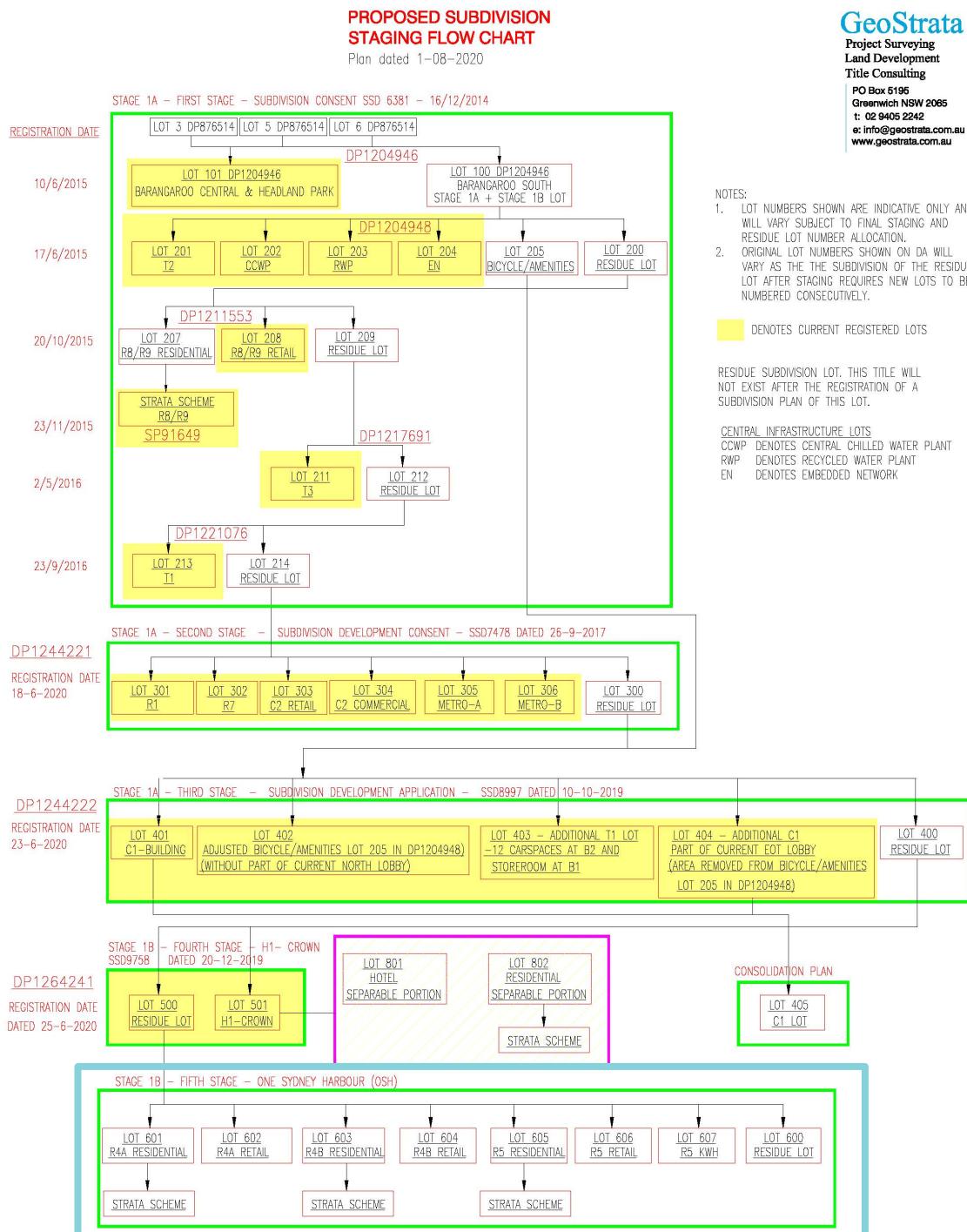
The proposed subdivision seeks consent to create eight new lots relating to Residential Buildings R4A, R4B and R5 which are currently under construction.

The proposed SSD DA will seek consent for the staged subdivision of residual Lot 500, to create the following stratum lots:

- Lot 601 – R4A Residential;
- Lot 602 – R4A Retail;
- Lot 603 – R4B Residential;
- Lot 604 – R4B Retail;
- Lot 605 – R5 Residential;
- Lot 606 – R5 Retail;
- Lot 607 – R5 Key Worker Housing; and
- Lot 600 – Residue lot.

A proposed subdivision flowchart and draft plans are provided at **Appendix A** and has been reproduced in **Figure 2**.

No physical works will be proposed as part of this SSD DA.



**Figure 2 Proposed subdivision staging – Stage 1B (Fifth Stage)**

Note: Subdivision which is the subject of this SEARs Request is outlined in blue.  
Source: GeoStrata

## 4.0 Planning context

### 4.1 State Environmental Planning Policy (State and Regional Development) 2011

The Barangaroo Site is identified as a State Significant Site in Schedule 2 of the *State Environmental Planning Policy (Stage and Regional Development) 2011*. The subdivision of land at Barangaroo (other than strata title, community title or certain minor subdivisions) is SSD for the purposes of the EP&A Act. As such, the proposed subdivision, which comprises stratum subdivision is SSD for the purposes of the EP&A Act.

### 4.2 State Environmental Planning Policy (State Significant Precincts) 2005

Part 12 Schedule 3 of *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP SEPP) relates to the “Barangaroo Site”. Part 12 zones the subject land of this SSD DA part B4 Mixed Use.

Pursuant to clause 14 of the SSP SEPP, the subdivision of land within the Barangaroo site is permissible with development consent.

### 4.3 Barangaroo Concept Plan

The Barangaroo Concept Plan (MP06\_0162) as modified, establishes a planning framework for development at Barangaroo South within which the proposed Stage 1B (Fifth Stage) subdivision is to be considered. The Concept Plan (as modified) provides for:

- A mixed use development involving a maximum of 602,354m<sup>2</sup> gross floor area (GFA), comprised of:
  - a maximum of 191,031m<sup>2</sup> of residential GFA of which a maximum of 162,031m<sup>2</sup> will be in Barangaroo South;
  - a maximum of 76,000m<sup>2</sup> of GFA for tourist uses of which a maximum of 59,000m<sup>2</sup> will be in Barangaroo South;
  - a maximum of 34,000m<sup>2</sup> of GFA for retail uses of which a maximum of 30,000m<sup>2</sup> will be in Barangaroo South;
  - a maximum of 5,000m<sup>2</sup> of GFA for active uses in the Public Recreation zone of which 3,500 will be in Barangaroo South; and
  - a minimum of 12,000m<sup>2</sup> GFA for community uses.
- Approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational functions and including an approximate 2.2km public foreshore promenade.
- Built form design principles, maximum building heights and GFA for each development block within the mixed use zone.
- Public domain landscape concept, including parks, streets and pedestrian connections.
- Alteration of the existing seawalls and creation of a partial new shoreline to the harbour.
- Construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under this Concept Plan at Barangaroo South.
- No approval is granted or implied for the future use of a heliport and/or a helipad.

The proposed Stage 1B (Fifth Stage) subdivision responds to the Barangaroo South layout as envisaged in the Barangaroo Concept Plan (as modified). The Barangaroo South Built Form and Urban Design Controls do not establish development controls specific to subdivision.

## 5.0 Overview of likely development and planning issues

Based on a preliminary environmental assessment, compliance with the relevant statutory plans and consistency with the approved Barangaroo Concept Plan (as modified) are the key environmental assessment issues that will need to be considered as part of the SSD DA.

As the proposal relates to subdivision only, and no physical works are proposed, the development does not give rise to any additional environmental impacts.

## 6.0 Conclusion

The purpose of this letter is to request SEARs for the preparation of an EIS for the Stage 1B (Fifth Stage) subdivision at Barangaroo South. The proposed subdivision is an essential component of the implementation of development at Barangaroo South.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me at [bhoskins@ethosurban.com](mailto:bhoskins@ethosurban.com).

Yours sincerely,



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