

26 November 2018

10051

Ms Carolyn McNally
Secretary
The Department of Planning and Environment
320 Pitt Street
SYDNEY 2000

Dear Ms McNally,

STATE SIGNIFICANT DEVELOPMENT – REQUEST FOR SECRETARY'S REQUIREMENTS STAGE 1B (FOURTH STAGE) SUBDIVISION, BARANGAROO SOUTH

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed fourth stage of stratum subdivision at Barangaroo South. 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 & 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 therefore 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 Relevant Approvals

Two separate SSD consents have been granted in relation to the subdivision of Barangaroo and SEARs have been issued for a third stage, 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 a residue allotment (Lot 300) for the remainder of Barangaroo South.
- SSD8997, identified as Stage 3 (SEARs issued 15 January 2018) for the creation of the following stratum:
 - 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 400 – new residue allotment.

The approved and proposed lots in the above applications are progressively being registered as the works within the lots are completed in accordance with their respective consents.

With respect to the Crown Sydney Resort, development consent SSD6957 (approved 28 June 2016) provides for:

- Site remediation, earthworks, excavation, structural and site preparation works;
- Construction and fit-out of a 71-storey (RL 275 metre) tower including podium;
- Construction of three basement levels;
- A total GFA of 77,500m² comprising;
 - 66 residential apartments;
 - Hotel use (350 hotel keys/rooms) and ancillary guest and visitor facilities;
 - 6,085m² restricted gaming facility GFA; and
 - 6,700m² retail GFA.
 - 610 on-site car parking spaces and 188 bicycle parking spaces;
- Public domain works and landscaping; and
- Business and building identification signage and signage zones.

2.0 Site Description

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

This application relates to the residual lot proposed in SSD 8997, being Lot 400. As Lot 400 is not registered, the site is currently described as Lot 214. The portions of the Barangaroo South site that this application relates to are highlighted in **Figure 1** below.

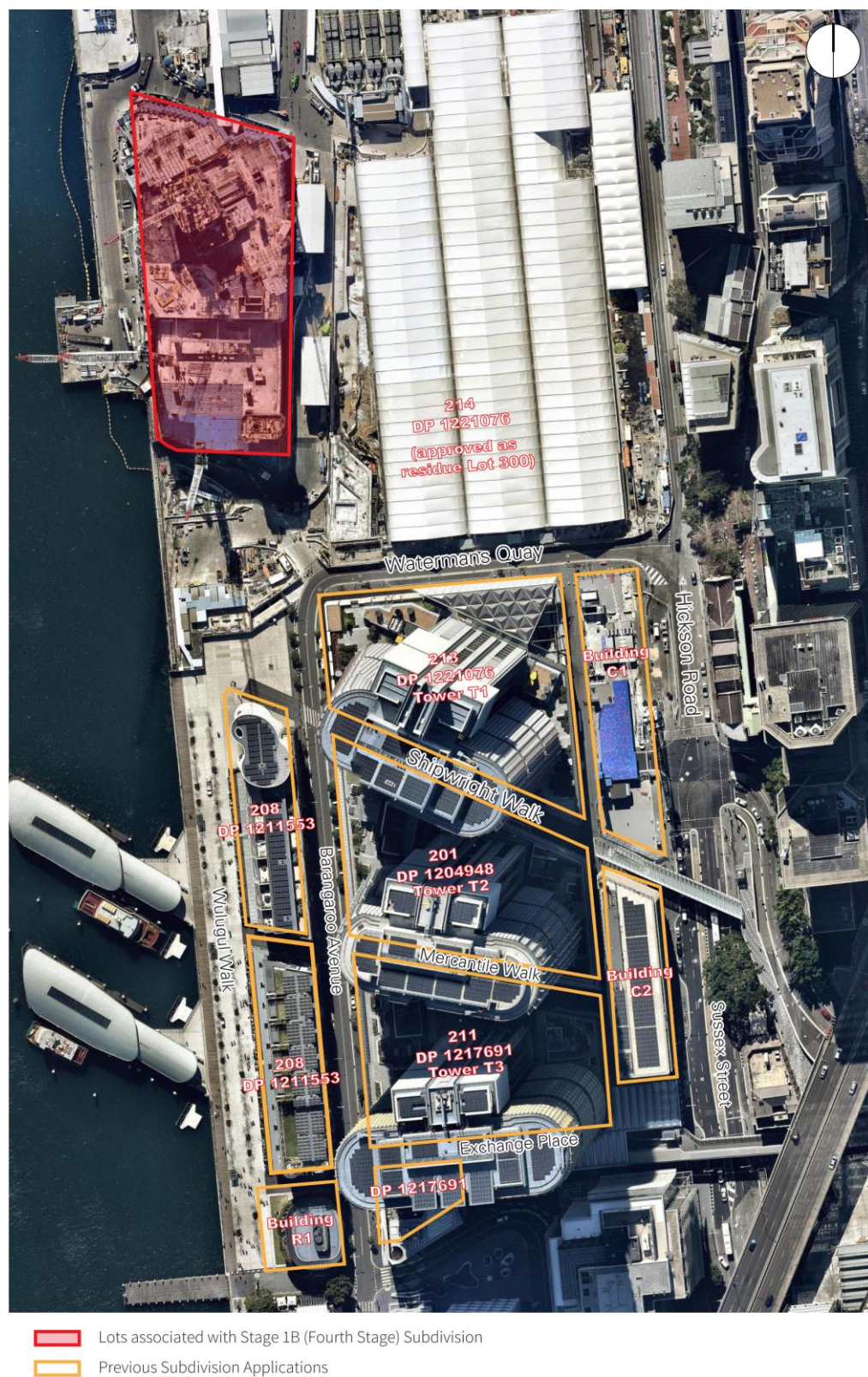


Figure 1 Site Plan

Source: Near Maps and Ethos Urban

3.0 Description of the Proposed Development

The proposed subdivision seeks consent to create a new lot relating to the Crown Sydney Hotel Resort currently under construction in accordance with SSD6957.

The SSD Application will seek consent for the staged subdivision of proposed residual Lot 400 to create the following Stratum:

- Lot 501 – relating to Crown Sydney Hotel Resort
- Lot 500 – new residual lot

The proposed subdivision flowchart is provided at **Appendix A** and has been reproduced at **Figure 2**. No physical works are proposed as part of the application.

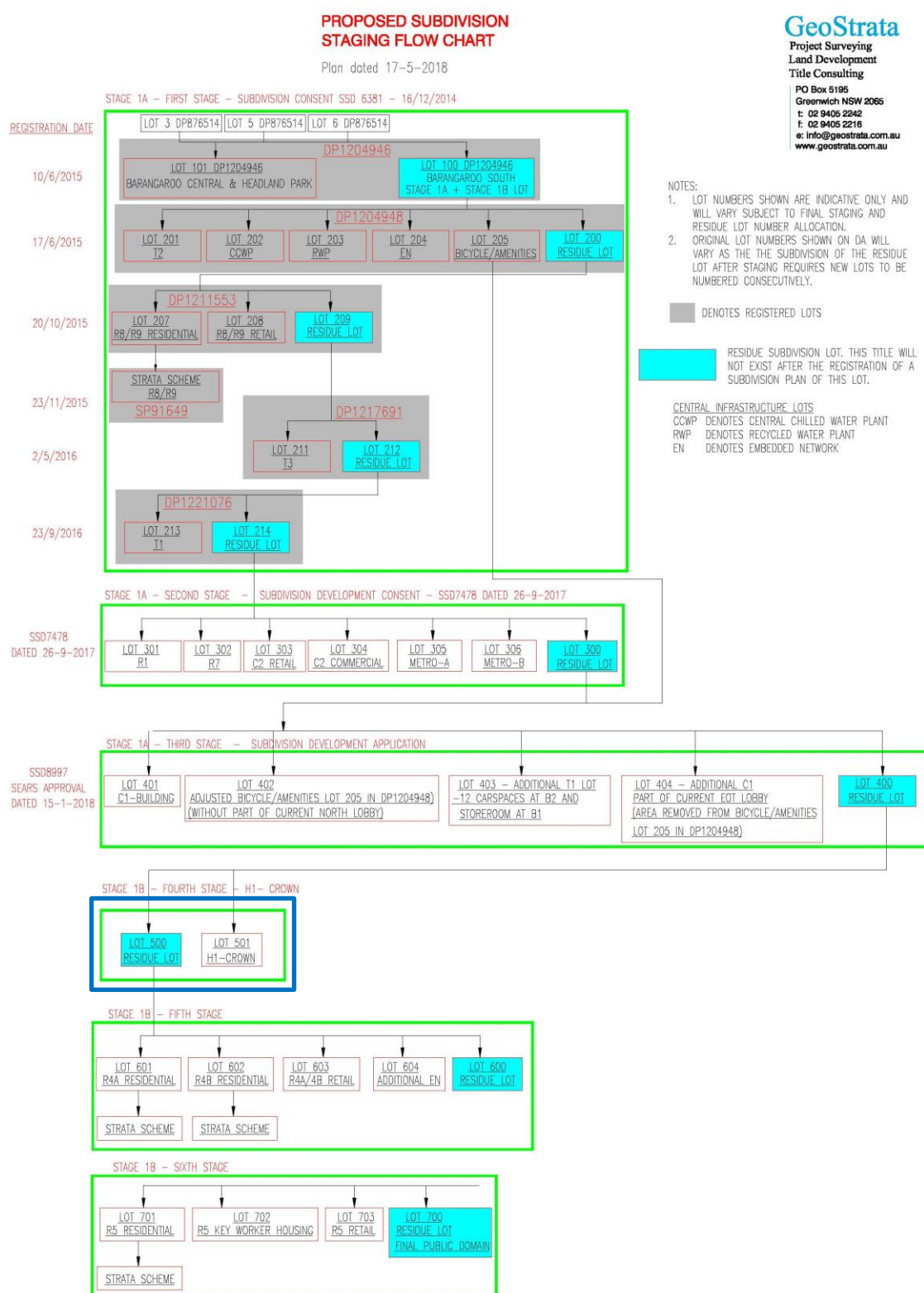


Figure 2 Proposed subdivision staging – Stage 1B (Fourth Stage)

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 *State Environmental Planning Policy (State and Regional Development) 2011*. 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 EP&A Act. 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 land part B4 Mixed Use and part RE1 Public Recreation.

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 (Fourth Stage) subdivision is to be considered. The Concept Plan (as modified) provides for:

- a 594,354m² mixed use development across the entire Barangaroo site, comprising:
 - a maximum of 579,354m² mixed uses GFA, including residential, commercial and retail uses which includes;
 - a maximum of 183,031m² of residential uses (a maximum of 154,031m² of which will be in Barangaroo South);
 - a maximum of 76,000m² of tourist uses GFA, 59,000 of which may be in Barangaroo South; and
 - a maximum of 34,000m² of retail uses, 30,000 of which may be in Barangaroo South.
 - a maximum of 5,000m² of active or community uses GFA (3,500m² of which will be in Barangaroo South); and
 - a minimum of 12,000m² of community uses GFA either in the RE1 or B4 zones;
- approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational function and including a 2.2km public foreshore promenade;
- design guidelines, maximum building heights and GFA for each development block within the mixed use zone;
- an indicative public domain landscape concept, including parks, streets and pedestrian connections;
- alteration of the existing seawalls and creation of a portion of the new shoreline to the Harbour; and
- construction, operation and maintenance of a concrete batching plant to supply concrete for construction of future development under the Concept Plan at Barangaroo South.

The proposed Stage 1B (Fourth Stage) Subdivisions responds to the Barangaroo South layout as envisaged in the Concept Plan (Mod 8) layout. The Barangaroo South Built Form and Urban Design Controls do not establish development controls specific to subdivision.

5.0 Overview of likely environmental and planning issues

The proposed Stage 1B (Fourth Stage) subdivision relates to land located within the B4 Mixed Use and RE1 Public Recreation zones under SSP SEPP. The proposed development is permissible with development consent in both zones.

Based on our preliminary environmental assessment, compliance with relevant statutory plans and consistency with the Barangaroo Concept Plan (Mod 8) are the key environmental assessment issues that will need to be considered as part of the DA.

As the proposal relates to subdivision only, the development does not give rise to any additional environmental impacts.

6.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for the Stage 1B (Fourth Stage) Subdivision of 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 on 9409 4971 or smiller@ethosurban.com.

Yours sincerely,



Samantha Miller
Principal, Planning



Michael Rowe
Director