

ETHOS URBAN

Environmental Impact Statement

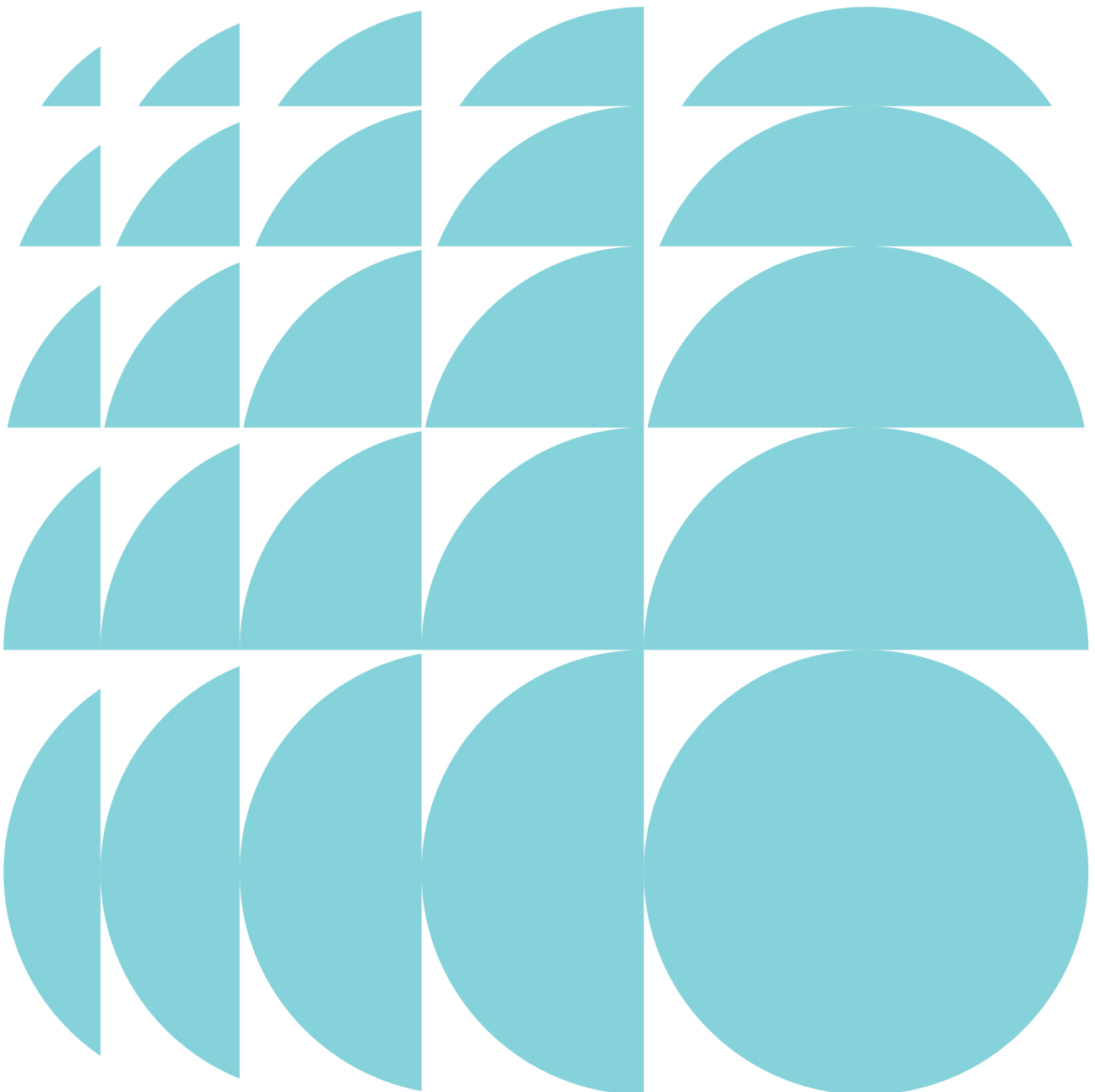
Building R4A, R4B & R5, One Sydney Harbour
Barangaroo South

Stage 1B (Fifth Stage) Subdivision

Submitted to the Department of Planning, Industry
and Environment

On behalf of Lendlease (Millers Point) Pty Limited

18 October 2021 | 2200700



Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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October 2021

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October 2021

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VERSION NO.

DATE OF ISSUE

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-

Under Separate Cover

Capital Investment Value Estimate

WT Partners

Statement of Validity

Development Application Details	
Applicant name	Lendlease (Millers Point) Pty Limited
Applicant address	Level 14, Tower 3, International Towers Sydney Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000
Land to be developed	Building R4A, R4B and R5, One Sydney Harbour, Barangaroo
Proposed development	Staged stratum subdivision as described in Section 3.0 of this Environmental Impact Statement
Prepared by	
Name	Brendan Hoskins
Qualifications	BPlan (Hons), GradDipEnvMgt, MPIA
Address	173 Sussex Street, Sydney
In respect of	State Significant Development - Development Application
Certification	

I certify that I have prepared the content of this EIS and to the best of my knowledge:

it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;

all available information that is relevant to the environmental assessment of the development to which the statement relates; and

the information contained in the statement is neither false nor misleading.

Signature



Name

Brendan Hoskins

Date

18/10/2021

Executive Summary

Purpose of this Report

This submission to the Department of Planning, Industry and Environment (the Department) comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It relates to the fifth stage of stratum subdivision of Barangaroo South relevant to Building R4A, R4B and R5; also known as One Sydney Harbour.

The Barangaroo site is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The subdivision of land at Barangaroo is State Significant Development (SSD) for the purposes of the EP&A Act. Therefore, as the proposed subdivision comprises stratum subdivision it is SSD for the purposes of EP&A Act.

A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was sought on 20 November 2020. Accordingly, the SEARs were issued on 16 December 2020 and these SEARs are provided at **Appendix A**. This submission is in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act, and addresses the issues raised in the SEARs.

Overview of the Project

The proposed subdivision seeks consent to create nine new allotments relating to One Sydney Harbour currently under construction in accordance with SSD-6964 (Building R4A), SSD-6965 (together with SSD-8892218) (Building R4B), and SSD-6966 (Building R5).

The SSD Application specifically seeks consent for the staged subdivision of residue Lot 500 to create the following:

- Lot 601 – relating to Building R4A Residential
- Lot 602 – relating to Building R4A Retail
- Lot 603 – relating to Building R4B Residential
- Lot 604 – relating to Building R4B Retail
- Lot 605 – relating to Building R5 Residential
- Lot 606 – relating to Building R5 Retail
- Lot 607 – relating to Building R5 Residential A
- Lot 608 – relating to the area of Substation
- Lot 600 – new residual lot relating to remaining public domain areas.

No physical works are proposed to be carried out as part of this SSD. On receipt of a development consent, the subdivision will be carried out in a staged manner to reflect the ongoing development at Barangaroo, and in particular, Barangaroo South.

The Site

Barangaroo is located on the north-western edge of Central Sydney, 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 a range of new development dominated by large CBD commercial tenants to the south.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Central and Barangaroo South, and has been subject to multiple investigations that detail the physical and natural characteristics of the site. One Sydney Harbour is located within Barangaroo South, and more specifically on land generally known and identified in the approved Concept Plan (as modified) as Block 4A and 4B.

Background

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

- SSD 6381, 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 Stage 1A and Stage 1B) and Lot 101 (being Barangaroo Central and the Headland Park) in DP 1204946; and
 - Staged stratum subdivision of Lot 100 into nine allotments according with approved buildings and infrastructure within Stage 1A of Barangaroo South and a residue lot (Lot 214).
- SSD 7478, identified as Stage 2 (approved 26 September 2017) for the:
 - Staged stratum subdivision of the residue 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.
- SSD 8997, identified as Stage 3 (approved 10 October 2019) for the:
 - Staged stratum subdivision of the residue lot (Lot 300) into five allotments according with approved buildings and infrastructure within Stage 1A and a residue allotment (Lot 400) for the remainder of Barangaroo South.
- SSD 9758 identified as Stage 1B (Fourth Stage) (Approved 20 December 2019) for the:
 - Staged stratum subdivision of the residue lot (Lot 400) into two allotments for the Crown Hotel Resort Sydney and a residue allotment (Lot 500)

The approved 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 One Sydney Harbour, there are a number of approvals which relate to the development and site, including:

- Basement Carpark:
 - SSD 6960 identified as Stage 1B Basement (approved 7 March 2017) for the *'construction of the Stage 1B basement, including remediation, bulk excavation, interim public domain, interim roadway, services, infrastructure and associated works'*. Five modifications have been approved in relation to alterations and amendments to the structure, layout and GFA to the basement. The latest modification proposed a number of design development changes and was approved on 6 September 2021.
- Public Domain:
 - SSD 7944 identified as Barangaroo Public Domain (approved 11 September 2018) for public domain and associated works within Barangaroo South and Barangaroo central, including *'construction of public domain area at Watermans Cove, Hickson Park, Watermans Quay, Wilugul Walk and a section of Barangaroo Avenue, site preparation works, ground treatments and finishes, landscaping, furniture and fixtures, lighting, wayfinding signage, and civil and stormwater infrastructure and utility services.'* One modification as approved on 1 November 2019 in relation to design changes and realignment of ground levels.
- Building R4A Residential:
 - SSD 6964 identified as R4A Residential Building (Approved 7 September 2017) for the *'construction, use and fit-out of a 72 storey (RL 250) mixed use building'*. The application has been modified three times with the last one being approved on 11 February 2021. It is noted that another modification is currently being assessed by the Department of Planning, Industry and Environment.
- Building R4B Residential:
 - SSD 6965 identified as R4B Residential Building (Approved 7 September 2017) for the *'construction, use and fit-out of a 60 storey (RL 210) mixed-use building'*. The consent has been subsequently modified on two occasions under Section 4.55(1A) of the EP&A Act.

- Development Consent SSD-6965 and the development approved under that consent were also amended more recently via amending development consent SSD-8892218 which was determined on 26 March 2021. SSD-8892218 amends SSD-6965 by way of conditions of consent and includes approval for alterations and additions to the approved Building R4B, including the construction of eight additional storeys and 5,650m² of gross floor area (GFA), amongst other items. Both these two development consents result in the overall 68 storey Building R4B. It is noted that another modification is currently being assessed by the Department of Planning, Industry and Environment.
- Building R5 Residential:
 - SSD 6966 identified as R5 Residential building (Approved 3 October 2019) for the '*construction, fit out and use of residential Building R5, with a height of 30 storeys (RL 107) and Gross Floor Area (GFA) of 19,158m²*'. A modification application to SSD-6966 was recently approved on 19 August 2021 in relation to internal and external amendments.

Planning Context

Section 6.0 of the EIS considers all applicable legislation in detail. Subdivision is permissible with development consent under *State Environmental Planning Policy (State Significant Precincts) 2005*. The development is consistent with, and complies with, all the relevant strategic policies, environmental planning instruments, plans and guidelines, and the Barangaroo Concept Plan (as modified), as outlined further in this EIS.

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by Lendlease (Millers Point) Pty Limited to manage and minimise potential impacts arising from the development. It demonstrates that the proposed development is consistent with the approved Concept Plan (as modified) and is satisfactory in relation to biodiversity and consultation.

The proposed development relates to stratum subdivision only. No physical works are proposed. In light of the proposed development, no adverse environmental impacts are expected to occur and as such, no mitigation measures are proposed.

Conclusion and Justification

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the proposed subdivision is justified for the following reasons:

- It is consistent with, and complies with, all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Barangaroo Concept Plan (as modified).
- It will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development and occupation of development plots and buildings within Barangaroo South.
- It will facilitate the delivery and occupation of the developments which will have a wide range of positive social and economic benefits.
- There are no adverse environmental impacts associated with the proposed subdivision.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to the Department of Planning, Industry and Environment (the Department) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for State Significant Development (SSD).

The Barangaroo Site is identified as a State Significant Site under Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The subdivision of land at Barangaroo (other than strata title, community title or certain other types of minor subdivision) is State Signification Development (SSD) for the purposes of the EP&A Act.

The report has been prepared by Ethos Urban on behalf of Lendlease (Millers Point) Pty Limited (Lendlease), and is based on the Draft Plans of Subdivision prepared by Geostrata (**Appendix B**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), and the Secretary's Environmental Assessment Requirements (SEARs) issued 16 December 2020 for the preparation of the EIS, which are included at **Appendix A**.

1.1 Overview of Proposed Development

The proposed application seeks consent to create nine allotments relating in relation to One Sydney Harbour currently under construction in accordance with SSD 6964, SSD 6965 (as modified by SSD 8892218), and SSD 6966.

The SSD Application specifically seeks consent for the staged subdivision of residue Lot 500 to create the following allotments:

- Lot 601 – relating to Building R4A Residential
- Lot 602 – relating to Building R4A Retail
- Lot 603 – relating to Building R4B Residential
- Lot 604 – relating to Building R4B Retail
- Lot 605 – relating to Building R5 Residential
- Lot 606 – relating to Building R5 Retail
- Lot 607 – relating to Building R5 Residential A
- Lot 608 – relating to the area of Substation
- Lot 600 – new residual lot relating to remaining public domain areas.

1.2 Background to the Development

1.2.1 Barangaroo South Concept Plan (as modified)

The Barangaroo Concept Plan (MP06_0162) was approved in February 2007. The Concept Plan covers urban design and policy initiatives and is a statutory planning approval that guides the development of Barangaroo. The approved Concept Plan has been modified 11 times since it was approved, and the Statement of Commitments has been revised accordingly. The most recent modification is Concept Plan (MOD 11) and was approved on 2 September 2020.

The Concept Plan (as modified) provides for:

- A mixed use development involving a maximum of 602,354m² gross floor area (GFA), comprised of:
 - A maximum of 191,031m² of residential GFA of which a maximum of 162,031m² will be in Barangaroo South;

- A maximum of 76,000m² of GFA for tourist uses of which a maximum of 59,000m² will be in Barangaroo South;
- A maximum of 34,000m² of GFA for retail uses of which a maximum of 30,000m² will be in Barangaroo South;
- A maximum of 5,000m² of GFA for active uses in the Public Recreation zone of which 3,500m² will be in Barangaroo South; and
- A minimum of 12,000m² 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.

1.2.2 Relevant State Significant Development Applications

A range of approvals have been granted within Barangaroo South for preliminary site works including excavation and infrastructure servicing, as well as detailed approvals for the construction of new buildings and stratum and strata subdivision. The key approvals most relevant to this application are detailed below.

SSD 6381 – Stage 1A (First Stage) Subdivision, Barangaroo South

On 16 December 2014, the Department granted development consent to SSD 6381 for:

- Consolidation of Lots 3, 5, and 6 in DP 876514 and subdivision of the consolidated lot into two (2) Torrens title lots being:
 - Lot 100 DP 1204946 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 DP 1204946 comprising Barangaroo Central and the Headland Park.
- Staged stratum subdivision of proposed Lot 100 into nine (9) lots for the approved buildings and infrastructure within the Stage 1A area and a residue lot for the public domain and the remainder of Stage 1A and Stage 1B.

SSD 7478 – Stage 1A (Second Stage) Subdivision, Barangaroo South

On 26 September 2017, the Department granted development consent to SSD 7478 for the stratum subdivision of Lot 214 into seven (7) lots. The seven stratum lots comprised:

- Lot 301 – Building R1;
- Lot 302 – Building R7;
- Lot 303 – Building C2 – retail;
- Lot 304 – Building C2 – commercial;
- Lot 305 – for the future Metro allotment Lot – A;
- Lot 306 – for the future Metro allotment Lot – B; and
- Lot 300 – residue allotment.

SSD 8997 – Stage 1A (Third Stage) Subdivision, Barangaroo South

On 10 October 2019, the Department granted development consent to SSD 8997 for the stratum subdivision as follows:

- Lot 401 – subdivision of Residue Lot 300 to create a lot for Building C1, including parking and shared end of trip facilities.
- Lot 402 – subdivision of Lot 205 in DP 1204948 (bicycle and amenities lot) to adjust boundaries in response to Building C1.
- Lot 403 – subdivision of Residue Lot 300 to allocate 12 basement car spaces and storage area for International Tower 1 and basement plant room not included in previous subdivision.
- Lot 404 – subdivision of Lot 205 in DP 1204948 to create a new lot for part of Building C1, in response to the adjustment of the bicycle and amenities lot.
- Lot 400 – new residue allotment.

SSD 9758 – Stage 1B (Fourth Stage) Subdivision

On 20 December 2019, the Department granted consent to SSD 9758 for the staged subdivision of residue 400 to create the following strata:

- Lot 501 – relating to Crown Hotel Resort Sydney; and
- Lot 500 – new residue lot.

SSD 6960 – Stage 1B Basement

Development Consent SSD 6960 was granted by the NSW Minister for Planning on 7 March 2017 for the construction of the Stage 1B Basement including remediation, bulk excavation, interim public domain, interim roadway, services, infrastructure and associated works. The consent has since been modified five times in relation to the following:

- Mod 1: Alterations to basement works including relocation of Building R5 core, revision of plant room layout and relocation of basement structural columns, removal of back-up diesel generator on Basement B1, and reduction in the basement car parking from 884 to 822 spaces (approved 5 April 2019).
- Mod 2: Amendments to the structure surface level of the basement slab (approved 31 July 2019).
- Mod 3: Increase in non-residential FGA within the basement from 26m² to 65m², and adjustment to basement layout (approved 10 December 2019).
- Mod 4: Increase in non-residential GFA within the basement from 65m² to 92.8m² and amendments to basement layout (approved 8 March 2021).
- Mod 5: Amendments to the basement to align with Building R5 (approved 6 September 2021).

SSD-7944 – Barangaroo Public Domain

Development Consent SSD 7944 was granted by the Independent Planning Commission on 11 September 2018 for public domain and associated works within Barangaroo South and Barangaroo Central, including the construction of public domain areas at Watermans Cove, Hickson Park, Watermans Quay, Wulugul Walk and a section of Barangaroo Avenue, site preparation works, ground treatments and finishes, landscaping, furniture and fixtures, lighting, wayfinding signage, and civil and stormwater infrastructure and utility services.

A modification application was approved on 1 November 2019 for design and aesthetic changes to the public domain areas.

SSD 6964 – R4A Residential Building

Development Consent SSD 6964 was granted by the NSW Minister for Planning on 7 September 2017 for a 72-storey mixed use building with 327 residential units and retail floor space at ground level. This included a total gross floor area (GFA) of 48,004m², 47,564m² of which was approved for residential floor space, and the remaining 440m²

was approved for retail floor space. The original consent also approved public domain works, fit-out and use of the basement, a link bridge connecting to Building R4B and associated building identification signage.

This development consent has been modified on three occasions, first on 7 February 2020, second on 18 September 2020 and again on 11 February 2021. It is noted that another modification is currently being assessed by the Department of Planning, Industry and Environment.

SSD 6965 – R4B Residential Building and SSD 8892218 – Building R4B Alterations and Additions

Building R4B was initially approved under development consent SSD 6965, granted by the Planning Assessment Commission on the 7 September 2017. Building R4B comprises a 60-storey mixed use building, with 297 residential apartments and retail floor space at ground level. This included a total gross floor area (GFA) of 38,896m², 38,602m² of which was for residential floor space and the remaining 294m² was for retail floor space.

Consent was also provided for associated building public domain works, roof of the proposed strata, fit-out and use of basement and associated building identification signage.

Development Consent SSD 6965 has been subsequently modified on two occasions under Section 4.55(1A) of the EP&A Act.

Development Consent SSD 6965 and the development approved under that consent were amended more recently via amending development consent SSD 8892218 which was determined on 26 March 2021. SSD 8892218 included approval for alterations and additions to the approved Building R4B, including the construction of eight additional storeys and 5,650m² of gross floor area (GFA), amongst other things. SSD 8892218 amends SSD 6965 by way of conditions of consent, and the two development consents therefore deliver the 68 storey development. It is noted that another modification is currently being assessed by the Department of Planning, Industry and Environment.

SSD 6966 – Barangaroo Residential Building R5

Development consent SSD 6966 was granted by the NSW Independent Planning Commission of NSW (IPC) on the 3 October 2019 for the construction, fit-out and use of a 30-storey residential building, with 210 residential apartments, including 48 Key Worker Housing apartments and ground floor retail uses. This included a total gross floor area of 19,158m², 18,287m² of which was for residential uses (including 3,301m² of Key Worker housing floor space) and 871m² or retail uses. The consent also approved associated building works, basement car parking and signage.

A modification application was recently approved on 19 August 2021 for a number of internal and external amendments to Development Consent SSD-6966.

1.2.3 Infrastructure NSW

On July 1 2019, the Barangaroo Delivery Authority (BDA) was absorbed by Infrastructure NSW. The *Barangaroo Delivery Authority Act 2009* (NSW) was amended to become the *Barangaroo Act 2009 No 2*, providing Infrastructure NSW to role to manage the redevelopment of Barangaroo.

Infrastructure NSW's role in Barangaroo reinforces the NSW Government's commitment to the delivery of Barangaroo in a coordinated and financially responsible manner. Infrastructure NSW is subject to the control and direction of the NSW Premier.

Under the *Barangaroo Act 2009 No 2*, Barangaroo is defined as the land identified on the Barangaroo Delivery Authority Operational Area Map. Infrastructure NSW is the registered landowner of most of the Barangaroo site, including the site the subject of this SSDA. Landowner's consent is provided by Infrastructure NSW to this Development Application.

1.3 Objectives of the Development

The objectives of the proposed development are to:

- Continue to facilitate the future orderly and economic use of the use of land at Barangaroo South.

- Create stratoms to facilitate the ongoing management and ownership of land within Barangaroo South in response to approved and proposed development within the precinct.

1.4 Summary of Approval Sought

This application seeks consent for the staged subdivision of residue Lot 500 to create the following allotments:

- Lot 601 – relating to Building R4A Residential
- Lot 602 – relating to Building R4A Retail
- Lot 603 – relating to Building R4B Residential
- Lot 604 – relating to Building R4B Retail
- Lot 605 – relating to Building R5 Residential
- Lot 606 – relating to Building R5 Retail
- Lot 607 – relating to Building R5 Residential A
- Lot 608 – relating to the area of Substation
- Lot 600 – new residual lot relating to remaining public domain areas.

The new allotments proposed to be created relate to One Sydney Harbour, specifically Building R4A and R4B, which are currently under construction, as well as Building R5. The resulting residual lots will be in the public domain areas generally. No physical works are proposed to be carried out as part of this SSDA. The stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular, Barangaroo South.

1.5 Analysis of Alternatives

1.5.1 Strategic need for the proposal

The redevelopment of the Barangaroo site is the result of a long-term strategic planning process which culminated in February 2008 when the (then) NSW Minister for Planning and Infrastructure approved a Concept Plan to guide the urban renewal of Barangaroo.

Barangaroo South is the southern 7.5 hectares of the Barangaroo site, which has become an advanced financial district and the first large scale carbon neutral precinct in Australia. With a mix of uses, including commercial, residential, retail and dining along with a new landmark hotel. On completion it will home about 2,000 residents, 23,000 office works and more than 2.9 hectares of public open space.

The proposed staged stratum subdivision of the Barangaroo site will continue to facilitate the future uses envisaged on the site, in turn enabling the strategic vision of the precinct. The success of Barangaroo relies on the orderly and logical use, ownership and management of the land, as proposed by this Development Application..

1.5.2 Alternative Options

Two options are available to Lendlease in responding to the identified need for the staged stratum subdivision of Barangaroo South. These options are outlined below.

Option 1: The Proposed Development

This option involves the stratum subdivision of the Barangaroo South site as proposed under this SSD (described in **Section 3.0**). The proposal will continue to facilitate the future use of the Barangaroo site by creating separate stratoms for the functional operation of individual buildings and spaces, in particular One Sydney Harbour.

Option 2: Do Nothing

The redevelopment of Barangaroo and the ongoing operations of the approved buildings is contingent on the ability for the individual buildings to be released to the market, critical in achieving the desired future outcome for

Barangaroo South. Not creating the proposed allotments would significantly hinder the establishment and operation of One Sydney Harbour. As such, this is not considered to be an appropriate or viable option.

1.6 Project Team

An expert project team has been formed to deliver the project and includes:

Proponent	Lendlease (Millers Point) Pty Limited
Urban Planning	Ethos Urban
Surveyor	Geostrata

1.7 Secretary's Requirements

In accordance with section 4.39 of the EP&A Act, the Secretary of the (former) Department of Planning and Environment issued the requirements for the preparation of the EIS on 16 December 2020 (refer to **Appendix A**).

Table 1 provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 1 Secretary's Requirements

Requirement	Location in Environmental Assessment	
General		
<p>A development application (DA) for State Significant Development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental Impact Statement (EIS) (Section 4.12(8) of the Act and Clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW Major Projects planning portal (Clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with Clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (Clause 9(1) of Schedule 2 of the Regulation).</p> <p>The EIS must include a report from a qualified quantity surveyor, certified to be accurate at the time of publication, providing:</p> <ul style="list-style-type: none">• A detailed calculation of the capital investment value (CIV) of the proposal (as defined in Clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs.• An estimate of jobs that will be created during the construction and operational phases of the proposal.	<p>The DA includes all relevant information as required by policies and legislation.</p> <p>A Capital Investment Value Estimate has been prepared by WT Partners and is attached under a separate cover. This CIV estimates that the subdivision will create approximately eight jobs.</p>	
Key Issues	Report / EIS	Technical Study
<p>1. Statutory and Strategic Context</p> <p>The EIS must:</p> <ul style="list-style-type: none">• address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), draft EPIs, plans, policies and guidelines.• Detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal.• Demonstrate the reasons for the proposed development being SSD.• Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.• Address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination• Comply with this SEARs (cl 3(8) of Schedule 2 of the Regulation).	Section 5.1	Appendix A-G
<p>2. Consistency with the Barangaroo Concept Plan and SSD Approvals</p> <p>The EIS must:</p>	Section 5.2	-

Requirement	Location in Environmental Assessment	
<ul style="list-style-type: none"> Demonstrate consistency with the Barangaroo Concept Plan (MP 06_0162) (as modified)) and Stage 1B (Fourth Stage) Subdivision (SSD 9758 (as modified)). Demonstrate the proposed stratum lots are consistent with the approved floor plans for the development. 		
3. Plan of Subdivision The application must include a Plan of Subdivision, which: <ul style="list-style-type: none"> Identifies all lots and common property proposed to be created across the site Identifies the location of all servicing infrastructure across the site Details any covenants, easements, restrictions, notations, rights of way or the like proposed to ensure appropriate access is provided to each service provider to enable the on-going maintenance of their assets Details any covenants, easements, restrictions, notations, rights of way or the like to enable public access to the public domain areas across the site Details any covenants, easements, restrictions, notations, or rights of way. 	Section 3.0	Appendix B
4. Utilities The EIS must: <ul style="list-style-type: none"> Include an Infrastructure Management Plan prepared in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. Identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets and demonstrate how these will be protected or impacts mitigated. 	Section 5.3	Appendix E <i>Note: the Infrastructure Plan supporting the EIS reflects agency consultation that has been undertaken during the establishment of Barangaroo South.</i>
5. Building Management Statement The EIS must include a Building Management Statement addressing the ongoing maintenance, upgrading, redevelopment and structural adequacy of each stratum lot.	Section 5.4	Appendix F <i>Note: the Building Management Statement is a draft and conditions of consent are requested that a final statement is provided by way of development consent.</i>
6. Biodiversity The EIS must assess any biodiversity impacts associated with the proposal in accordance with the <i>Biodiversity Conservation Act 2016</i> and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.	Section 5.5	Appendix G
Plans and Documents	Report	Technical Study
The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.	-	-
Consultation		
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged. The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.	Section 0	-
Further consultation after 2 years		
You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a development application and EIS within 2 years of the date of this SEARs, you must consult with the Planning Secretary in relation to the preparation of the EIS.	-	-

2.0 Site Analysis

2.1 Site Location and Context

Barangaroo is located on the north-western edge of Central Sydney, 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 development dominated by CBD commercial tenants.

The 22-hectare Barangaroo site is generally rectangular in shape and has a 1.4-kilometre harbour foreshore frontage, with an eastern street frontage to Hickson Road. The Barangaroo site has been divided into three distinct redevelopment areas (from north to south), comprising the Barangaroo Reserve, Central Barangaroo and Barangaroo South (refer to **Figure 1**), and has been subject to multiple investigations that detail the physical and natural characteristics of the site.



Figure 1 Barangaroo Locality Map

Source: Ethos Urban / Nearmap

For the purpose of development and construction staging, Lendlease separated Barangaroo South into three areas referred to as Stage 1A, Stage 1B and Stage 1C. Stage 1A refers to the land generally south of Watermans Quay, while Stage 1B refers to the portion of the Barangaroo South site generally north of Watermans Quay, with the exception of the area developed by Crown Resorts, which is referred to as Stage 1C. Stage 1B is generally known and identified in Concept Plan (as modified) as Blocks 4A and 4B, and also includes the future Hickson Park, Watermans Cove and areas of Wulugul Walk. Stage 1B also includes a large single basement, which will service Residential buildings R4A, R4B and R5.

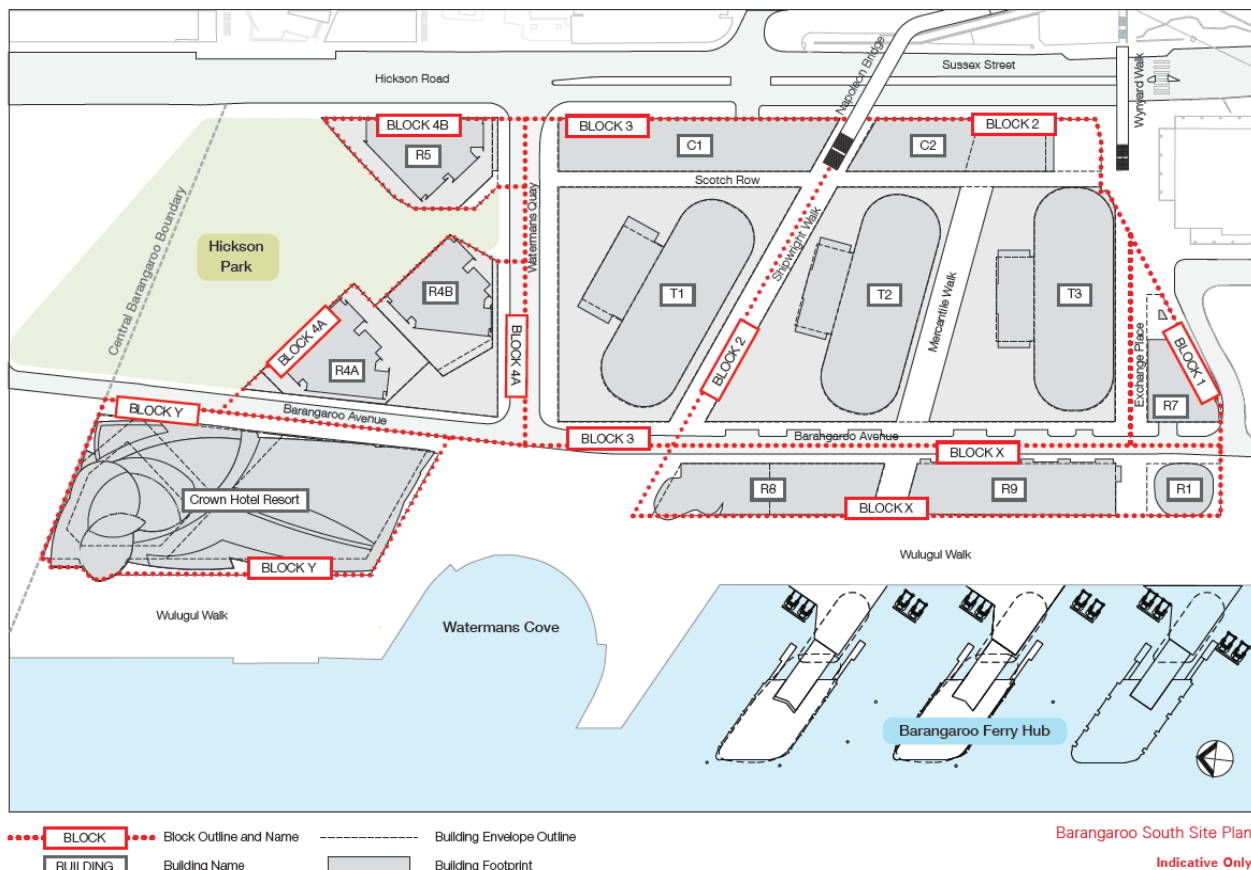


Figure 2 Block 4A and 4B in relation to Barangaroo South

Source: Lendlease

2.2 Site Description

The subject site of this development is located within Block 4A and 4B (refer to **Figure 2** above). This application relates to the residue 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 site's area is approximately 45,900m² and it is irregular in shape, as shown in the aerial photo of the site at **Figure 3**. The site is bounded by the future Hickson Park to the north, Hickson Road to the east, Watermans Quay to the south, and Barangaroo Avenue to the west.

The site is owned by Infrastructure NSW and landowners consent has been issued for the making of this SSDA. A Site Survey Plan prepared by Geostrasta is included at **Appendix D**.



Figure 3 Aerial Photo (site of proposed subdivision outlined in red)

Source: Ethos Urban / Nearmap

2.3 Existing Development and Structures

2.3.1 Built Form

At the time of the initial Concept Plan approval, the Barangaroo site comprised an open concrete/bitumen apron largely reclaimed over water. Since the approval of the Concept Plan in February 2007, a number of planning applications have been approved for various components of development across all three precincts within Barangaroo. A number of these developments have now been completed across Barangaroo South.

Construction has commenced at One Sydney Harbour, including the Stage 1B basement and in relation to Buildings R4A and R4B.

2.3.2 Infrastructure and Services

A range of infrastructure arrangements for One Sydney Harbour were granted consent as part of the development consent approvals for the residential buildings and are currently being delivered in accordance with these consents.

2.4 Surrounding Development

The site is surrounded by the following:

North

- Directly adjoining the north of the site is the Hickson Park, which provides public open space.
- Further to the north is Central Barangaroo, comprised of Blocks 5, 6 and 7 under the Concept Plan (as modified).
- Beyond Central Barangaroo is the approved Barangaroo Metro Station, which has the capacity to accommodate a train every two minutes in both directions.

- To the north of the Metro Station is the Barangaroo Headland Park (Barangaroo Reserve), which was completed and opened to the public in 2015.

East

- Hickson Road is located east of the site. Beyond is Millers Point and the broader Central Sydney.

South

- To the south of the site is the remainder of Barangaroo South, which is largely complete. The buildings that are now occupied in Barangaroo South include:
 - Buildings R8 and R9, which accommodate ground floor restaurants, retail and public amenities with residential apartments above.
 - Commercial Buildings C3, C4 and C5, now known as the International Towers, designed by Rogers Stirk Harbour + Partners (RSH+P) and which accommodate retail, food and drink premises, child care, recreational facilities, health services facilities and commercial floor space.
 - Buildings R1 (Barangaroo House) and R7, which accommodate retail, food and drink premises, commercial floor space, indoor recreational facilities, public amenities and health services facilities.
 - Buildings C1 (Daramu House) and C2 (International House Sydney), which provide commercial floor space and retail in a cross laminated timber format.
 - The Stage 1A Basement, providing parking, loading and shared services area and end-of-trip facilities.
 - The general Stage 1A public domain areas and the Barangaroo ferry wharves.

West

- Directly to the west of the site is the Crown Sydney Hotel and Resort, which was completed and open to the public in December 2020. This accommodates a 75-storey mixed use building on the waterfront.
- Further to the west is Watermans Cove and Wulugul Walk, providing a public domain edge to the Harbour.
- Beyond this is Cockle Bay, and Pyrmont.

3.0 Description of the Development

3.1 Overview

The proposed subdivision sought in this SSDA seeks consent to create nine new allotments relating to One Sydney Harbour which is currently under construction in accordance with SSD 6964, SSD 6965 (as modified by 8892218) and SSD 6966.

This SSDA will seek consent for the staged subdivision of residue Lot 500 to create the following allotments:

- Lot 601 – relating to Building R4A Residential
- Lot 602 – relating to Building R4A Retail
- Lot 603 – relating to Building R4B Residential
- Lot 604 – relating to Building R4B Retail
- Lot 605 – relating to Building R5 Residential
- Lot 606 – relating to Building R5 Retail
- Lot 607 – relating to Building R5 Residential A
- Lot 608 – relating to the area of Substation
- Lot 600 – new residual lot relating to remaining public domain areas.

A Plan of Subdivision for approval have been prepared by Geostrata at **Appendix B** and a Subdivision Flow Chart illustrating staging is provided at **Appendix C**. The proposed allotments at the approved ground level are illustrated in **Figure 5**.

The proposed lots will be subject to easements, restrictions and a Building Management Statement (**Appendix F**). The easements will provide for various rights such as but not limited to access, services, awning encroachments, and stormwater. These easements are outlined in the Draft Section 88B Instrument provided at **Appendix H**.

It is noted that the proposed allotment numbers used throughout this EIS are also indicative and subject to variation through the subdivision registration, post development consent.

Consistent with the approach adopted for the previous stages of subdivision at Barangaroo South, it is proposed that the SSDA will provide development consent for staged subdivision. A staged subdivision consent will allow for the sequential creation / registration of all the allotments to occur as is required to fit with the construction and occupation program for Barangaroo South, without the need for separate ongoing subdivision applications. By necessity, the final sequencing of the creation / registration of allotments will need to be flexible, within the defined subdivision parameters of the approved development and subject to Infrastructure NSW approvals.

No physical works are proposed to be carried out as part of this SSDA. The stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular, Barangaroo South. Refer to discussion on staging further below at Section 3.2.



Figure 4 Proposed allotments at approved ground level

Source: GeoStrata

3.2 Staged Registration

As outlined above, development consent is sought for the staged subdivision of stratum lots within Barangaroo South. It is noted that this SSDA is not proposed to be 'staged' in the manner outlined in Section 4.22 of the EP&A Act, but rather the development consent that allows for staged registration of the subdivided lots.

Therefore, as Buildings R4A and R4B will be completed prior to R5, the subdivision may be staged to create the lots relating to Building R4A and R4B prior to the lots relating to R5. It is requested that the determination of this development considers and allows for any potential staging in the registration of these lots.

It is anticipated that the lot creation / registration will occur in line with the construction and occupation of the residential buildings the subdivisions relate to.

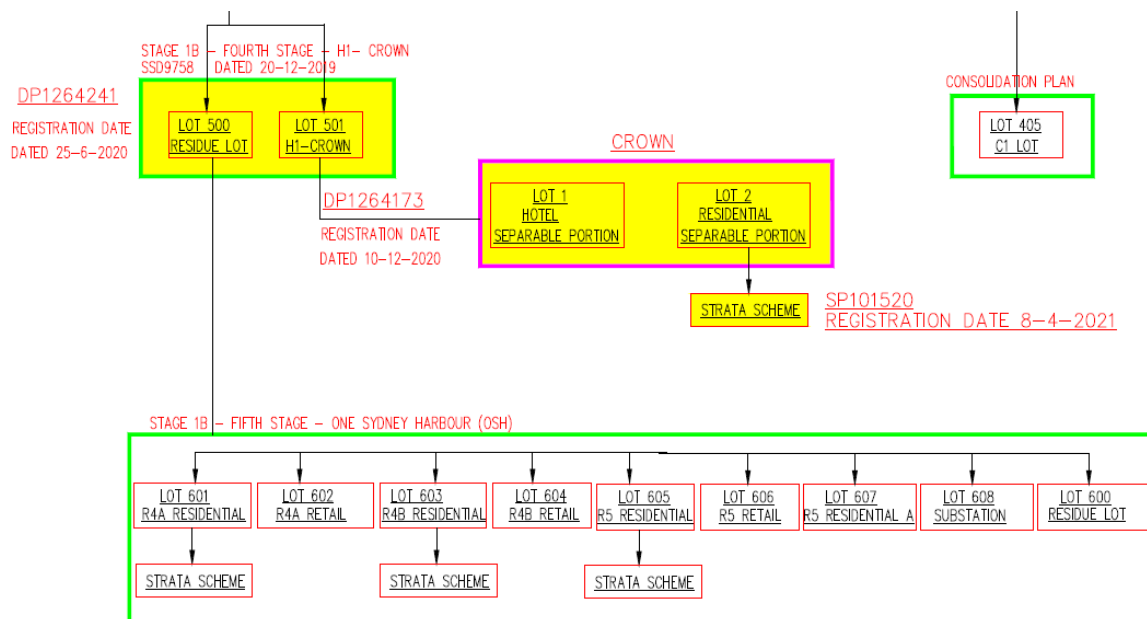


Figure 5 Proposed subdivision staging – Stage 1B (Fifth Stage)

Source: GeoStrata

4.0 Consultation

In accordance with the requirements of the SEARs, consultation was undertaken with relevant public authorities and the City of Sydney Council. A summary of the consultation undertaken to date with Council, the community and relevant agencies is provided below.

In addition to consultation, the proposed development will be placed on public exhibition for 30 days in accordance with Clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make submissions on the project.

4.1 Council and Agency Consultation

Lendlease recognises the importance of positive relationships with Council and agencies and seeks to proactively engage with them over the duration of the project. Relevant stakeholder engagement has been undertaken to ensure all individuals and/or groups that have an interest in the SSDA are consulted with.

As part of the preparation of this SSDA, the proposed plans of subdivision were issued to the City of Sydney Council (Council), Ausgrid, Sydney Water, and the Transport for NSW. These agencies and Council have not had any comments on the subdivision proposal.

It is noted that further consultation will be undertaken with each of these authorities as required during the implementation of the proposed subdivision post obtaining development consent.

4.2 Community and Stakeholder Engagement

The proposal was raised on 29 July 2021 with the management of Buildings R8 and R9 and with Committee Members at 38 Hickson Road (Bond Apartments). Additionally, the proposal was also raised with the Millers Point Community & Resident Action Point on 29 July 2021. No major comments were raised. Any subsequent submissions received during the public exhibition period of the proposal will be responded to.

5.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposed DA. It addresses the matters for consideration set out in the SEARs (see **Section 1.7**).

5.1 Relevant EPIs, Policies and Guidelines

The relevant strategies, environmental planning instruments, policies and guidelines as set out in the SEARs are addressed in **Table 2**.

Table 2 Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines

Instrument/Strategy	Comments
Strategic Plans	
NSW 2021	<p>NSW 2021 is a 10-year plan to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability, and strengthen our local environment and communities.</p> <p>The Barangaroo site has an important role in the NSW 2021 Plan as it will assist with achieving multiple goals set out in the Plan, including but not limited to improving the performance of the NSW economy, increasing the competitiveness of doing business in NSW, providing critical infrastructure and building liveable centres.</p> <p>As discussed in 3.0, the proposed subdivision will facilitate the delivery of development at Barangaroo. The subdivision of the Barangaroo Site will enable the orderly and economic use of the land, directly contributing to Barangaroo achieving the goals discussed above.</p>
A Metropolis of Three Cities	<p>The SSD is consistent with the Metropolis of Three Cities as it will assist in facilitating and delivering a more stronger and competitive Harbour CBD being located in Barangaroo, which is identified as a key objective under the plan.</p>
Eastern City District Plan	<p>Barangaroo South is located within the Eastern City District and identifies a number of key priorities and objectives focused on, including:</p> <ul style="list-style-type: none"> • A productive city. • A liveable city. • A sustainable city. <p>The Sydney CBD is identified as a strategic centre of the Eastern City District and is a key location due to its concentration of knowledge and professional services jobs in close proximity to a range of public transport options. Relevant to the proposed development, the following priorities are identified for the district:</p> <ul style="list-style-type: none"> • Fostering healthy, creative, culturally rich and socially connected communities. • Providing housing supply, choice and affordability, with access to jobs, services and public transport; • Growing a stronger and more competitive Harbour CBD; and • Delivering integrated land use and transport planning and a 30-minute city. <p>The plan also identifies job targets being between 662,000-732,000 in the Eastern City District by 2036 and a five-year housing target of 46,550 dwellings. The proposed development will assist in the functional operation of One Sydney Harbour, enabling housing opportunities to assist in achieving the abovementioned priorities.</p>
Future Transport 2056 Strategy	<p>The Future Transport 2056 Strategy sets out the vision and strategic direction for Greater Sydney's transport planning towards 2056. The proposed development remains consistent with the Strategy as it:</p> <ul style="list-style-type: none"> • Assists in the provision of mixed-use development in a location which benefits from strong connections to public transport; and • Will not impact on the ability of Transport for NSW to protect critical strategic growth and transport corridors identified in the Strategy.

Instrument/Strategy	Comments																																		
State Legislation																																			
EP&A Act	<p>The proposed development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> It reflects the future development of the Barangaroo site for the purpose of promoting the social and economic welfare of the community and a better environment. It will ensure the promotion and co-ordination of the orderly and economic use and development of land. <p>The proposed development is consistent with Division 4.7 of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> The development has been declared to have state significance. The development is not prohibited by an environmental planning instrument. The development has been evaluated and assessed against the relevant heads of consideration under Section 4.15(1). <p>In accordance with Section 6.5, where an accredited certifier is identified as being able to issue subdivision certificates by an environmental planning instrument, a certifier is able to issue the subdivision certificate.</p>																																		
EP&A Regulations	<p>The EIS has addressed the specification criteria within clause 6 and clause 7 of Schedule 2 of the EP&A Regulation. Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage (see Section 5.5).</p> <p>As required by clause 7(1)(d)(v) of Schedule 2, the following additional approvals will be required in order to permit the proposed development to occur.</p> <table border="1"> <thead> <tr> <th>Act</th><th>Approval Required</th></tr> </thead> <tbody> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td></tr> <tr> <td>Coastal Protection Act 1979</td><td>N/A</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>N/A</td></tr> <tr> <td>Heritage Act 1977</td><td>N/A</td></tr> <tr> <td>National Parks and Wildlife Act 1974</td><td>N/A</td></tr> <tr> <td>Native Vegetation Act 2003</td><td>N/A</td></tr> <tr> <td>Rural Fires Act 1997</td><td>N/A</td></tr> <tr> <td>Water Management Act 2000</td><td>N/A</td></tr> <tr> <td colspan="2">Legislation that must be applied consistently</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Mine Subsidence Compensation Act 1961</td><td>No</td></tr> <tr> <td>Mining Act 1992</td><td>No</td></tr> <tr> <td>Petroleum (Onshore) Act 1991</td><td>No</td></tr> <tr> <td>Protection of the Environment Operations Act 1997</td><td>No</td></tr> <tr> <td>Roads Act 1993</td><td>No</td></tr> <tr> <td>Pipelines Act 1967</td><td>No</td></tr> </tbody> </table>	Act	Approval Required	Legislation that does not apply to State Significant Development		Coastal Protection Act 1979	N/A	Fisheries Management Act 1994	N/A	Heritage Act 1977	N/A	National Parks and Wildlife Act 1974	N/A	Native Vegetation Act 2003	N/A	Rural Fires Act 1997	N/A	Water Management Act 2000	N/A	Legislation that must be applied consistently		Fisheries Management Act 1994	No	Mine Subsidence Compensation Act 1961	No	Mining Act 1992	No	Petroleum (Onshore) Act 1991	No	Protection of the Environment Operations Act 1997	No	Roads Act 1993	No	Pipelines Act 1967	No
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SEPP 55	The proposed subdivision does not seek the use of the land. Land to which the subdivision applies has already been considered suitable for development from a contamination perspective and construction of One Sydney Harbour is underway.																																		
SEPP (Infrastructure)	The proposed development will not impact the future rail corridor and the area to which this subdivision relates is located away from the CBD Metro corridor.																																		
SEPP (State and Regional Development)	The Barangaroo Site is identified as a State Significant Site in Schedule 2 of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> . 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.																																		

Instrument/Strategy	Comments	
SEPP (State Significant Precincts) 2005	The Barangaroo site is listed as a State Significant site under Part 12 of Schedule 3 of the State Significant Precincts SEPP. In accordance with Section 16 under Part 12 of Schedule 3, subdivision is permitted within Barangaroo with development consent.	
Draft Housing SEPP	The Draft Housing SEPP relates to the delivery of diverse and affordable housing to meet the needs of the growing population and seeks to provide a single planning instrument which will consolidate five existing housing related SEPPs. The proposed development does not propose any physical works and will not result in any changes to the housing diversity approved at One Sydney Harbour.	
Draft Environment SEPP	The Draft Environment SEPP relates to the protection and management of our natural environment and seeks to deliver a single planning instrument which will consolidate seven existing SEPPs relating to the natural environment, including the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development does not propose any physical works capable of adversely impacting the Sydney Harbour Catchment and is consistent with the key aims of the SEPP which amongst other things, seek to better protect Sydney Harbour and its waterways.	
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Clause 20 General	The matters referred to in Division 2 are addressed below.
	Clause 21 – Biodiversity, ecology and environment protection	No physical works are proposed as part of this application, therefore there will not be any impact on the Harbour’s biodiversity, ecology or environment.
	Clause 22 – Public access to, and use of foreshores and waterways	No physical works are proposed as part of this application. The proposed subdivision will not affect the accessibility of the waterway for the public.
	Clause 23 – Maintenance of a working harbour	The proposed subdivision supports the redevelopment of the wider Barangaroo site for mixed uses that was assessed as part of the Concept Plan for the site.
	Clause 24 – Interrelationship of water and foreshore uses	The proposed development does not propose any physical works and will not have any adverse impacts on the use of waterway for maritime functions.
	Clause 25 – Foreshore and waterways scenic quality	The proposed development does not propose any physical works and will not alter the scenic quality of the foreshore and waterways.
	Clause 26 – Maintenance, protection and enhancement of views	The proposed development does not propose any physical works and will therefore not adversely impact any views and vistas.
	Clause 27 – Boat Storage Facilities	N/A. No boat storage facilities are proposed.
Foreshores and Waterways DCP	Although the Foreshores and Waterways DCP does not apply to the Barangaroo site, it is noted that the proposed development is generally consistent with the controls of the DCP, which seek to protect ecological and landscape values of Sydney Harbour. Previous project applications for Barangaroo South, including the Stage 1A and Stage 1 Public Domain applications have demonstrated that development at Barangaroo South will have minimal impact on the ecological communities or landscape values. Notwithstanding, the proposed subdivision will not have any adverse impact on any ecological communities and or landscape values.	
Local Planning Instruments and Controls		
Sydney Local Environmental Plan 2012	The Sydney Local Environmental Plan 2012 does not apply to Barangaroo.	
Sydney Development Control Plan 2012	The Sydney Development Control Plan 2012 does not apply to Barangaroo.	

5.2 Consistency with the Barangaroo Concept Plan (as modified)

The proposed subdivision is consistent with the Barangaroo Concept Plan (as modified). The staged stratum subdivision of Barangaroo South contemplated under this SSDA reflects the site layout as provided under separate

development approvals. Each of these development approvals have been granted in accordance with the approved Concept Plan (as modified). As such, the proposed subdivision is consistent with the approved Concept Plan (Mod 11).

5.3 Utility

No physical works are proposed as part of this SSDA. All infrastructure and servicing provision for the existing and future development within the lots created has been, or will be, subject to separate approvals. In particular, SSD 6964, SSD 6965 (as modified by 8892218), and SSD 6966 relate to Buildings R4A, R4B and R5 respectively and includes necessary approvals related to infrastructure and servicing of the buildings.

An Infrastructure Concept Plan has been prepared by Cardno and is provided at **Appendix E**. The Plan satisfies the SEARs and provides an outline of the existing capacity, and any augmentation and easement requirements to support the provision of utilities including staging of infrastructure associated with One Sydney Harbour. Furthermore, significant ongoing consultation with infrastructure and servicing agencies in relation to infrastructure and utilities delivery in Barangaroo more widely has been undertaken over the life of development in Barangaroo South. Therefore, this Infrastructure Concept Plan has been developed in tangent with this ongoing consultation undertaken to date.

The Plan concludes that the proposed development does not involve any design changes to the land use or approved buildings and therefore, there are no amendments to the proposed services strategy is necessary.

5.4 Building Management

A Draft Building Management Statement (BMS) (**Appendix F**) has been prepared as part of this SSDA to address the proposed ongoing maintenance, upgrading, redevelopment and structural adequacy of each allotment proposed.

The BMS itself comprises a set of rules which regulate the management and operation of a building or single structure where part of the building or single structure is subdivided by a plan of subdivision that contains one or more stratum lots. However, it is noted that the BMS is a draft and is subject to further refinements.

On receipt of a development consent, a final BMS would be prepared, reflecting any relevant conditions of consent on an approval.

5.5 Biodiversity

In accordance with the requirements of the SEARs, the Department has requested that the EIS *'must assess any biodiversity impacts associated with the proposal in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report.'*

Notwithstanding this, it has been advised that, in instances where such an application is not required, a waiver should be requested prior to the issue of the application. A waiver has been granted by the Department of Planning, Industry and Environment and is provided at **Appendix G**. This waiver confirms that the proposed development has no significant adverse impact on biodiversity values and therefore, a Biodiversity Development Assessment Report is not required to accompany this application.

6.0 Justification of the Proposal

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. As a result, the EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.

This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves no physical works and comprises stratum subdivision to facilitate the future use and management of development at Barangaroo. The assessment must therefore focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

Various components of the biophysical, social and economic environments have been examined in this EIS and are summarised below.

6.1 Social and Economic

Barangaroo is one of Sydney's largest redevelopment projects and is valued at over \$6 billion. The project is being undertaken over a period of more than 10 years and will provide in excess of \$1.5 billion into the NSW economy annually. The three precincts, South, Central and the Barangaroo Reserve, providing different roles in making Barangaroo a successful showcase of urban renewal.

The proposed subdivision will facilitate the continued delivery and management of future buildings in Barangaroo South. As it will support the ongoing development of the Barangaroo site, the proposal will therefore provide positive social and economic impact for the large number of future visitors, residents and workers.

Specifically, the proposed subdivision of Barangaroo will:

- Assist in the continued delivery of future buildings (Residential Buildings R4A, R4B and R5), to attract residents and visitors to Barangaroo and providing a range of housing opportunities.
- Allow for the on-going and proper management of future buildings.
- Support the continued creation of a world class address.
- Assist in continuing the development of Barangaroo South, therefore providing a range of employment opportunities during construction and operation.

There are no adverse social or economic impacts as a result of the proposed development.

6.2 Biophysical

This SSDA does not propose any physical works. As such, there is no risk that the existing site conditions will be altered by the carrying out of the subdivision of the site. The stratum subdivision of Barangaroo will not result in any biophysical impacts.

6.3 Ecologically Sustainable Development

The EP&A Regulation lists four principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle.
- Intergenerational equity.
- Conservation of biological diversity and ecological integrity.
- Improved valuation and pricing of environmental resources.

An analysis of these principles follows.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS has not identified any serious threat of irreversible damage to the environment and therefore the precautionary principle is not relevant to the proposal.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Facilitating the future delivery of Barangaroo, allowing future generations to appreciate and enjoy the development; and
- Allowing for the logical redevelopment of Barangaroo, providing for recreation areas and employment near housing and other uses.

The overall Barangaroo development will integrate short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations.

The proposed subdivision does not pose any potential short or long term social, financial or environmental impacts.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

This EIS has demonstrated that the proposed development will not have any effect on the biological diversity and ecological integrity of the Barangaroo site. The proposal does not involve any physical works; therefore, there are no potential impacts on biological diversity and the ecological integrity of the Barangaroo site.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. As no physical works are proposed as part of this SSDA, no environmental resources will be affected and therefore valuations, pricing and incentive mechanisms will not be altered.

7.0 Conclusion

This EIS has been prepared to consider the environmental, social and economic impacts of the proposed subdivision of the Barangaroo South site. This application specifically seeks consent to create nine new allotments in relation to One Sydney Harbour, currently under construction in accordance with SSD 6964, SSD 6965 (as modified by 8892218), and SSD 6966. A resulting residual lot would accommodate remaining public domain areas.

The EIS has addressed the issues outlined in the SEARs (refer to **Appendix A**) and accords with Schedule 2 of the EP&A Regulation with regards to requirements for an environment impact assessment. Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The proposed subdivision will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development and occupation of buildings in Barangaroo South.
- The subdivision is consistent with, and complies with, all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Barangaroo Concept Plan (as modified).
- The subdivision of Barangaroo will facilitate the operation of future developments, which will have a wide range of positive social and economic benefits.
- There are no adverse environmental, social or economic impacts associated with the subdivision.

Given the merits described above, it is requested that the application be approved, with appropriate conditions of consent (as required).