

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
 Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD-11564741
<b>Project Name</b>	Stage 1B (Stage 5) Subdivision, Barangaroo South
<b>Location</b>	51A Hickson Road, Barangaroo (Lot 500 in DP 1264241)
<b>Applicant</b>	Lendlease (Millers Point) Pty Limited
<b>Date of Issue</b>	16/12/2020
<b>General Requirements</b>	<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"> <li>· 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</li> <li>· an estimate of jobs that will be created during the construction and operational phases of the proposal.</li> </ul>
<b>Key issues</b>	<p>The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> <li><b>1. Statutory and strategic context</b>            The EIS must:           <ul style="list-style-type: none"> <li>· 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</li> <li>· detail the nature and extent of any prohibitions, including partial prohibitions, that may apply to the proposal</li> <li>· demonstrate the reasons for the proposed development being SSD</li> <li>· identify compliance with applicable development standards and provide a detailed justification for any non-compliances</li> <li>· address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination</li> <li>· comply with this SEARs (cl 3(8) of Schedule 2 of the Regulation).</li> </ul> </li> <li><b>2. Consistency with the Barangaroo Concept Plan and SSD Approvals</b>            The EIS must:           <ul style="list-style-type: none"> <li>· demonstrate consistency with the Barangaroo Concept Plan (MP 06_0162 (as modified)) and Stage 1B (Fourth Stage) Subdivision (SSD 9758 (as modified)).</li> <li>· demonstrate the proposed stratum lots are consistent with the approved floor plans for the development.</li> </ul> </li> </ol>

	<p><b>3. Plan of Subdivision</b>  The application must include a Plan of Subdivision which:</p> <ul style="list-style-type: none"> <li>identifies all lots and common property proposed to be created across the site</li> <li>identifies the location of all servicing infrastructure across the site</li> <li>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</li> <li>details any covenants, easements, restrictions, notations, rights of way or the like to enable public access to the public domain areas across the site</li> <li>details any covenants, easements, restrictions, notations or rights of way.</li> </ul> <p><b>4. Utilities</b>  The EIS must:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>5. Building Management Statement</b>  The EIS must include a Building Management Statement addressing the ongoing maintenance, upgrading, redevelopment and structural adequacy of each stratum lot.</p> <p><b>6. Biodiversity</b>  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.</p>
<b>Plans and Documents</b>	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.
<b>Consultation</b>	<p>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.</p> <p>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.</p>
<b>Further consultation after 2 years</b>	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.