

Director General's Environmental Assessment Requirements
 Schedule 2 of the Environmental Planning and Assessment Regulation 2000
 Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

Application Number	SSD 6381
Proposal Name	Stage 1A Subdivision, Barangaroo
Location	Barangaroo
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	17 February 2014
General Requirements	The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.
Key Issues	<p>The EIS must address the following specific matters:</p> <p>1. Relevant EPIs, Policies and Guidelines Demonstrate that the application will comply with the requirements set out in the following provisions:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Major Development) 2005.</i> • <i>State Environmental Planning Policy (State & Regional Development) 2011.</i> • <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP.</i> • Demonstrate that the project is consistent with the <i>Draft Metropolitan Strategy for Sydney to 2031 and NSW 2021: A Plan to Make Sydney Number One.</i> <p><i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.</p> <p><i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.</p> <p>2. Consistency with the Barangaroo Concept Plan Demonstrate consistency with the Barangaroo Concept Plan MP 06_0162 (as modified).</p> <p>3. Plan of Subdivision The application must include a Plan of Subdivision which identifies:</p> <ul style="list-style-type: none"> • All lots proposed to be created across the site. • The location of all servicing infrastructure across the site. • Any covenants, easements or notations proposed to ensure appropriate access is provided to each service provider to enable the on-going maintenance of their assets. • Any covenants, easements or notations proposed to enable reciprocal rights of access for future users of the basement car park. <p>4. Consultation</p> <ul style="list-style-type: none"> • Undertake an appropriate level of consultation with council and State government agencies.

Plans & Documents

<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • The location of the land, boundary measurements, area (sq.m) and north point. • The existing levels of the land in relation to buildings and roads. • Location and height of existing structures on the site. • Location and height of adjacent buildings. • All levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • Significant local features such as parks, community facilities and open space and heritage items. • The location and uses of existing buildings, shopping and employment areas. • Traffic and road patterns, pedestrian routes and public transport nodes. 3. Drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • The location of any existing building envelopes or structures on the land in relation to the existing and proposed site boundaries and any development on adjoining land.
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • 1 hard copy and 1 electronic copy of all the documents and plans for review prior to exhibition. • 12 hard copies and 12 electronic copies of the documents and plans (once the application is considered acceptable). • 1 copy of all the documentation and plans on CD-ROM (PDF format), not exceeding 5Mb in size.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> • City of Sydney Council. • Sydney Water. • AusGrid. • Transport for NSW. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p>Further consultation after 2 years</p>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Director-General in relation to the preparation of the EIS.</p>