

State Significant Development Environmental Impact Statement



Torrens title subdivision of the Barangaroo site and Stratum subdivision of Barangaroo South

Submitted to the Department of Planning and Environment
On Behalf of Lend Lease (Millers Point) Pty Ltd

July 2014 ■ 10051

Reproduction of this document or any part thereof is not permitted without prior written permission of JBA Urban Planning Consultants Pty Ltd.

JBA operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by:

Brendan Hoskins and Michael Rowe 29/07/2014

This report has been reviewed by:

Lesley Bull

29/07/2014

Contents

1.0	Introduction	4
1.1	Background	4
1.2	Objectives of the Development	7
1.3	Summary of Approval Sought	7
1.4	Analysis of Alternatives	7
1.5	Project Team	8
1.6	Director General's Requirements	8
2.0	Site Analysis	11
2.1	Site Location and Context	11
2.2	Site Description	12
2.3	Existing Development and Structures	13
2.4	Surrounding Development	15
3.0	Description of the Development	16
3.1	Torrens Title Subdivision	18
3.2	Stratum Subdivision	18
3.3	Staged Consent	21
4.0	Environmental Assessment	23
4.1	Relevant EPIs, Policies and Guidelines	23
4.2	Consistency with the Barangaroo Concept Plan (Mod 7)	25
4.3	Infrastructure and Servicing Provision	25
4.4	Staging	25
4.5	Consultation	26
5.0	Justification of the Proposal	27
5.1	Social and Economic	27
5.2	Biophysical	28
5.3	Ecologically Sustainable Development	28
6.0	Conclusion	30

Figures

1	Site Plan	13
2	Flow chart of subdivision staging	17
3	Proposed Torrens title subdivision	18
4	Proposed stratum for Levels 1 and above	19
5	Proposed stratum for ground level	19
6	Proposed stratum for Basement Level 1	20
7	Proposed stratum for Basement Level 2	20

Contents

Tables

1	Director General's Requirements	8
2	Summary of consistency with relevant Strategies, EPIs, Policies and Guidelines	23

Appendices

A	Subdivision Plans for Approval <i>GeoStrata</i>
B	Explanatory Subdivision Plans <i>GeoStrata</i>
C	Director-General Requirements <i>Department of Planning and Environment</i>
D	Site Survey Drawing <i>GeoStrata</i>
E	Locality/Context Plan <i>Lend Lease</i>

Statement of Validity

Development Application Details

Applicant name	Lend Lease (Millers Point) Pty Ltd
Applicant address	Level 4, The Bond, 30 Hickson Road Millers Point NSW 2000
Land to be developed	Lots 3, 5 and 6 in DP 876514
Proposed development	Torrens title subdivision of the Barangaroo site and stratum subdivision within the area within Barangaroo South as described in Section 3.0 of this Environmental Impact Statement

Prepared by

Name	Michael Rowe
Qualifications	BPlan (Hons) MPIA
Address	Level 7, 77 Berry Street, North 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	Michael Rowe
Date	29/07/2014

Executive Summary

Purpose of this Report

This submission to the Department of Planning and Environment 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 Torrens title subdivision of the Barangaroo site and the stratum subdivision of part of the Barangaroo site known as Barangaroo South being proposed Lot 100.

The proposed subdivision relates to the entire Barangaroo site which 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 other types of minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act. Therefore as the proposed subdivision comprises Torrens title subdivision and stratum subdivision it is SSD for the purposes of the EP&A Act.

The Director General's Environmental Assessment Requirements (DGRs) were issued on 17 February 2014. 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 DGRs. The EIS has been prepared in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) with regards to requirements for an EIS.

Overview of the Development

This application seeks approval 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 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Barangaroo Central & the Headland Park; and
- 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.

No physical works are proposed to be carried out as part of this State Significant Development Application (SSDA). The Torrens Title subdivision and stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular, Barangaroo South.

The Site

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 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.

The area of land within which development is proposed under this SSDA comprises the entire Barangaroo site. However, the proposed stratum subdivision will occur in Barangaroo South only.

At the time of the first Concept Plan approval, the Barangaroo site comprised an open concrete/bitumen apron largely reclaimed over water. Construction under separate planning approvals has started across the entire Barangaroo site.

Planning Context

Section 4 of the EIS considers all applicable legislation in detail. Subdivision is permissible with development consent under the Major Development SEPP. The development is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, and the Concept Plan (as modified).

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the development in accordance with the DGRs and sets out the undertakings made by Lend Lease to manage and minimise potential impacts arising from the development. It demonstrates that the proposed development is consistent with the approved Concept Plan (Mod 7) and is satisfactory with respect to:

- Infrastructure provision;
- Staging; and
- Consultation.

In light of the nature of the proposal, no adverse environmental impacts are expected to occur and as such no mitigation measures are required.

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 will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development of future buildings and public open spaces within Barangaroo.
- It is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Concept Plan (as modified).
- It will facilitate future developments which will have a wide range of positive social and economic benefits.

There are no adverse environmental impacts associated with the subdivision.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to NSW the Department of Planning and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of a State Significant Development (SSD) application for Torrens title subdivision of the Barangaroo Site and the stratum subdivision of Barangaroo South.

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 other types of minor subdivision) is State Significant Development (SSD) for the purposes of the EP&A Act. Therefore as the proposed subdivision comprises Torrens title subdivision and stratum subdivision it is SSD for the purposes of the EP&A Act.

This EIS has been prepared by JBA on behalf of Lend Lease (Millers Point) Pty Ltd, and is based on the Subdivision Plans prepared by GeoStrata (**Appendix A**) 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 Requirements of the Director General of the Department of Planning and Environment for the preparation of the EIS (DGRs), which are included at **Appendix C**. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report.

1.1 Background

1.1.1 Approved Concept Plan

The Barangaroo Concept Plan (MP06_0162) was approved in February 2007. The Concept Plan covers urban design and policy initiatives and is the statutory planning approval to guide the urban renewal of Barangaroo.

The approved Concept Plan has been modified six times since originally being approved and the Statement of Commitments has been revised accordingly. The most recent modification, Concept Plan (Mod 7) was approved on 11 April 2014¹.

The Concept Plan approval (Mod 7) provides for:

- a 563,965m² mixed use development across the entire Barangaroo site, comprising:
 - a maximum of 514,465m² mixed uses GFA, including residential, commercial and retail uses which includes;
 - a maximum of 128,763m² of residential uses (a minimum of 99,763m² of which will be in Barangaroo South);
 - a maximum of 50,000m² of tourist uses GFA;
 - a maximum of 39,000m² of retail uses;
 - a maximum of 4,500m² of active uses GFA (3,000m² of which will be in Barangaroo South); and
 - a minimum of 12,000m² of community uses GFA (10,000m² of which will be in Barangaroo South);

¹ Note: Concept Plan (Mod 5) was withdrawn

- 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 Waterfront Promenade;
- built form 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; and
- alteration of the existing seawalls and creation of a portion of the new shoreline to the Harbour.

To facilitate the redevelopment of the Barangaroo site under the Concept Plan, planning controls applicable to the site are included in Part 12 of Schedule 3 of State Environmental Planning Policy (Major Development) 2005 (Major Development SEPP).

The Major Development SEPP zones the site part B4 Mixed Use and part RE1 Public Recreation. It also establishes maximum building heights and gross floor area (GFA) restrictions for the nominated development blocks within the B4 Mixed Use zone.

1.1.2 Stage 1 Tender and Bid Process

The 22 hectare Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 (referred to herein as Barangaroo Central) and Barangaroo Stage 1 (herein referred to as Barangaroo South).

Lend Lease was successfully appointed as the preferred proponent to develop Barangaroo South on 20 December 2009. This application forms one of a series of individual applications that Lend Lease has and will be submitting to deliver Barangaroo South.

1.1.3 Headland Park and Northern Cove

An early works application for the Headland Park and Northern Cove was approved on 8 November 2010. That application included site clearance and preparation works to facilitate the future redevelopment envisaged under the Concept Plan. On 3 March 2011, the main works Project Application for the Headland Park and Northern Cove (MP10_0048) was approved. That approval included the significant works to shape the future Headland Park, including:

- demolition or modification (yet to be determined) of the Sydney Harbour Control Tower;
- shaping of the shoreline including creation of the Northern Cove; and
- detailed design of the Headland Park including the final landform; landscape design, stormwater strategy, services and infrastructure, pedestrian pathways, Globe Street extension, car park within headland, park amenities and heritage interpretation.

MP10_0048 has been modified on several occasions and works are currently underway.

1.1.4 Barangaroo Central

A single application has been approved for development within Barangaroo Central (SSD 5374). SSD 5374 was approved on 11 September 2013 and included early works, such as demolition and excavation; the construction of a permanent waterfront promenade between Barangaroo South and the Headland Park, and a

range of temporary public domain works. The staging of a limited number of major events on the site was also approved.

1.1.5 Barangaroo South

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. All approvals to date are contained within the Stage 1A area of the Barangaroo South site. Key approvals of particular relevance to this application are outlined below.

Stage 1A Bulk Excavation and Basement Car Park

A Project Application for Bulk Excavation and Basement Car Parking (MP10_0023) was approved by the Minister for Planning on 2 November 2010 (the Basement Car Park Approval).

Following the initial approval of the Bulk Excavation and Basement Car Parking project, a further six section 75W Modification Applications to modify that project have been approved. The Basement Car Park Approval relates to an area referred to as 'Stage 1A' in the southern part of the Barangaroo South site.

Other Approvals within Stage 1A

Project Approval has been granted for three commercial buildings, known as Commercial Building C3, C4 and C5 and two Residential Buildings (R8 and R9) within the Stage 1A site. These approvals include:

- MP11_0044 – Approval for the construction and use of Commercial Building C3, allocation of car parking spaces, temporary public domain works, remediation and associated works.
- MP10_0025 – Approval for the construction and use of Commercial Building C4, allocation of car parking spaces, public domain works and remediation and associated works.
- MP10_0227 – Approval for the construction and use of Commercial Building C5, allocation of car parking space, temporary public domain works, remediation and associated works.
- MP11_0002 – Approval for the construction and use of Residential Building R8 and Residential Building R9, comprising ground floor retail, upper level residential apartments, and public domain works.

1.1.6 Barangaroo Delivery Authority

The Barangaroo Delivery Authority was established on 30 March 2009 under the *Barangaroo Delivery Authority Act 2009* (NSW) to manage the redevelopment of Barangaroo and to deliver world class benchmarks in urban design, public domain and sustainability.

The creation of the Barangaroo Delivery Authority reinforces the NSW Government's commitment to the delivery of Barangaroo in a coordinated and financially responsible manner.

The Barangaroo Delivery Authority is subject to the control and direction of the NSW Premier.

The objects of the *Barangaroo Delivery Authority Act 2009* are:

- to encourage the development of Barangaroo as an active, vibrant and sustainable community and as a location for national and global business;

- to create a high quality commercial and mixed use precinct connected to and supporting the economic development of Sydney;
- to facilitate the establishment of Barangaroo Headland Park and public domain land;
- to promote the orderly and sustainable development of Barangaroo balancing social, economic and environmental outcomes; and
- to create in Barangaroo an opportunity for design excellence outcomes in architecture and public domain design.

The Barangaroo Delivery Authority is the registered landowner of most of the Barangaroo site.

1.2 Objectives of the Development

The objectives of the proposed subdivisions are to:

- facilitate the future orderly and economic use of the whole Barangaroo site, in particular the Stage 1A area in Barangaroo South;
- consolidate the existing irregular lots and provide a single lot for Barangaroo South;
- create strata units that reflect the approved buildings within Stage 1A area in Barangaroo South in order to provide for the future leasing of the buildings; and
- ensure that any potential environmental impacts associated with the subdivisions are appropriately mitigated.

1.3 Summary of Approval Sought

This application seeks approval 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 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Barangaroo Central & the Headland Park; and
- 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.

No physical works are proposed to be carried out as part of this SSDA. The Torrens title subdivision and stratum subdivision will be carried out in a staged manner to reflect the ongoing development of Barangaroo, and in particular Barangaroo South.

1.4 Analysis of Alternatives

Strategic need for the proposal

As detailed in Section 1.1, the redevelopment of the Barangaroo site is the result of a long term strategic planning process which culminated in February 2007 when the NSW Minister for Planning approved a Concept Plan to guide the urban renewal of Barangaroo.

Barangaroo South is the southern 7.5 hectares of the Barangaroo site which is destined to become the most 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 be home to around 1,200 residents, 23,000 office workers and more than 2.9 hectares of public space.

The proposed Torrens title subdivision and stratum subdivision of the Barangaroo site will facilitate the future uses envisaged on the site, in turn, enabling the strategic vision to be achieved. The success of Barangaroo will rely on the orderly and logical use of the land, as proposed through this SSDA.

Alternative Options

Two options are available to Lend Lease in responding to the identified need for the Torrens title subdivision of Barangaroo, and the staged stratum subdivision of Barangaroo South.

Option 1: The Proposal

Option 1 involves the Torrens title subdivision and stratum subdivision of the Barangaroo site as proposed in this SSDA (described in Section 3.0). The proposal will facilitate the future use of the Barangaroo site by creating separate strata for the leasing and operation of the individual buildings.

Option 2: Do Nothing

The redevelopment of Barangaroo is contingent on the ability for the individual buildings to be sold and leased to different investors. Not subdividing the Barangaroo site will prevent this from occurring, and therefore prevent any future development from proceeding. This would not be an appropriate outcome for a site of the strategic importance of Barangaroo.

1.5 Project Team

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

Proponent	Lend Lease (Millers Point) Pty Limited
Urban Planning	JBA
Surveyor	GeoStrata

1.6 Director General's Requirements

In accordance with section 89G of the EP&A Act, the Director-General of the Department of Planning and Environment (DOPE) issued the DGRs for the preparation of the EIS on 17 February 2014. A copy of the DGRs is included at **Appendix C**.

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

Table 1 – Director General's Requirements

Requirement	Location in EIS	
General		
The Environmental Impact Statement (EIS) must address the Environmental Planning and Assessment Act 1979 and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.	Throughout	
Key Issues	Report / EIS	Technical Study
Relevant EPIs, Policies and Guidelines		
Demonstrate that the application will comply with the requirements set out in the	Section 4.1	-

Requirement	Location in EIS	
following provisions: - State Environmental Planning Policy (Major Development) 2005 - State Environmental Planning Policy (State & Regional Development) 2011 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Foreshores and Waterways DCP - Demonstrate that the project is consistent with the Draft Metropolitan Strategy for Sydney to 2031 and NSW 2021: A Plan to Make Sydney Number One		
<i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development.	Section 4.1	-
<i>Development Standards</i> Identify the development standards applying to the site. Justify any development standards not being met.	Section 4.1	-
Consistency with the Barangaroo Concept Plan		
Demonstrate consistency with the Barangaroo Concept Plan MP 06_0162 (as modified).	Section 4.2	Appendix A and B
Plan of Subdivision		
The application must include a Plan of Subdivision which identifies: - 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	Section 3.0	Appendix A and B
Consultation		
Undertake an appropriate level of consultation with council and State government agencies.	Section 4.5	-
Plans and Documents		Report Technical Study
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.	Throughout	Appendix A - E
An existing site survey plan drawn at an appropriate scale illustrating: - 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)	Section 2.2	Appendix D
A locality/context plan drawn at an appropriate scale should be submitted indicating: - 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	Section 2.2	Appendix E
Drawings at an appropriate scale illustrating: - 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	Section 3.0	Appendix A and B
Consultation		
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: - City of Sydney Council - Sydney Water	Section 4.5	-

Requirement	Location in EIS	
- AusGrid - Transport for NSW 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.		

2.0 Site Analysis

2.1 Site Location and Context

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 a range of new development dominated by large CBD commercial tenants to the south.

The 22 ha 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 locational context of the site is shown in **Figure 1**.

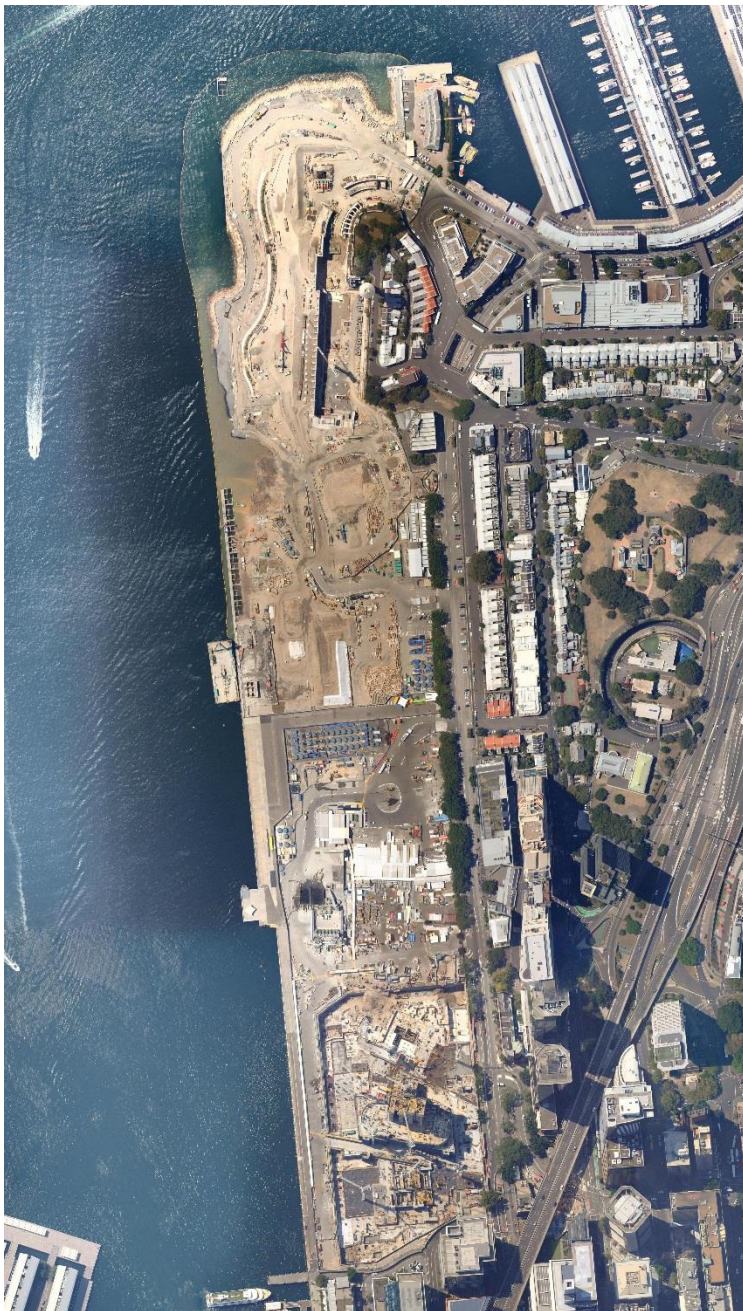


Figure 1 – Locality Plan

2.2 Site Description

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.

The area of land the subject of this SSDA is the whole of the Barangaroo site. Specifically Torrens title subdivision is sought across the entire Barangaroo site, whilst stratum subdivision is sought only within Barangaroo South. For the purposes of construction staging, Lend Lease has separated Barangaroo South into two areas, referred to as Stage 1A and Stage 1B.

Specifically, this application seeks approval for the stratum subdivision of part of Stage 1A, whilst the future approval for the stratum subdivision of the remainder of Stage 1A and Stage 1B will be the subject of separate application(s).

A site analysis plan is provided at **Figure 2**.



Figure 2 – Barangaroo Site analysis plan

Land Ownership and Description

A site survey plan is included at **Appendix D**.

Under the *Barangaroo Delivery Authority Act 2009* (NSW), Barangaroo is defined as the land identified as the “Barangaroo Delivery Authority operational area on the Barangaroo Delivery Authority Operational Area Map”. The operational area comprises Lots 1-6 in DP 876514, Lot 7 in DP 43776, Lot 100 in DP 83823 and Lots 6 and 7 in DP 869022.

The Barangaroo Delivery Authority owns the majority of Barangaroo, however small areas are owned by other Government agencies including the Marine Ministerial Holding Corporation, the Roads and Maritime Services and the Crown.

The whole Barangaroo site is the subject of this SSDA and comprises Lots 3, 5 and 6 in DP 876514 (see **Figure 3**). The Barangaroo Delivery Authority is the owner of the site. The Barangaroo Delivery Authority has issued landowner’s consent to the making of this SSDA, as evidenced by the completed Application Form submitted under separate cover.

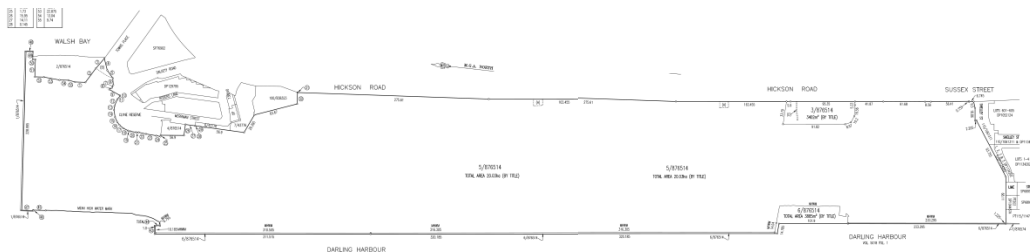


Figure 3 – Site Plan

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 applications have been approved for various components of development across all three precincts within Barangaroo. The important applications approved within each precinct are outlined below.

Headland Park and Northern Cove

As outlined in Section 1.1.3, an early works application and a detailed approval have been granted on the Headland Park and Northern Cove portion of Barangaroo. No completed improvements are currently located on this portion of Barangaroo, with the entire Headland Park area comprising a construction zone with activities such as excavation, sea reclamation and the construction of necessary retaining structure and future basement/cultural space is underway.

Barangaroo Central

Barangaroo Central does not currently contain any improvements, and is largely being used for the storage of construction materials and equipment associated with the Headland Park works. No significant implementation of the works approved under the single application for development within Barangaroo Central (SSD 5374) has occurred.

Barangaroo South

As identified at Section 1.1.5, under the Basement Car Park Approval, approval was granted for the demolition of any existing structures and footings, part of an underground cession wall, hardstand areas, removal of piles, and removal of existing vegetation within Blocks 1, 2, 3 (in part), 4A (in part) and X of Barangaroo, and within the adjacent public domain area, which had not previously been approved to be demolished or removed under the approval issued in respect of MP 07_0077 Demolition Works.

Construction under the Basement Car Park Approval, Commercial Buildings C3, C4 and C5 have all commenced. Construction of Residential Buildings R8 and R9 is set to commence shortly.

2.3.2 Infrastructure and Services

The infrastructure and servicing arrangements for the Headland Park and Northern Cove have been approved under the main works Project Application for the Headland Park and Northern Cove (MP10_0048). A range of infrastructure arrangements for Stage 1A of Barangaroo South were also approved under the Stage 1A Bulk Excavation and Basement Car Park (MP10_0023). Future applications across the Barangaroo site will provide details on the augmentation/extension of infrastructure to adequately service the redevelopment.

Key elements of the existing infrastructure and services arrangements are described below.

Stormwater

The external catchment draining to the existing stormwater drainage system is approximately 14 Ha. The existing stormwater drainage system consists of large diameter pipes along Hickson Road that turn across the Barangaroo site and discharge untreated water into the harbour. Overland flows in excess of the piped flows are directed to the existing low point in Hickson Road and ponded water traverses the Barangaroo South site and ultimately discharges to the harbour.

Water

The existing water supplies to the Barangaroo site are supplied from a 300mm diameter Sydney Water main in Hickson Road.

Sewer

There is an existing sewer trunk main in Hickson Road near the western kerb line draining which drains to an existing Sydney Water sewage pumping station SP1129 outside the Barangaroo site.

Electricity

The Barangaroo South site was served by 5 KV high voltage feeders entering the Barangaroo site at the southern end of Hickson Road and terminating in an AusGrid (formerly Energy Australia) HV switch room. The HV supply and private HV reticulation were decommissioned and the private substations demolished as part of demolition works in 2010/2011.

Telecommunications

NBN Co. will supply communication infrastructure to the Barangaroo site via a flexible communications fibre optic backbone.

Natural Gas

There is an existing gas supply at the intersection of Napoleon Street and Hickson Road and also at the end of Lime Street near the south-west corner of the Barangaroo site.

2.4 Surrounding Development

The western boundary of the Barangaroo site abuts Sydney Harbour, forming a 1.4km water frontage. The northern boundary of the Barangaroo site is also bound by Sydney Harbour.

There is a transition in urban form along the adjoining eastern edge of the Barangaroo site from taller predominantly commercial multi storey city buildings to the south, to smaller scaled residential terraces in the north. To the east of the Barangaroo site lies Hickson Road, which has a mix of residential, commercial, community and tourism uses and parkland.

To the south of the Barangaroo site are the existing buildings at King Street Wharf, including KPMG and Macquarie Bank.

3.0 Description of the Development

This chapter of the report provides a detailed description of the proposed subdivision. Subdivision drawings have been prepared by GeoStrata and are included at **Appendix A**, whilst explanatory plans are provided at **Appendix B**.

This SSDA seeks approval 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 comprising Barangaroo South (Stages 1A and 1B); and
 - Lot 101 comprising Barangaroo Central & the Headland Park; and
- 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.

This SSDA does not seek approval for any physical works. The future buildings discussed throughout this EIS relate to either existing approvals or will be the subject of future applications. The proposed lot numbers used throughout this EIS are also indicative and are subject to variation with final staging and lot number allocation.

A flow chart illustrating the proposed staging of the Torrens title subdivision and stratum subdivision is provided at **Appendix B** and illustrated in **Figure 4**. This SSDA seeks approval for the initial Torrens title subdivision, followed by the first four stages of stratum subdivision within Barangaroo South (noted in grey in **Figure 4**). The remaining two stages of stratum subdivision (Stages 5 and 6) will be subject to future separate application(s), and are provided for information purposes only.

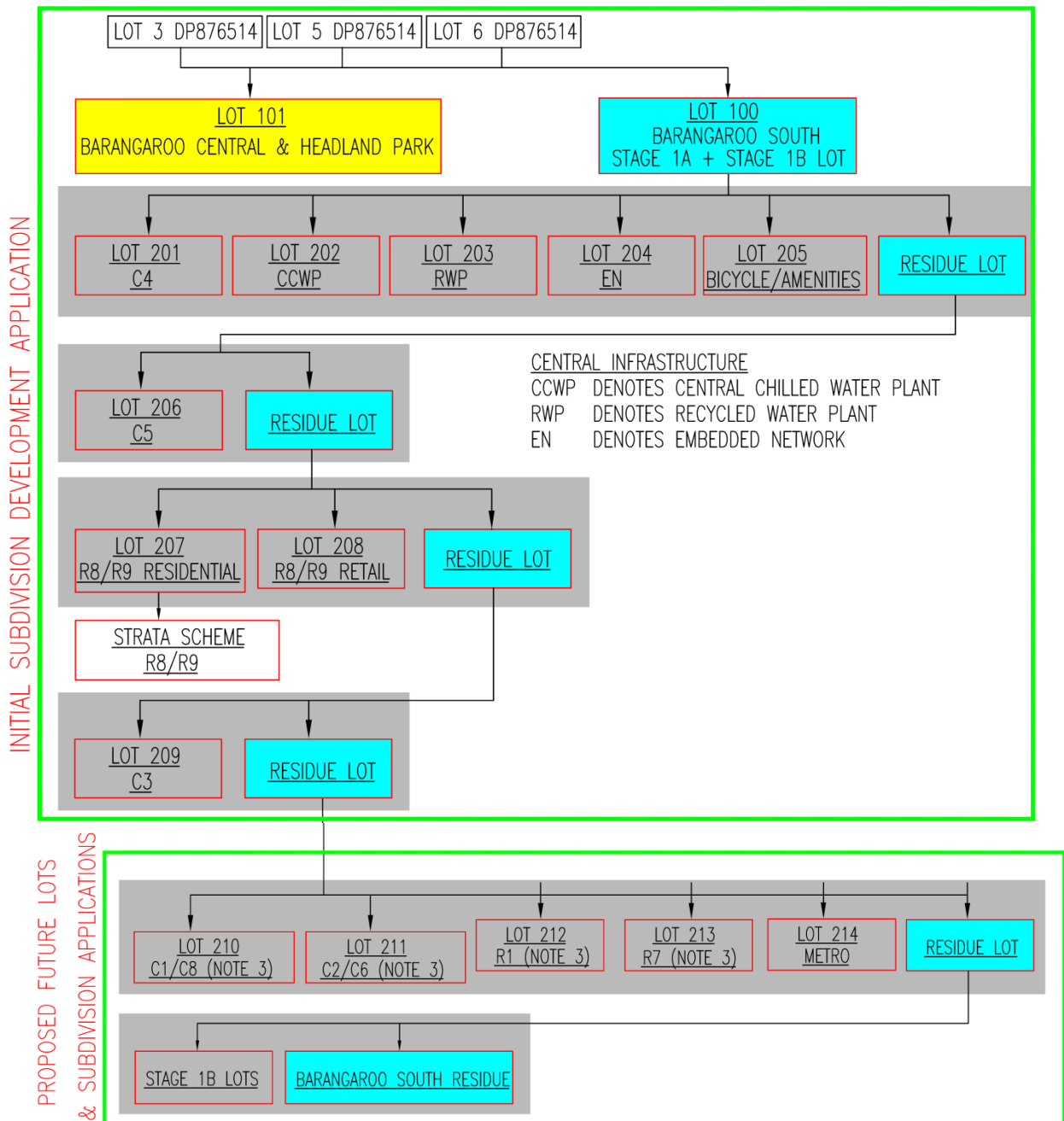


Figure 4 – Flow chart of subdivision staging
 Source: GeoStrata

3.1 Torrens Title Subdivision

Lots 3, 5 and 6 in DP 876514 are initially proposed to be consolidated and then re-subdivided to create two (2) Torrens title lots. These two new lots will comprise:

- Proposed Lot 100 in DP876514 – Barangaroo South (including Stage 1A and Stage 1B)
- Proposed Lot 101 in DP876514 – Barangaroo Central and Headland Park

Lend Lease is currently developing Barangaroo South (Proposed Lot 100), whilst the Barangaroo Delivery Authority is developing both Barangaroo Central and the Headland Park (Proposed Lot 101). The proposed Torrens title subdivision of the Barangaroo site is provided at **Figure 5**.

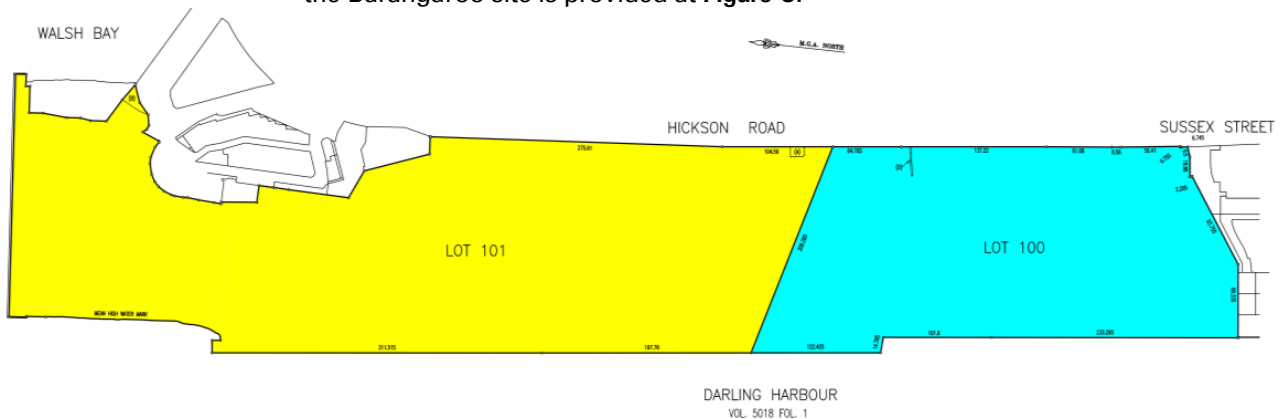


Figure 5 – Proposed Torrens title subdivision

Source: GeoStrata

The future subdivision of these two new lots will be co-ordinated by the respective developer of each lot. The stratum subdivision of Proposed Lot 100 (Barangaroo South) is proposed as part of this SSDA. Any future subdivision of Proposed Lot 101 will form a separate application(s).

3.2 Stratum Subdivision

Following registration of the Torrens title subdivision of the whole Barangaroo site, Proposed Lot 100 will be subdivided over multiple stages to create nine (9) stratum lots that are required to accommodate the approved buildings (Buildings C3, C4, C5, R8 and R9) and basement infrastructure within Stage 1A of Barangaroo South. The staging of this stratum subdivision will reflect the construction and delivery of the future buildings.

In addition to the proposed stratum lots, a residue lot will be created for the remainder of Barangaroo South, comprising the public domain, the future developments within Stage 1A (Buildings R1, R7, C2 and C8) and Stage 1B. The further stratum subdivision of this residue lot will be the subject of future application(s).

The proposed lots will be subject to easements, restrictions and a Building Management Statement. The easements will provide for various rights such as but not limited to access, services, awning encroachments and stormwater and will be created as required in the staged development of the subdivision. Easements for the various Authority services and infrastructure will be created by separate plans for easement purposes.

The proposed subdivision is shown on the preliminary subdivision drawings for Level 1 and above, Ground, Basement 1 and Basement 2 levels (north and south) included at **Appendix A**. The proposed stratum subdivision (Stages 1-4) is

detailed below. Figures 6 to 9 illustrate the proposed stratum subdivision across the various levels.

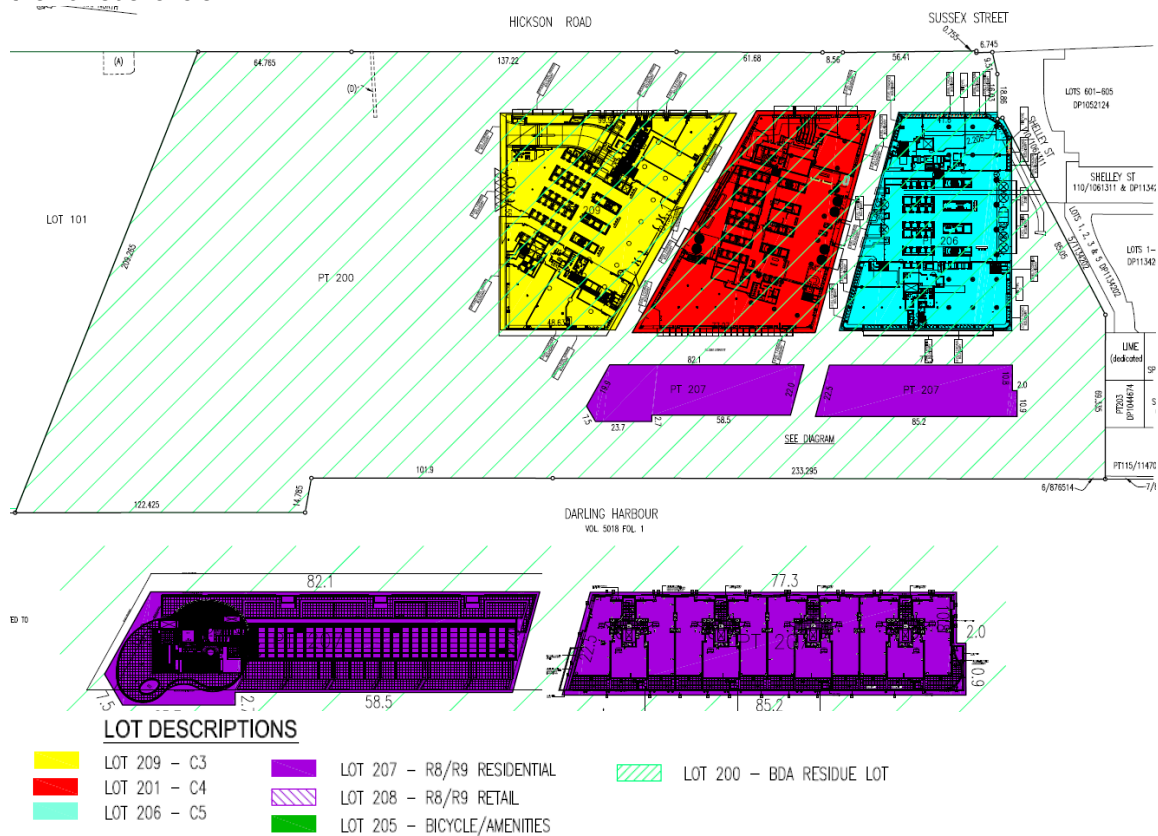


Figure 6 – Proposed stratum for Levels 1 and above
Source: GeoStrata

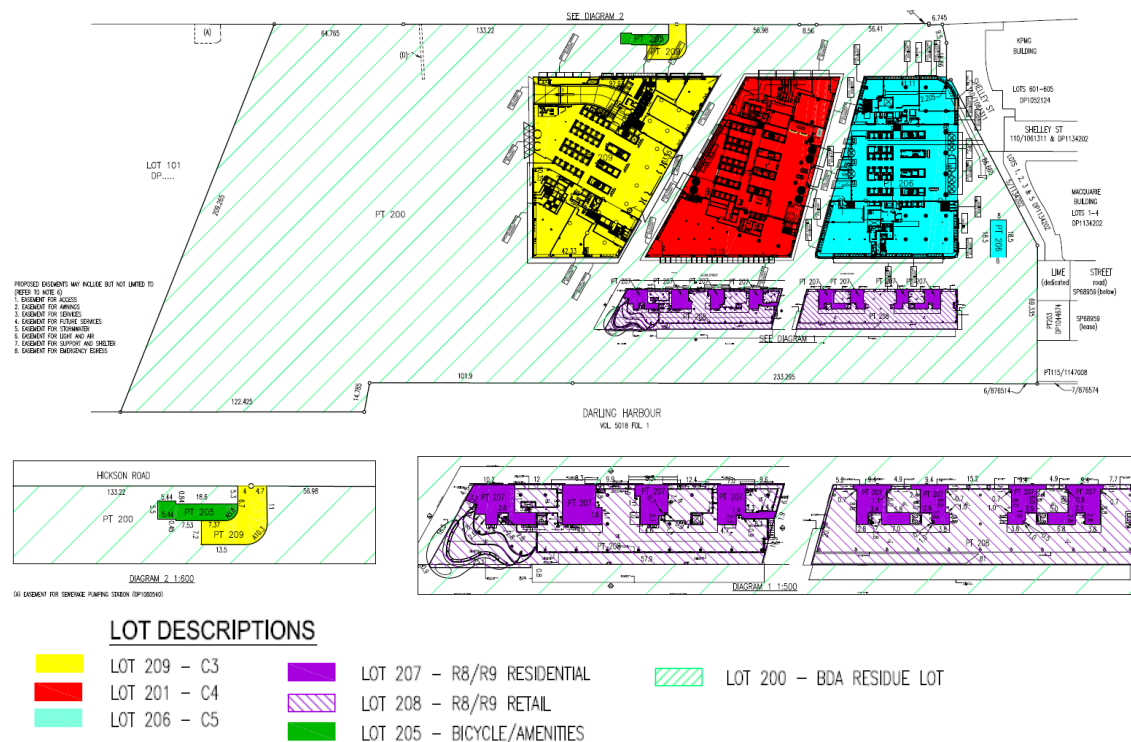


Figure 7 – Proposed stratum for ground level
Source: GeoStrata

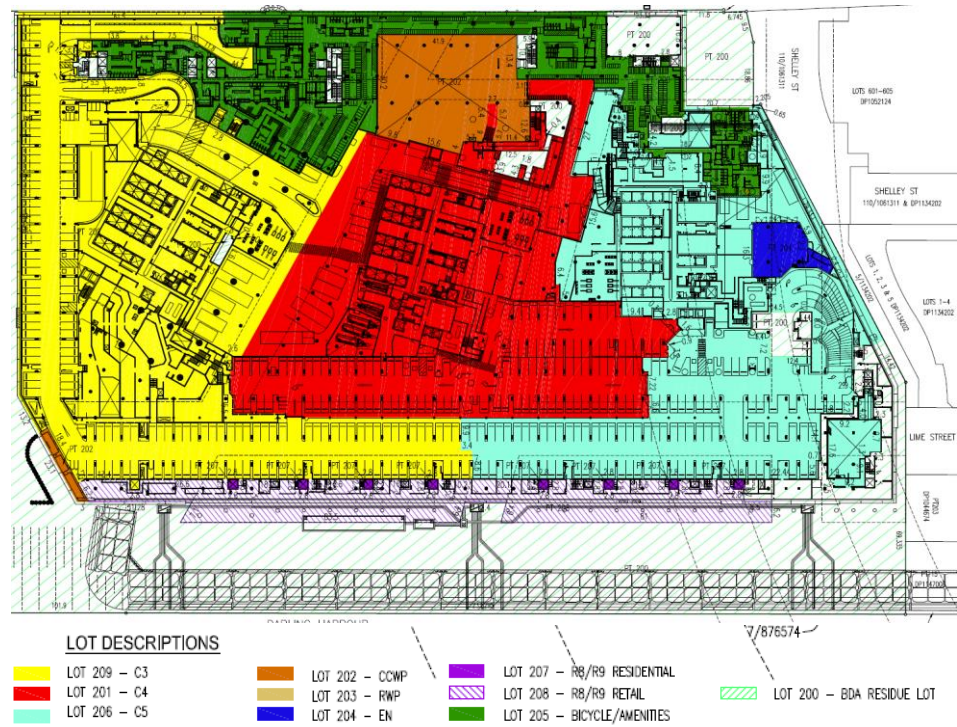


Figure 8 – Proposed stratum for Basement Level 1
Source: GeoStrata

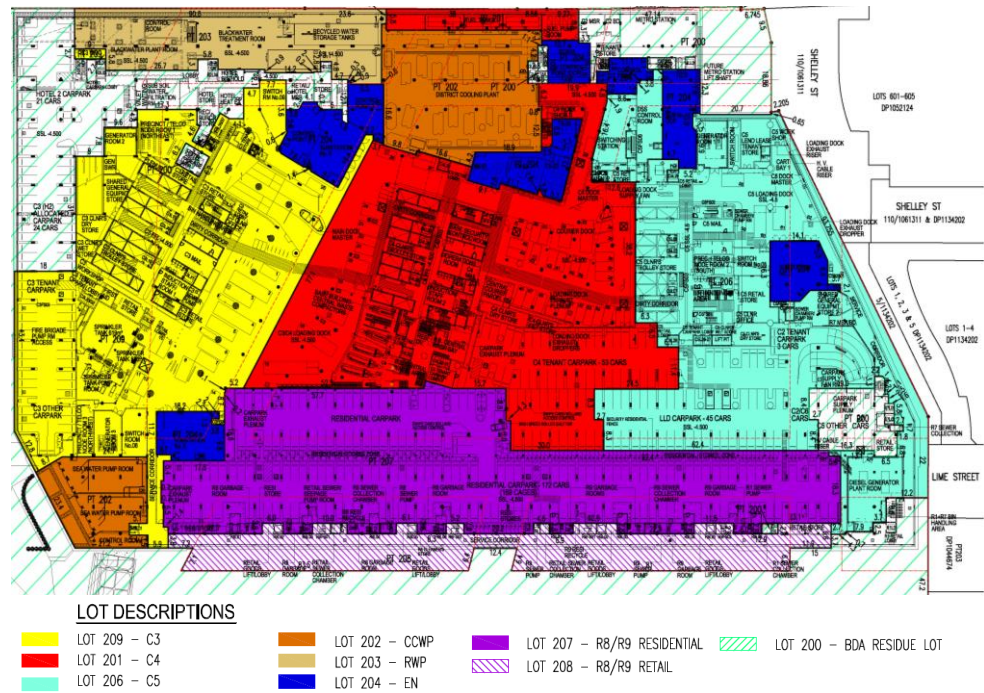


Figure 9 – Proposed stratum for Basement Level 2
Source: GeoStrata

Stage 1

Stratum subdivision of Lot 100 into five separate lots and a single residue lot. These five separate lots will comprise:

- Lot 201 – Commercial Building C4
- Lot 202 – Central Chilled Water Plant
- Lot 203 – Recycled Water Plan
- Lot 204 – Embedded Network
- Lot 205 – Bicycle and amenities

The residue lot will then include all remaining land within Lot 100 (comprising the remainder of Barangaroo South).

Stage 2

The second stage of the proposed stratum subdivision will involve the further subdivision of the residue lot to create stratum Lot 206, which will contain Commercial Building C5. The remainder of the lot will continue as residue.

Stage 3

Stage 3 will involve the further subdivision of the residue lot to create two further stratum lots, being:

- Lot 207 – Residential Building R8/R9 residential
- Lot 208 – Residential Building R8/R9 retail

The residue lot will continue to contain the remainder of the Barangaroo South site. It is noted indicatively that the strata subdivision of the residential apartments in Residential Building R8/R9 will be undertaken at a future date under a separate application.

Stage 4

The final stage of the proposed stratum subdivision will involve the further subdivision of the residue lot to create stratum Lot 209, which will contain Commercial Building C3. The remainder of Barangaroo South will continue to be contained in a residue lot.

Future Subdivision Applications

The future stratum subdivision of the residue lot covering the remainder of the Stage 1A area at Barangaroo South is illustrated on the flow chart at **Appendix A**. This provides indicative details on Stage 5 of the stratum subdivision, which will involve the creation of five new lots and the residue lot. Stage 6 will then comprise the creation of all lots within Stage 1B of Barangaroo South as envisaged under the Concept Plan. Details of these two additional stages of stratum subdivision are provided in the subdivision package for information purposes only.

3.3 Staged Registration

As outlined above, development consent is sought for the staged subdivision of Torrens title and Stratum lots within Barangaroo South. It is noted that this SSDA is not proposed to be 'staged' in the manner outlined in Section 83B of the EP&A Act, rather the development consent that allows for the staged registration of the subdivided lots.

The staged subdivision consent will allow for the sequential creation / registration of the Stage 1A lots to occur as required to integrate with the construction and occupation program for Barangaroo South without the need for separate ongoing subdivision applications. By necessity, the final sequencing of creation / registration of the lots will be flexible, within the defined subdivision parameters of the approved development and subject to Barangaroo Delivery Authority Approvals. The proposed form of one development consent allowing for staged subdivision is commonly adopted in new release areas and major developments.

4.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of this SSDA. It addresses the matters for consideration set out in the DGRs (see Section 1.6).

No physical works are proposed as part of this SSDA and as such, there is limited potential for environmental impacts which require assessment.

4.1 Relevant EPIs, Policies and Guidelines

Table 2 demonstrates that the proposed development will comply with, and is consistent with, the relevant strategies, environmental planning instruments, and Concept Plan as determined in the DGRs.

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

Instrument / Strategy	Comments
Strategic Plans	
NSW 2021	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. 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, building liveable centres. As discussed in Section 1.4, 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.
Draft Metropolitan Strategy for Sydney to 2031	The Development Application is consistent with the draft Metropolitan Strategy for Sydney to 2031, as it will facilitate the delivery of the envisaged development at Barangaroo, which is identified as one of the key priorities for Global Sydney within the Strategy.
State Legislation	
EP&A Act	The proposed development is consistent with the objects of the EP&A Act for the following reasons: - 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; and - it will enable the appropriate parts of the Barangaroo site to be used for public purposes. The proposed subdivision is consistent with Division 4.1 of the EP&A Act, particularly for the following reasons: - the development has been declared to have State significance; - the development is not prohibited by an environmental planning instrument; and - the development has been evaluated and assessed against the relevant heads of consideration under section 79C.
EP&A Regulations	The EIS has addressed the specification criteria within clause 6 and clause 7 of Schedule 2. 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 5.3). As required by Clause 7(1)(d)(v) of Schedule 2 of the EP&A Regulation, and as set out below, no additional approvals will be required in order to permit the proposed subdivision to occur.

Instrument / Strategy	Comments	
	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
SEPP 55	The proposed subdivision does not seek the use of the land, rather it will facilitate current and future approvals for development. The suitability of the site for the future uses as approved under the Concept Plan has been, and will continue to be, determined during the detailed assessment of applications for the use of the Barangaroo site.	
SEPP (Major Development) 2005	The Barangaroo site is listed as a State Significant Site under Part 12 of Schedule 3 of the Major Development SEPP.	
	Clause 16 Subdivision – consent requirements	In accordance with clause 16 of Part 12 of Schedule 3, subdivision of land is permissible within the Barangaroo site with development consent. Before granting consent for stratum subdivision of a building, the consent authority must consider whether the related building management statement or strata management statement adequately addresses the ongoing maintenance, upgrading, redevelopment and structural adequacy of the part of the building within each proposed stratum lot. The management statement are currently being finalised and will be provided to the consent authority prior to the registration of lots.
SEPP (Infrastructure)	The proposed development does not involve any physical works and will therefore not impact on 'Zone B' on the interim rail corridor map. As such, no further assessment in relation to the future Metro Corridor is required.	
SEPP (State and Regional Development)	The subdivision of land at the Barangaroo site is State Significant Development under Schedule 2 State Environmental Planning Policy (State and Regional Development) 2011 (State and Regional Development SEPP). Accordingly, this development is State Significant Development.	
Sydney Harbour REP	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 future stratum subdivision of the Barangaroo South site proposed as part of this application will provide a residue lot for public domain within the site that will enable public access to, and use of the foreshore.
	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	The proposed development does not propose any physical works and will not have any adverse impacts on the use of

Instrument / Strategy	Comments	
	and foreshore uses	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.
Barangaroo Concept Plan (MP06_0162)		
Instrument of Approval	Part A	Consistent with Condition A1 the proposed subdivision supports the mixed use development of the Barangaroo site.
	Part B	The proposed subdivision does not result in any inconsistency with Part B.
	Part C	The proposed subdivision does not result in any inconsistency with Part C.
Statement of Commitments	No specific commitment is provided within the Statement of Commitments relating to subdivision. The proposed subdivision is not inconsistent with any of the approved commitments, and will facilitate the delivery of the overall Barangaroo redevelopment.	

4.2 Consistency with the Barangaroo Concept Plan (Mod 7)

The proposed subdivision is entirely consistent with the Barangaroo Concept Plan (Mod 7). The layout of the initial Torrens title subdivision is consistent with the Concept Plan (Mod 7) as it proposes to separate Barangaroo South from Barangaroo Central and the Northern Headland Park. The Torrens title subdivision of the site will facilitate the achievement of the redevelopment envisaged under the Concept Plan (Mod 7) to develop separate precincts.

Furthermore, the staged stratum subdivision of Barangaroo South reflects the site layout as provided for under separate development approvals granted within Stage 1A of Barangaroo South. Each of these development approvals have been granted in accordance with the approved Concept Plan (Mod 7). As such, the proposed stratum subdivision is entirely consistent with the approved Concept Plan (Mod 7).

4.3 Infrastructure and Servicing Provision

No physical works are proposed as part of this SSDA. All infrastructure and servicing provision for the future buildings within the lots created is being provided under those separate approvals. Of relevance to Stage 1A of Barangaroo South is the Bulk Excavation and Basement Car Park Approval which included a number of the infrastructure arrangements which will service the future stratum lots within Stage 1A of Barangaroo South.

Lend Lease will obtain the necessary approvals for water supply, electrical supply, communications, sewer and stormwater connections from the relevant authorities, as required.

4.4 Staging

The stratum subdivision of Barangaroo South is proposed to be undertaken in a staged manner. The staging of the stratum subdivision is outlined in Section 3.2 and at **Appendix A**. The staged creation of the separate stratum lots is proposed

to reflect the staged construction of the approved developments within Stage 1A of Barangaroo South.

As the creation of stratum lots within Barangaroo South will be staged, it is requested that the Minister for Planning structure the development consent conditions to facilitate flexible staging registration.

4.5 Consultation

In accordance with the DGRs for this SSDA (see **Appendix C**), consultation was undertaken with relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. This section details the consultation undertaken as part of the preparation of this SSDA and proposed ongoing stakeholder engagement. Accordingly, consultation has been undertaken as required by the DGRs and in conformance with the Department of Planning and Environment's *Major Project Community Consultation Guidelines 2007*.

In addition to the consultation processes described below, 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.

Council and Agency Consultation

Lend Lease recognises the importance of positive relationships with Council and agencies and seeks to proactively engage with them over the duration of the project. Lend Lease proposes to undertake stakeholder engagement to ensure all individuals and/or groups that have an interest in the SSDA are consulted with.

As part of the preparation of the SSDA, Lend Lease provided the proposed subdivision plans to the City of Sydney, Sydney Water, AusGrid, Jemena and Transport for NSW. The City of Sydney and agencies have indicated that they would provide their comments on the subdivision, if any, as part of the exhibition process.

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.

Community and Stakeholder Engagement

The Barangaroo Delivery Authority and Lend Lease are consulting with local residents and other relevant stakeholders as part of its ongoing community engagement program related to Barangaroo. The opportunity to participate has been provided through a number of direct and indirect mediums including community consultation events, presentations and workshops, the Barangaroo South website and Barangaroo South newsletter.

5.0 Justification of the Proposal

In general, investment in major projects are justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits. 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.

The proposed development involves no physical works and comprises Torrens title and 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 subdivision on the Barangaroo site.

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

5.1 Social and Economic

Barangaroo is Sydney's largest redevelopment project this century and will be valued at over \$6 billion. The project is to be undertaken over the next 10 to 20 years and will provide more than \$1.5 billion into the NSW economy annually. The three precincts within Barangaroo will play different roles in making Barangaroo a success showcase of urban renewal.

The Headland Park will be six hectares of restored naturalistic headland features, acting as a place for public recreation and relaxation. A public foreshore will be provided along the length of Barangaroo, facilitating public access through Barangaroo. Barangaroo Central will be the cultural and civic heart of the redevelopment, combining creative uses with a focal point of recreation, events and entertainment.

Barangaroo South is the southern 7.5 hectares of the Barangaroo site, which is destined to become the greenest and most advanced financial district and the first large scale, carbon neutral precinct in Australia. It will comprise a mix of uses, including commercial, residential, retail and dining along with a new landmark hotel, on completion it will be home to around 1,200 residents, 23,000 office workers and more than 2.9 hectares of public space. The social and economic success of Barangaroo relies heavily on the design of public space and the way it is experienced and used.

The proposed subdivision will facilitate the delivery and management of the future buildings and areas of open space at Barangaroo, in particular buildings within Stage 1A of Barangaroo South. The proposed subdivision will support the ongoing development of the Barangaroo site, therefore having a positive social and economic impact for the large number of future visitors, residents and workers at Barangaroo. Specifically, the proposed subdivision of Barangaroo will:

- assist in the delivery of future buildings to attract visitors and tourists to Barangaroo, supporting the retail and hotel functions at Barangaroo South and wider Sydney CBD;
- allow for the on-going and proper management of the future buildings at Barangaroo South;
- identify future recreation areas for visitors, residents and works to enjoy throughout the year;
- create a world class address for the future commercial buildings, attracting businesses and business to Barangaroo; and

- assist in continuing the development of Barangaroo, therefore providing a range of employment opportunities during construction and operation.

There are no adverse social or economic impacts as result of the proposed development. The proposed stratum subdivision reflects the future development which is to occur at Barangaroo South and will in turn facilitate the ongoing management and maintenance of Barangaroo South to ensure no adverse impacts occur during the operation of the development.

5.2 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 Torrens title and stratum subdivision of Barangaroo will not result in any biophysical impacts.

5.3 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; and
- 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 uncertain and serious threat of irreversible damage to the environment.

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 redevelopment; and
- allowing the logical development 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. The subdivision will create a residue lot for

the future public domain around the approved buildings within Stage 1A of Barangaroo South, including along the foreshore, ensuring these areas are provided for public use and access for future generations.

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 proposal 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 Development Application, no environmental resources will be affected and therefore valuations, pricing and incentive mechanisms will not be altered.

6.0 Conclusion

The EIS has been prepared to consider the environmental, social and economic impacts of the proposed subdivision of the Barangaroo site.

The EIS has addressed the issues outlined in the DGRs (**Appendix C**) and accords with Schedule 2 of the EP&A Regulation with regards to requirements for an environmental impact statement.

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

- The proposed subdivision will assist in fulfilling the strategic vision established for Barangaroo, allowing for the orderly development of future buildings and public open spaces within Barangaroo;
- The subdivision is consistent with and complies with all the relevant strategic policies, environmental planning instruments, plans and guidelines, including the Concept Plan (Mod 7).
- The subdivision of Barangaroo will facilitate 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.