



10051
28 February 2014

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Haddad

**STATE SIGNIFICANT DEVELOPMENT - REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS
COMMERCIAL BUILDING C2 AND HICKSON PLACE LOGGIA, BARANGAROO SOUTH**

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed Commercial Building C2 and Hickson Place Loggia at Barangaroo South.

The proposed development is located entirely within the Barangaroo Site, which is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development at Barangaroo with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the *Environmental Planning & Assessment Act 1979* (EP&A Act). As the proposed development will have a capital investment value of approximately \$40,000,000 it is SSD for the purposes of the EP&A Act.

The purpose of this letter is therefore to request the Director-General's Requirements (DGRs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the DGRs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

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

The Commercial Building C2 and Hickson Place Loggia site is located on the eastern portion of the land identified in the approved Concept Plan as Block 2 (see **Figure 1**). It is bounded by City Walk to the north, Shelley Lane to the west, Hickson Road to the east, and the remainder of Hickson Place to the south. The upper levels of the building will traverse over the top of Union Walk, which is one of Barangaroo South's east west pedestrian connections between Hickson Road and the Waterfront Promenade. The site is legally described as Lot 5 in DP 876514, owned by the Barangaroo Delivery Authority, and Part Lot 110 in DP 1061311 owned by NSW Roads and Maritime Services.

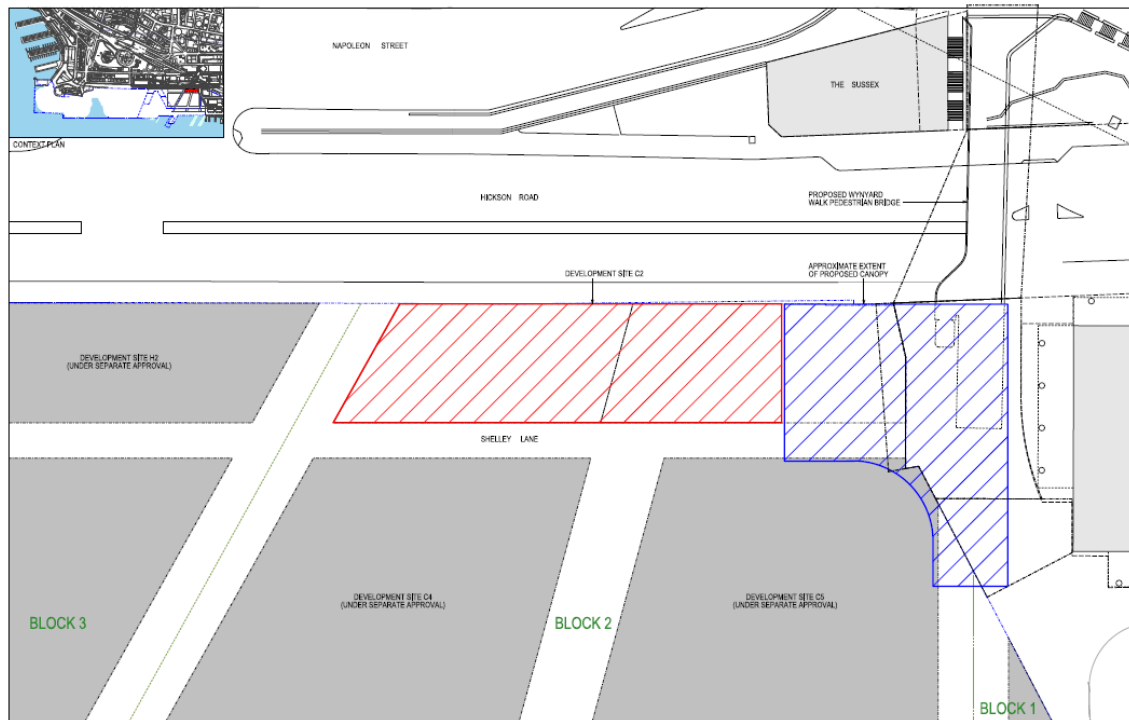


Figure 1 – Site Plan

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the construction and use of Commercial Building C2 and an adjacent loggia over Hickson Place¹ at the Barangaroo South Site.

Commercial Building C2 will be a seven storey commercial building with ground floor retail. At ground level a public pedestrian walk will pass in an east west direction through the site creating two separate structures. In the upper levels the floor plate will extend across the footprint of the entire building (see conceptual floor plans at **Figure 2**). A colonnade will be provided to the Hickson Road frontage. Conceptual drawings including floor plans and elevations have been prepared by Tzannes Associates and are provided at **Attachment A**. The building will integrate the basement risers and bicycle access currently proposed as part of Mod 6 to the Bulk Excavation and Basement Car Parking Application (MP10_0023).

The application will also include construction of a loggia over the public domain south of Commercial Building C2 and adjacent to Commercial Building C5 (see **Figure 2**). The Hickson Place Loggia will be approximately 17.5m high and structurally and architecturally integrated with Commercial Building C2. The Loggia is proposed to provide weather and wind protection to pedestrians arriving to the Barangaroo site from Wynyard Walk. The public domain around Commercial Building C2 and beneath the Hickson Place Loggia will be provided as part of a separate SSD Application (SSD_6303).

¹ Note: All place names are for identification purposes only.

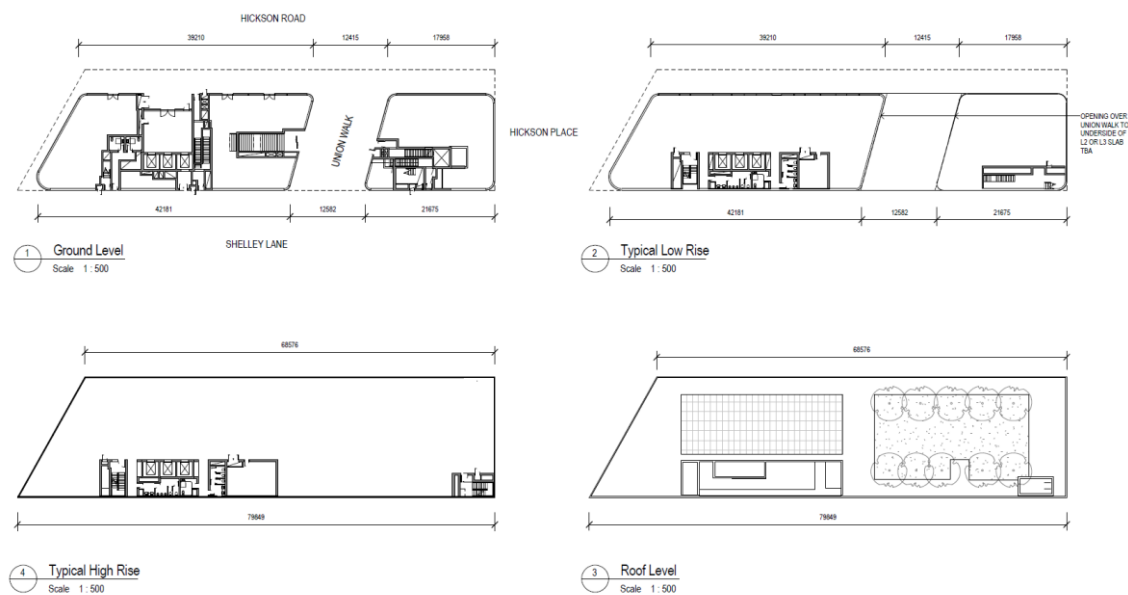


Figure 2 – Conceptual floor plans

Source: Tzannes Associates

4.0 PLANNING CONTEXT

4.1 State Environmental Planning Policy (State and Regional Development) 2011

The Barangaroo Site is identified as a State Significant Site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. Development at Barangaroo with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the EP&A Act. As the proposed development will have a capital investment value of approximately \$40,000,000 it is SSD.

4.2 State Environmental Planning Policy (Major Development) 2005

Part 12 Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP relates to the “Barangaroo Site”. Part 12 zones the land part B4 Mixed Use and part RE1 Public Recreation. The proposed Commercial Building C2 is located on land zoned B4 Mixed Use. The proposed commercial and retail uses are permissible in the B4 Mixed Use zone.

The Major Development SEPP stipulates a maximum height of RL180 for Block 2; where Commercial Building C2 is located. A maximum gross floor area (GFA) of 428,932m² is specified across Blocks 2, 3 and 4A-C. Table 1 illustrates the approved/proposed GFA across Blocks 2, 3 and 4A-C, identifying that there is a considerable amount of available floor space available within the maximum under the SEPP for Commercial Building C2.

Table 1 – Approved/Proposed GFA across Blocks 2, 3 and 4A-C

Block	Building	Approved/Proposed GFA (m ²)	Max Allowable GFA (m ²) Major Development SEPP
Block 2	Commercial Building C4	99,097	428,932
	Commercial Building C5	90,105*	
	Total	189,202*	
Block 3	Commercial Building C3	117,968*	
	Total	117,968*	
Block 4 (a, b and c)	N/A	N/A	
Total		307,170	

*Current GFA as proposed in separate Section 75W Modifications.

4.3 Barangaroo Concept Plan

The Barangaroo Concept Plan (MP06_0162) as modified, known as Concept Plan (Mod 4) establishes a planning framework for development at Barangaroo South within which the proposed Commercial Building C2 is to be considered. The Concept Plan (Mod 4) 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);
- 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 a 2.2km public foreshore promenade;
- built form principles, maximum building heights and GFA for each development block within the mixed use zone;
- a public domain landscape concept, including parks, streets and pedestrian connections; and
- alteration of the existing seawalls and creation of a portion of new shoreline to the Harbour.

Concept Plan Modification Application 6 (Concept Plan (Mod 6)) was submitted to the Department in June 2013. Concept Plan (Mod 6) seeks approval for:

- Realignment of the development block boundaries for Blocks 3, 4A and 4B.
- Revisions to the approved Urban Design Controls to reflect the realigned block boundaries.
- Amendment to Condition B4(2) 'Built Form' to clarify the wording of the condition relating to the distribution of community uses floorspace at Barangaroo.
- Amendment to Condition B4 'Built Form' to allow for architectural roof elements and building management units to be excluded from the maximum height limits.

Concept Plan (Mod 6) does not directly impact on the built form or layout of Commercial Building C2.

4.4 Other Planning Policies

In addition to the above, the following policies apply to the Site and will need to be considered as part of the SSD application:

- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Infrastructure) 2007; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment).

5.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

The proposed Commercial Building C2 will be located within the B4 Mixed Use zone under *State Environmental Planning Policy (Major Development) 2005*. The proposed development, which can be classified as “Commercial premises” is permissible with development consent in the B4 Mixed Use zone.

The proposed Commercial Building C2 will be designed generally in accordance with the Concept Plan (as modified). Part C of the Concept Approval sets out further requirements that apply to future applications on the site. The requirements set out in Part C require further information / assessment in relation to a range of matters including Design Excellence, Transport and Pedestrian Management and Car Parking. The SSD application will therefore need to address the above matters as set out in Schedule 3 of the Concept Approval.

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the future DA:

- compliance with relevant statutory plans and consistency with the Barangaroo Concept Plan (as modified);
- urban design, built form and design excellence;
- remediation and contamination;
- ecologically sustainable development;
- relationship with the public domain;
- transport and accessibility (pedestrian, cycling, public transport and car parking);
- amenity including wind, noise, overshadowing and reflectivity;
- stormwater;
- impact on the interim Metro Corridor;
- waste management;
- archaeology;
- fire safety;
- accessibility; and
- environmental, construction, and site management (including construction traffic and pedestrian management, air quality and noise and vibration).

6.0 CONCLUSION

The purpose of this letter is to request the DGRs for the preparation of an EIS for Commercial Building C2. Commercial Building C2 will contribute to the built form of Barangaroo South, fulfilling the envisaged development for the site and enhancing the relationship of Barangaroo South with its surrounds.

We trust that the information detailed in this letter is sufficient to enable the Director-General to issue the DGRs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or mrowe@jbaurban.com.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M. Rowe', with a horizontal line underneath.

Michael Rowe
Principal Planner

Enc.

Attachment A – Conceptual Architectural Drawings prepared by Tzannes Associates