

Secretary'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 6623
Proposal Name	Building R7
Location	Barangaroo South
Applicant	Lend Lease (Millers Point) Pty Ltd
Date of Issue	15 August 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. Notwithstanding the issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: • Adequate baseline data. • Consideration of potential cumulative impacts due to other development in the vicinity. • Measures to avoid, minimise, and if necessary, offset the predicted impacts, including detailed contingency plans for managing significant risks to the environment. The EIS must be accompanied by a report from a qualified quantity surveyor providing: • A detailed calculation of the capital investment value (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. • An estimate of the jobs that will be created by the development. • Certification that the information provided is accurate at the date of preparation.
Key Issues	The EIS must address the following specific matters: 1. Environmental Planning Instruments, Policies & Guidelines • Address the relevant statutory provisions applying to the site, contained in the relevant EPIs, including: ▪ <i>State Environmental Planning Policy (State and Regional Development) 2011;</i> ▪ <i>State Environmental Planning Policy (Major Development) 2005;</i> ▪ <i>State Environmental Planning Policy 55 - Remediation of Land;</i> ▪ <i>State Environmental Planning Policy (Infrastructure) 2007; and</i> ▪ <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</i> • Address the relevant provisions, goals and strategic objectives in the following: ▪ <i>NSW 2021;</i> ▪ <i>Draft Metropolitan Plan for Sydney to 2031;</i> ▪ <i>Draft Sydney City Sub-Regional Strategy;</i> ▪ <i>Barangaroo Integrated Transport Plan; and</i>

- *Sydney City Centre Access Strategy.*

2. Barangaroo Concept Plan

- Demonstrate consistency with the terms of approval of the Barangaroo Concept Plan MP06_0162 (as modified).

3. Land Use and GFA

- Provision of a table identifying a floor by floor breakdown of GFA, total GFA and site coverage.
- Provision of a table identifying:
 - the total GFA approved for retail, commercial, tourist and community uses approved across the entire Barangaroo site to date;
 - the total GFA approved across the entire Barangaroo (block-by-block) site to date; and
 - the residual floor space available within development Block 1 and across the entire Barangaroo site.

Note: If no uses are sought for the development as part of the application, an indication of the likely uses is to be provided.

4. Urban Design and Built Form

- Demonstrate how the proposed development will achieve design excellence including:
 - the design process leading to the proposal;
 - a high standard of architectural design, materials and detailing appropriate to the building and its location;
 - the form and external appearance of the proposed building and/or structures and how it will improve the quality and amenity of the public domain. Should the proposed building not be integrated with the above ground basement riser, this includes providing justification for not incorporating the building with the basement riser and identify how design excellence is achieved through retaining the basement riser as a stand-alone element and the options considered in the design process;
 - the sustainable design principles incorporated into the development in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resources, and water and energy efficiency;
 - the height, bulk and scale of the development;
 - a view analysis inclusive of photomontages and perspectives of key elements and views of the development from key locations (including, but not limited to, from Hickson Road, Shelly Street, Kent Street, Sussex Street, Margaret Street West, Lime Street, Transport Place (future) and harbour foreshore);
 - impacts on key views from within the Barangaroo site;
 - shadow diagrams; and
 - wind effects report.

5. Public Domain and Public Access

- Identify proposed open space, public domain and linkages with and between other public domain spaces, including Hickson Road, Margaret Street West, Lime Street, Shelley Street, Transport Place (future) and the harbour foreshore.
- Detail and outline the interface between the proposed uses and the public domain.

6. Transport, Traffic, Car Parking and Access

- The EIS shall include a Transport Management and Accessibility Plan that

outlines:

- transport and traffic management within the overall Barangaroo precinct, including the demonstration of a minimalist approach to car parking provision;
- pedestrian and cycle access/circulation to meet the likely future demand within the precinct and connections to the external networks, particularly the cycleway network identified in the Sydney City Centre Access Strategy, noting that Napoleon St is not considered a suitable cycle route; and
- measures to promote public transport usage and pedestrian and bicycle linkages.
- The EIS shall include a Traffic Impact Assessment that:
 - details the proposed vehicular access and car parking arrangements for workers and visitors (cars, bicycles, coaches/buses & taxi ranks), including compliance with parking codes and Australian Standards;
 - demonstrates a minimalist approach to car parking provision, including justification of the proposed quantum of car parking, motorbike parking and bicycle parking for the proposal having regard to the Concept Plan approval (as amended), Barangaroo Integrated Transport Plan and accessibility of the site to public transport;
 - details the daily and peak traffic movements likely to be generated by the proposed development, including modelling and assessment of the performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a consequence of the proposal;
 - details sustainable travel initiatives for workers and visitors, including measures to promote the usage of public transport, pedestrian and bicycle linkages and the provision of end-of-trip facilities;
 - details access arrangements for emergency and service vehicles; and
 - in relation to construction traffic:
 - cumulative impacts associated with other construction activities on the Barangaroo site, including Wynyard Walk;
 - impacts on public transport services and access to these services;
 - details of anticipated truck movements to and from the site;
 - details of car parking and work zones for construction traffic; and
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements.

→ Relevant Policies and Guidelines

- *Barangaroo Integrated Transport Plan*
- *Barangaroo Transport Management and Accessibility Plan*
- *Guide to Traffic Generating Development (RMS)*
- *EIS Guidelines – Road and Related Facilities (DoPI)*
- *NSW Planning Guidelines for Walking and Cycling*
- *Sydney City Centre Access Strategy*
- *Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)*

7. Heritage

- The EIS must include an assessment of the likely impacts of the proposal on any heritage and archaeological items and outline mitigation and conservation measures.

8. Contamination

- Demonstrate compliance with the requirements of SEPP 55.
- If remediation works are required, the EIS must include a Remedial Action

Plan (RAP). The RAP must be accompanied by a Site B audit statement prepared by an EPA accredited site auditor and the RAP must be prepared in accordance with the contaminated land planning guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* and relevant guidelines produced or approved under section 105 of the *Contaminated Land Management Act 1997*.

→ Relevant Policies and Guidelines

- The current guidelines under section 145C of the *Environmental Planning and Assessment Act 1979* are the guidelines "Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land" 1998.

9. ESD

- Identify how the development will incorporate ESD principles in the design, construction and operational phases of the development.

10. Infrastructure Provision

- Detail any infrastructure proposed to service the development and demonstrate that the site can be suitably serviced.
- Detail the existing infrastructure on-site, and identify any possible impacts on infrastructure arising from the construction of the proposed works.
- Where the proposed works affect existing infrastructure, the application should detail any mitigation works proposed, including service relocations.

11. Noise and Vibration

- Prepare a Noise and Vibration Impact Assessment of construction, operation, traffic and cumulative noise impacts. The assessment must be prepared in accordance with the relevant Environment Protection Authority guidelines, and must consider any potential impacts on nearby noise sensitive receivers and outline proposed noise mitigation and monitoring measures.

→ Relevant Policies and Guidelines:

- *NSW Industrial Noise Policy 2000 (EPA)*
- *NSW Industrial Noise Policy – application notes 2013 (EPA)*
- *NSW Road Noise Policy 2011 (DECCW)*
- *NSW Road Noise Policy – application notes 2013 (EPA)*
- *Assessing Vibration: A Technical Guideline 2006 (DEC)*
- *Interim Construction Noise Guideline 2009 (DECC)*.

12. Air and Odour

- Provide an Air Quality Impact Assessment. The assessment must be prepared in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2005 and must consider the requirements of the Protection of the Environment Operations (Clean Air) Regulation 2010. The key air quality issues that must be covered in the assessment include, where applicable:
 - the identification of the pollutants of concern including dust and odours;
 - the identification and assessment of all relevant fugitive and point source emissions; and
 - proposed air quality management and monitoring procedures during the works.

→ Relevant Policies and Guidelines:

- *Protection of the Environment Operations Act 1997*
- *Protection of the Environment Operations (Clean Air) Regulation 2010*

- *The Approved Methods for the Modelling and Assessment of Air Pollutants (August 2005) (DEC)*
- *The Approved Methods for the Sampling and Analysis of Air Pollutants (January 2007) (DEC)*
- *Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (2012) (Department of Health).*
- *Assessment and management of odour from stationary sources in NSW - Technical framework (November 2006) (DEC)*
- *Assessment and management of odour from stationary sources in NSW - Technical notes (November 2006) (DEC).*

13. Water, Drainage, Stormwater and Groundwater

- Prepare a Stormwater and Drainage Assessment to assess the impacts of the proposal on surface and groundwater hydrology and quality.
- Identify appropriate water quality management measures focussing on the management of the impacts from the proposed works on Sydney Harbour.
- Prepare a Water Management Plan. This should include stormwater and wastewater management, including any re-use and disposal requirements, details of any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures.
- Prepare an Infrastructure Management Plan. The applicant shall provide information on the required water and waste water services and any augmentation of Sydney Water infrastructure that may be required for the proposed development.
- Demonstrate that the landscape treatment and tree species selection of public domain areas would not cause cracking or blockages of Sydney Water infrastructure.

14. Building Code of Australia

- Prepare a BCA and access report demonstrating compliance with the Building Code of Australia.

15. Environmental, Construction and Site Management Plan

- The EA shall provide an Environmental and Construction Management Plan for the proposed works, and is to include:
 - community consultation, notification and complaints handling;
 - impacts of construction on adjoining development and proposed measures to mitigate construction impacts;
 - noise and vibration impacts on and off site;
 - air quality impacts on the neighbourhood;
 - odour impacts;
 - water quality management for the site; and
 - construction waste classification, transportation and management methods in accordance with DECCW's Know Your Responsibilities: Managing Waste from Construction Sites Guideline.

16. Staging

- Details regarding the staging of the proposed development.

17. Consultation

- Undertake an appropriate level of consultation with council and State government agencies.
- Provide details on the Community Engagement Framework to guide the public consultation process.

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. • EPA. • Sydney Water. • Transport for NSW. • Roads and Maritime Services. • Local Aboriginal Land Council and stakeholders, if relevant. • Local heritage groups, if relevant. 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.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.

Plans & Documents

Plans and Documents	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. In addition, the EIS must include the following: 1. 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). 2. 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. 3. 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. • Detailed plans, sections and elevations of the development, including all temporary structures and site features. • The height (AHD) of the proposed development in relation to the land. • Any changes that will be made to the level of the land by excavation, filling or otherwise.
Documents to be submitted	• 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.



Planning & Environment

Contact: Ben Eveleigh
Phone: 02 9228 6391
Fax: 02 9228 6540
Email: ben.eveleigh@planning.nsw.gov.au

Our ref: SSD 6623

Mr Stewart Verity
General Manager – Planning & Urban Design
Lend Lease (Millers Point) Pty Limited
Locked Bag 1
MILLERS POINT NSW 2000

Dear Mr Verity

SEARs for Building R7, Barangaroo South (SSD 6623)

Please find attached a copy of the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for your four-storey development known as Building R7 at Barangaroo South.

These requirements have been prepared in consultation with relevant government agencies based on the information you have provided to date. I have also attached a copy of the government authorities' comments for your information (Attachment 1). Please note that the Secretary may alter these requirements at any time.

It is noted from the information you have provided that no uses will be sought for the building as part of the application, and that the fit out and use of the building would be the subject of a separate development application. For the department's assessment of Building R7, it is requested that the EIS provide an outline of the likely future use or mix of uses of the building.

Additionally, the location and height increase of the above ground basement riser within the R7 development block approved under the latest Bulk Excavation & Basement Car Park Modification (MP10_0023 MOD 6) were approved on the basis that the riser would be integrated into the design of the future R7 building. However, the information provided in the request for SEARs indicates that the building would not be integrated with the basement riser within the R7 development block.

It is therefore requested that you consider revising the design and developing a design solution that integrates the building with the basement riser. Failing this, the EIS should provide detailed justification for not incorporating the building with the basement riser and identify how design excellence can still be achieved through retaining the basement riser as a stand-alone element and the options considered in the design process.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS that you submit for the development, the department will review the document in consultation with the relevant agencies to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

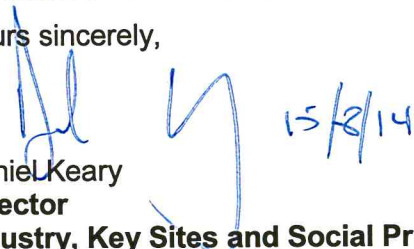
I would appreciate it if you would contact the department at least two weeks before you propose to submit your EIS. This will enable the department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the Environmental Planning and Assessment Regulation 2000); and

- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

Your contact officer, Ben Eveleigh can be contacted on 02 9228 6391 or at ben.eveleigh@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

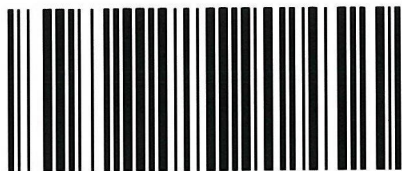
Yours sincerely,



Daniel Keary
Director
Industry, Key Sites and Social Projects
as the Secretary's nominee

Attachment 1:

Government Authorities' Comments



PCU54713

28 July 2014

Attention: Ben Eveleigh

Cameron Sargent

Team Leader – Industry, Key Sites and Social Projects

Planning and Environment

GPO Box 39

Sydney NSW 2001

Request for SEARs for Building R7, Barangaroo South (SSD 6623)

Dear Mr Eveleigh,

Thank you for your letter requesting Sydney Water's input on the Secretary's environmental assessment requirements for the above proposal. We have reviewed the proposal and provide the following comments for your consideration.

Sydney Water requirements for Environmental Assessment

Sydney Water requests the Director General's Requirements include the following:

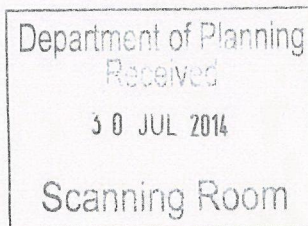
1. Information on the proposal should include any proposed alternative water supply, proposed end uses of potable and non-potable water, demonstration of water sensitive urban design and any water conservation measures. This will allow Sydney Water to determine the impact of the proposed project on its existing services and identify any augmentation requirements.
2. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.

If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au.

Yours sincerely,

Emma Whale

A/Manager, Growth Strategy



Cameron Sargent
Team Leader
Key Sites and Social Projects
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Ben Eveleigh

Secretary's Environmental Assessment Requirements (SEARs) for Building R7, Barangaroo South (SSD 6623)

Dear Mr Sargent

Thank you for your letter dated 25 July 2014 requesting Transport for NSW (TfNSW) provides input into the draft SEARs for Building R7, Barangaroo South development.

TfNSW would like to highlight the importance of the interface between Barangaroo South and adjoining projects, including but not limited to Wynyard Walk. Wynyard Walk is a significant investment by the NSW Government in public infrastructure and aims to provide a world class, fully accessible pedestrian link between Wynyard Station and the developing CBD western corridor and Barangaroo. It is noted that a public space (Transport Place) adjacent to Wynyard Walk from Sussex Street to the waterfront is to be provided as part of Barangaroo South. In order to create a safe, amenable, well used and integral component of the public domain, it is critical that the Wynyard Walk and Transport Place environment is not compromised by impacts resulting from the overall Barangaroo South development.

The suggested additions and changes to the SEARs are provided below.

Section 1

- Add "*Sydney City Centre Access Strategy*" under "*Address the relevant provisions, goals and strategic objectives in the following*".

Section 6

- Last dot point on page 2 replace "*City of Sydney Cycle Network*" with "*the cycleway network identified in the Sydney City Centre Access Strategy, noting that Napoleon St is not considered a suitable cycle route*".
- Change the first dot point under "*The EIS shall include a Traffic Impact Assessment that*" to "*details the proposed vehicular access and car parking arrangements for workers and visitors (cars, bicycles, coaches/buses & taxi ranks), including compliance with parking codes and Australian Standards.*"
- Add "*especially Wynyard Walk*" at end of dot point starting with "*cumulative impacts*".

- Add under "*in relation to construction traffic*" add "*impacts on public transport services and access to these services.*"
- Add "*Sydney City Centre Access Strategy*" to "*Relevant Policies and Guidelines*".
- Replace "*Guide to Traffic Generating Development*" with "*Guide to Traffic Generating Developments (RMS)*" in "*Relevant Policies and Guidelines*".
- Add "*Development Near Rail Corridors and Busy Roads – Interim Guideline (2008)*" to "*Relevant Policies and Guidelines*".

Consultation (page 5)

- Add "*Roads and Maritime Services*" of list of stakeholders to be consulted.

Please note that Roads and Maritime Services will provide its comments separately.

Thank you again for the opportunity to comment on the draft SEARs. If you require further clarification regarding this matter, please don't hesitate to contact me on 8202 2198.

Yours sincerely

 8/8/14

Mark Ozinga
**Manager, Land Use Development and Planning
Planning and Programs**

CD14/14120