



10051
6 March 2015

Ms Carolyn McNally
The Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Cameron Sargent

Dear Ms McNally

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
ONE SYDNEY HARBOUR – STAGE 1B BASEMENT, BARANGAROO SOUTH**

We write on behalf of Lend Lease (Millers Point) Pty Ltd, the proponent for the proposed One Sydney Harbour – Stage 1B Basement 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 greater than \$10 million it is SSD for the purposes of the EP&A Act.

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs 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.

The Barangaroo Concept Plan (MP06_0162) as modified, known as Concept Plan (Mod 7) establishes a planning framework for development at Barangaroo South. Director General's Requirements have been issued for Modification 8 to the Concept Plan, known as Concept Plan (Mod 8). As such, the proposed Stage 1B Basement SSDA will be assessed concurrently with and be consistent with the proposed Concept Plan (Mod 8).

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 Stage 1B Basement site is located on land identified in the Concept Plan (Mod 8) as Blocks 4A and 4B and part of the public domain area between those blocks and Block 5 (see **Figure 1**). The site is bounded by Waterman's Quay and the Stage 1A Basement to the south, Hickson Road to the west, and the future Barangaroo Avenue to the east. The northern boundary follows the future Barton Street, which

is the boundary with Barangaroo Central, before stepping south to provide an area for the Stage 1C basement associated with the future landmark hotel building.

The site is legally described as Lots 3 and 5 in DP 876514 and the owner of the site is the Barangaroo Delivery Authority.

Part of the site is currently the subject of an EPA Declaration Area (No. 21122). A separate development consent (SSD 5897) has been granted for remediation of the Stage 1B Basement site, including the part of the EPA Declaration Area relating to the Stage 1B Barangaroo South site. The approval also grants consent for the construction of a groundwater retention walls, bulk excavation within the groundwater retention walls, diversion and augmentation of stormwater infrastructure, tree removal and management, and demolition of existing structures on the site. It is intended that the necessary remediation works will be undertaken pursuant to SSD 5897 to prepare the site for the proposed Stage 1B Basement works.

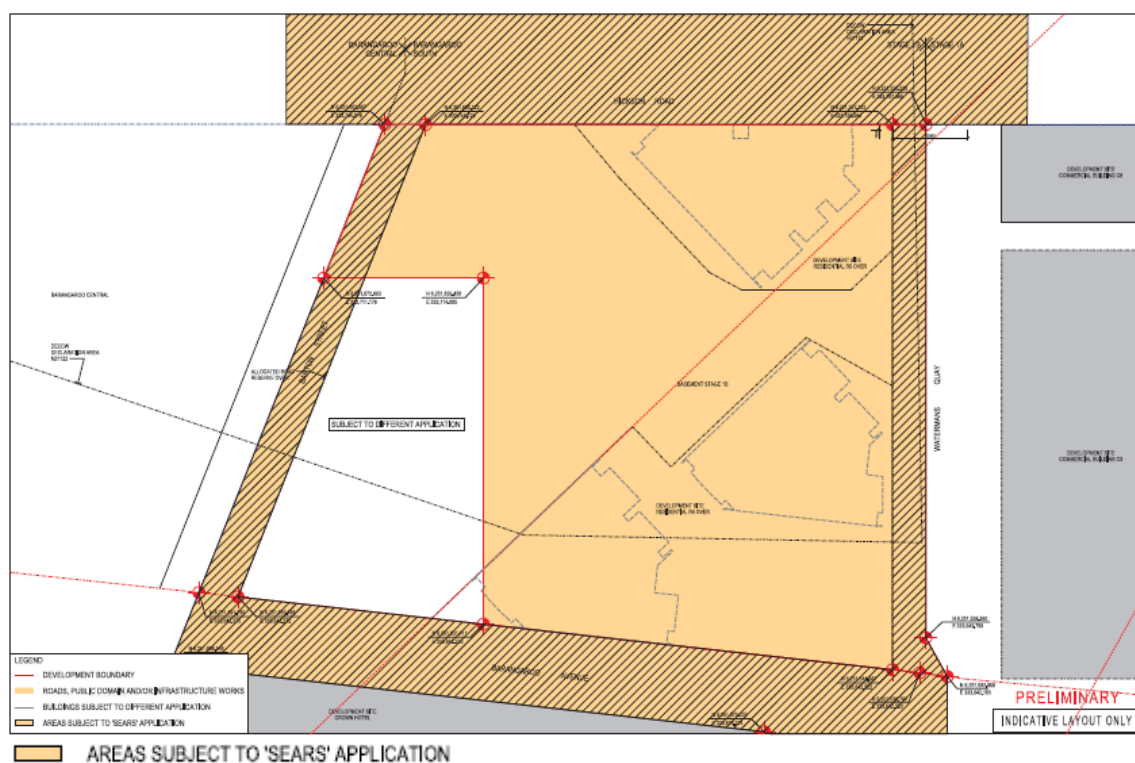


Figure 1 – Site Plan

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The SSD application will seek consent for the construction of the Stage 1B Basement at Barangaroo South. The Stage 1B Basement will service the Stage 1B Residential Buildings (Residential Buildings R4A, R4B and R5), which will be the subject of separate concurrent SSD's. The Stage 1B Basement will also provide the ground level slab and trunk services infrastructure for the Stage 1B Public Domain above, which will be the subject of a separate future SSD.

As detailed in Section 1.0, all site preparation work, including: demolition, tree removal, remediation, construction of retention walls, bulk excavation, and stormwater diversion were approved as part of SSD 5897.

In light of the above, the DA for the Stage 1B Basement will seek consent for:

- Excavation plus piling and construction of basement slabs for future parking areas (approximately 4 parking levels) and lift pits to a depth of approximately RL -19.5m to support the GFA envisaged under Concept Plan (Mod 8) in accordance with the car parking rates under the approved Concept Plan (Note: the number and use of parking spaces within the basement will be the subject of the future Stage 1B Residential Buildings' SSD applications however it is estimated that there will be approximately 834 vehicular spaces).
- Construction of the loading docks, waste rooms and storage areas to support the GFA envisaged for the Stage 1B Residential Buildings under Concept Plan (Mod 8).
- Construction of the Stage 1B Residential Buildings' structural cores and associated building services up to ground level.
- Construction of low-rise above ground basement elements, including car park ramps, risers and some building services which will be integrated into the future buildings (i.e. within the podium) to allow for the commissioning of the basement for occupation of the first building above in Stage 1B.
- Temporary capping slabs over, and temporary landscaping around, the above ground basement elements for circumstances where the permanent building on the site has not been constructed and is not being utilised for construction, in order to mitigate the visual impacts of the ground basement elements. This will allow for the potential staging of the construction and occupation of the stage 1B residential buildings.
- Construction of Roads, including Barton Street, part of Barangaroo Avenue and a widening of Waterman's Quay, from the design approved in Stage 1A of the Barangaroo South Project.
- Interim public domain works including landscaping the basement slab and footpaths adjacent to Barton Street, Barangaroo Avenue and Waterman's Quay. It is noted that permanent public domain finishes and landscape planting will be the subject of a separate future public domain SSD.

Conceptual basement drawings have been prepared by Lend Lease (refer to **Attachment A**). A typical basement level is shown at **Figure 2**. The subject site is delineated by a red line on the drawings at **Attachment A**.

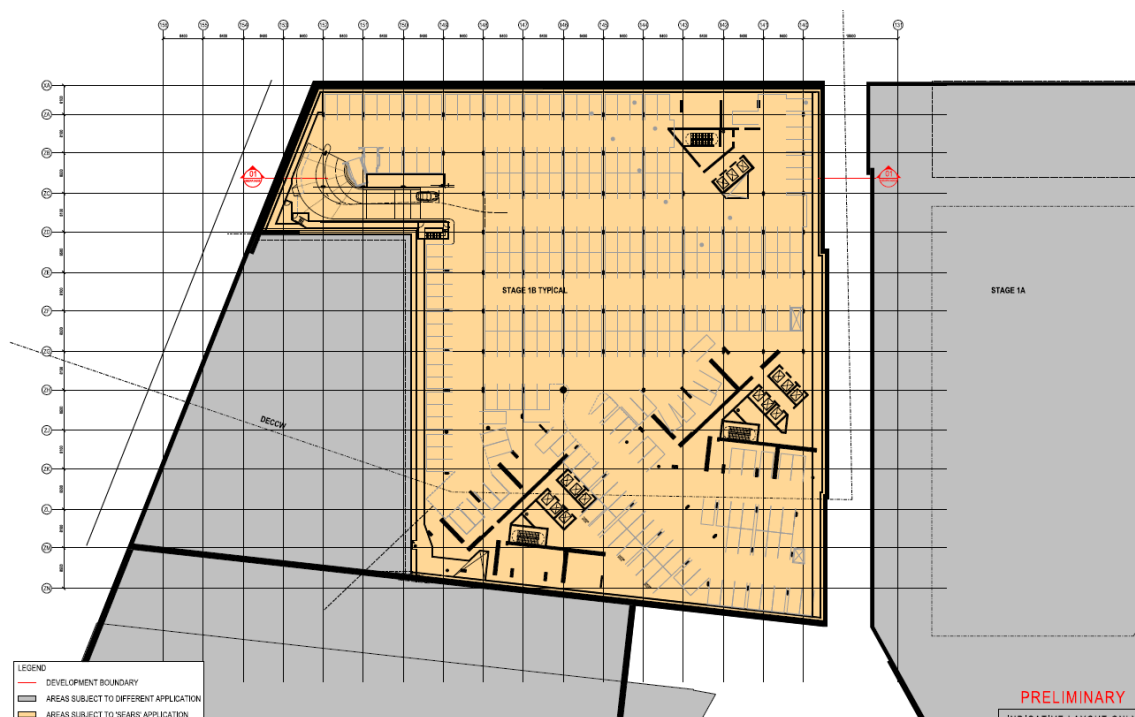


Figure 2 – Typical basement level

3.0 PLANNING CONTEXT

3.1 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 greater than \$10 million it is SSD.

3.2 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.

A concurrent SEPP Amendment is being sought as part of Concept Plan (Mod 8). The proposed Stage 1B Basement continues to be located on land zoned B4 Mixed Use and RE1 Public Recreation under the SEPP (as proposed to be amended), albeit under a different arrangement.

3.3 Barangaroo Concept Plan

Proposed Concept Plan (Mod 8) seeks to relocate the landmark hotel building (Block Y), which is currently approved on a public pier extending into the harbour, back onto the area of the site in front of existing Blocks 4A-C, which is currently zoned RE1 Public Domain.

In order to offset the potential loss of public domain that would otherwise occur as a result of the relocation of the landmark hotel building back on land, the maximum heights of the buildings within the modified 'Block 4' is to be increased and the footprints of those buildings rationalised.

The Stage 1B Basement services the buildings within modified Blocks 4A and 4B. The Stage 1B Basement will be designed to reflect the future development of those blocks as proposed under Concept Plan (Mod 8). A plan showing the Stage 1B site in the context of the wider changes proposed under Concept Plan (Mod 8) is shown at **Figure 3**.

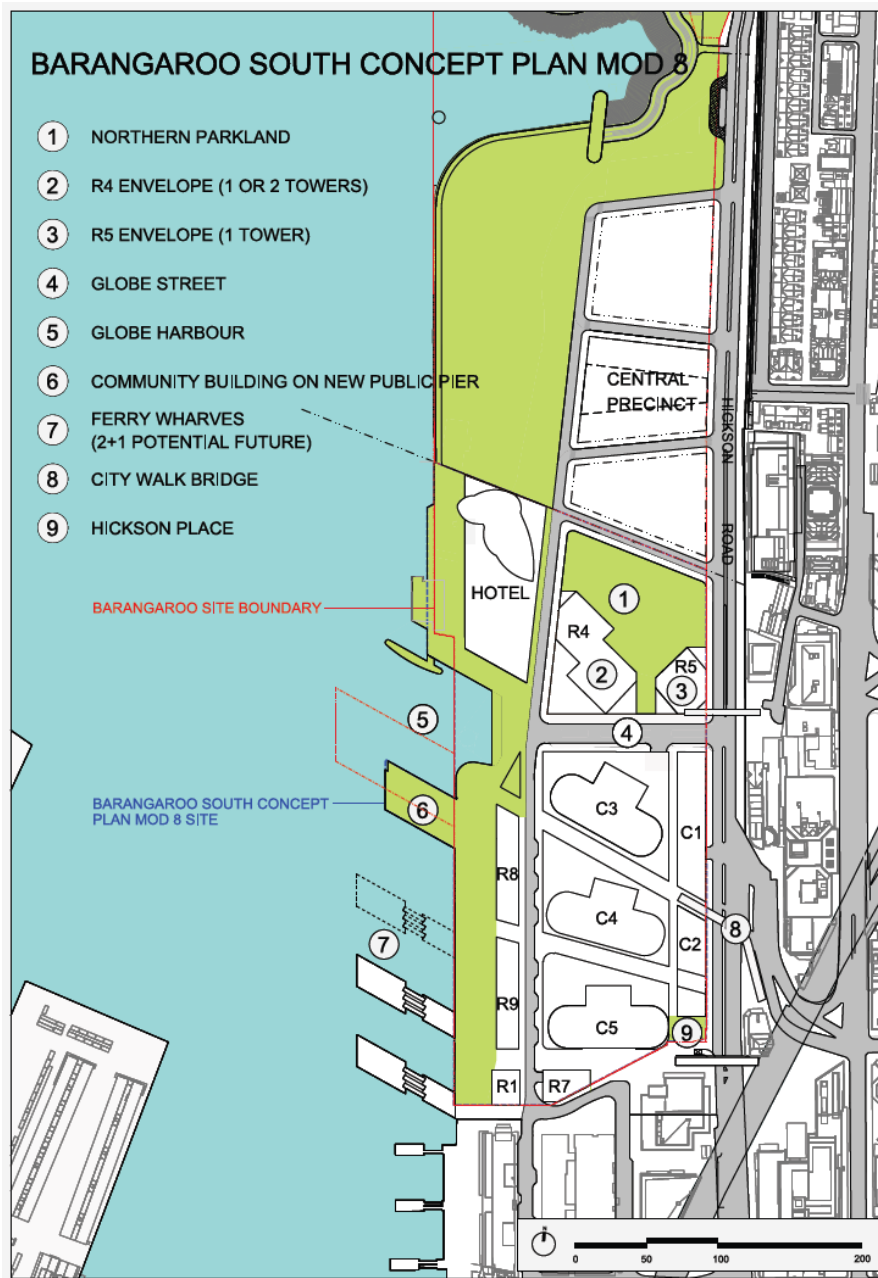


Figure 3 – Concept Plan (Mod 8) Layout

3.4 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).

4.0 OVERVIEW OF LIKELY ENVIRONMENTAL AND PLANNING ISSUES

Should the Major Development SEPP be amended and Concept Plan (Mod 8) approved, the proposed Stage 1B Basement will be located within land zoned part B4 Mixed Use and part RE1 Public Recreation. Underground car parks are permissible in the B4 Mixed Use and RE1 Public Recreation zones.

The proposed Stage 1B Basement SSD will be made pursuant to the development standards in the Major Development SEPP (as proposed to be amended) and the future proposed Concept Plan (Mod 8). Schedule 2 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 2 of the Concept Approval as relevant to the proposal.

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);
- temporary public domain and access;
- transport and accessibility (pedestrian, cycling, public transport and car parking);
- ecologically sustainable development;
- infrastructure and stormwater;
- waste management;
- climate change and sea level rise;
- fire safety;
- accessibility; and
- environmental, construction, and site management (including construction traffic and pedestrian management, air quality and noise and vibration).

5.0 CONCLUSION

The purpose of this letter is to request the SEARs for the preparation of an EIS for the Stage 1B Basement. The Stage 1B Basement will service the future buildings within Stage 1B 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 Secretary to issue the SEARs 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.au.

Yours faithfully



Michael Rowe
Associate

Enc.

Attachment A – Conceptual Architectural Drawings prepared by Lend Lease Design

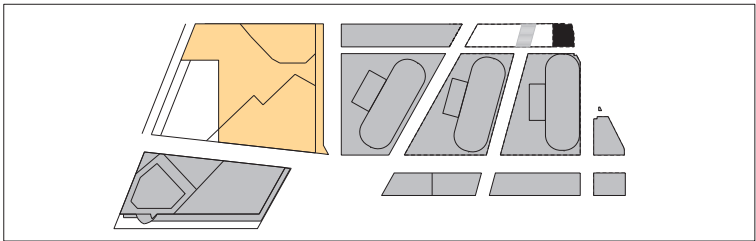
ONE SYDNEY HARBOUR BARANGAROO SOUTH



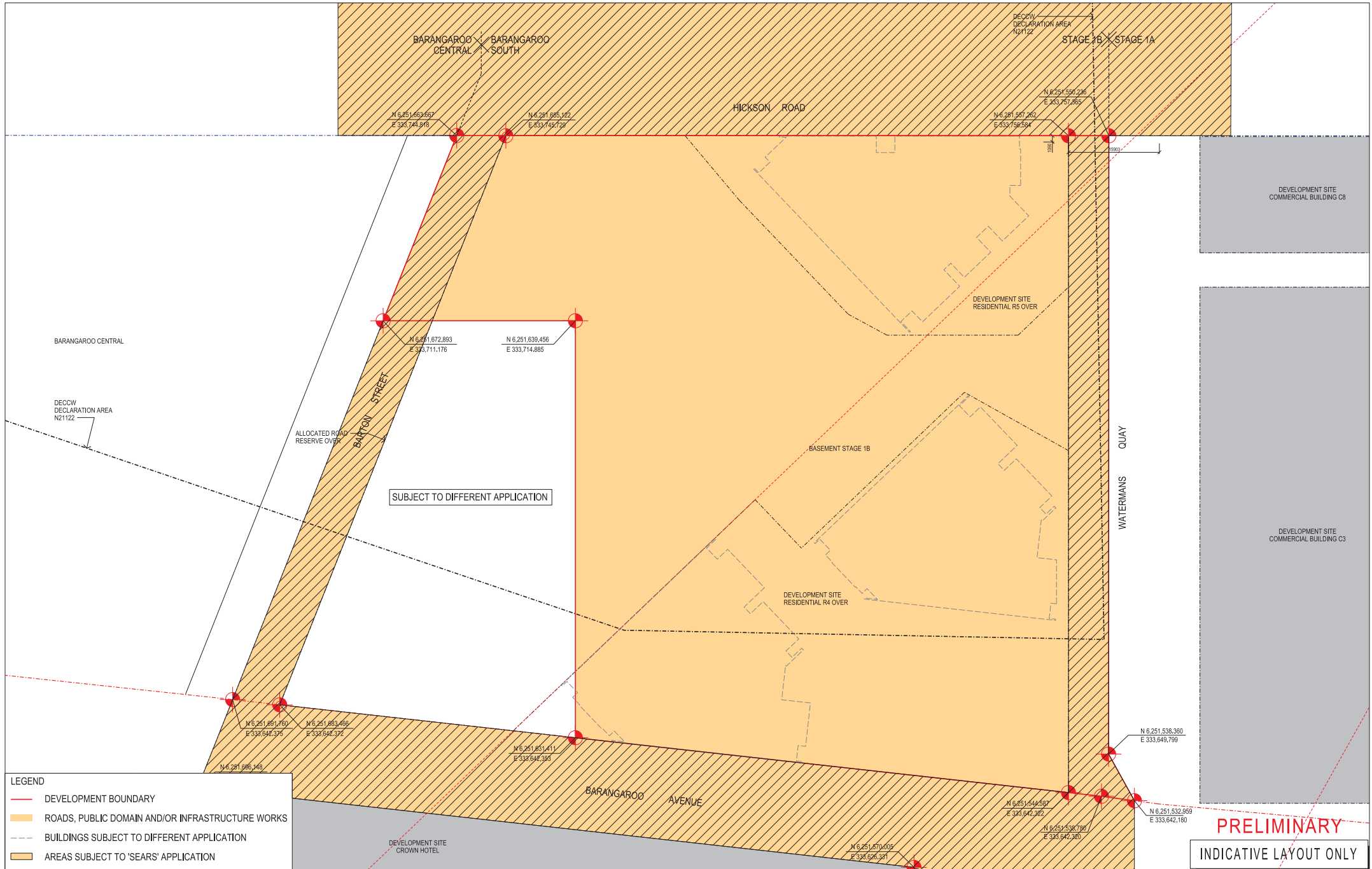
BASEMENT 'SEARS' APPLICATION

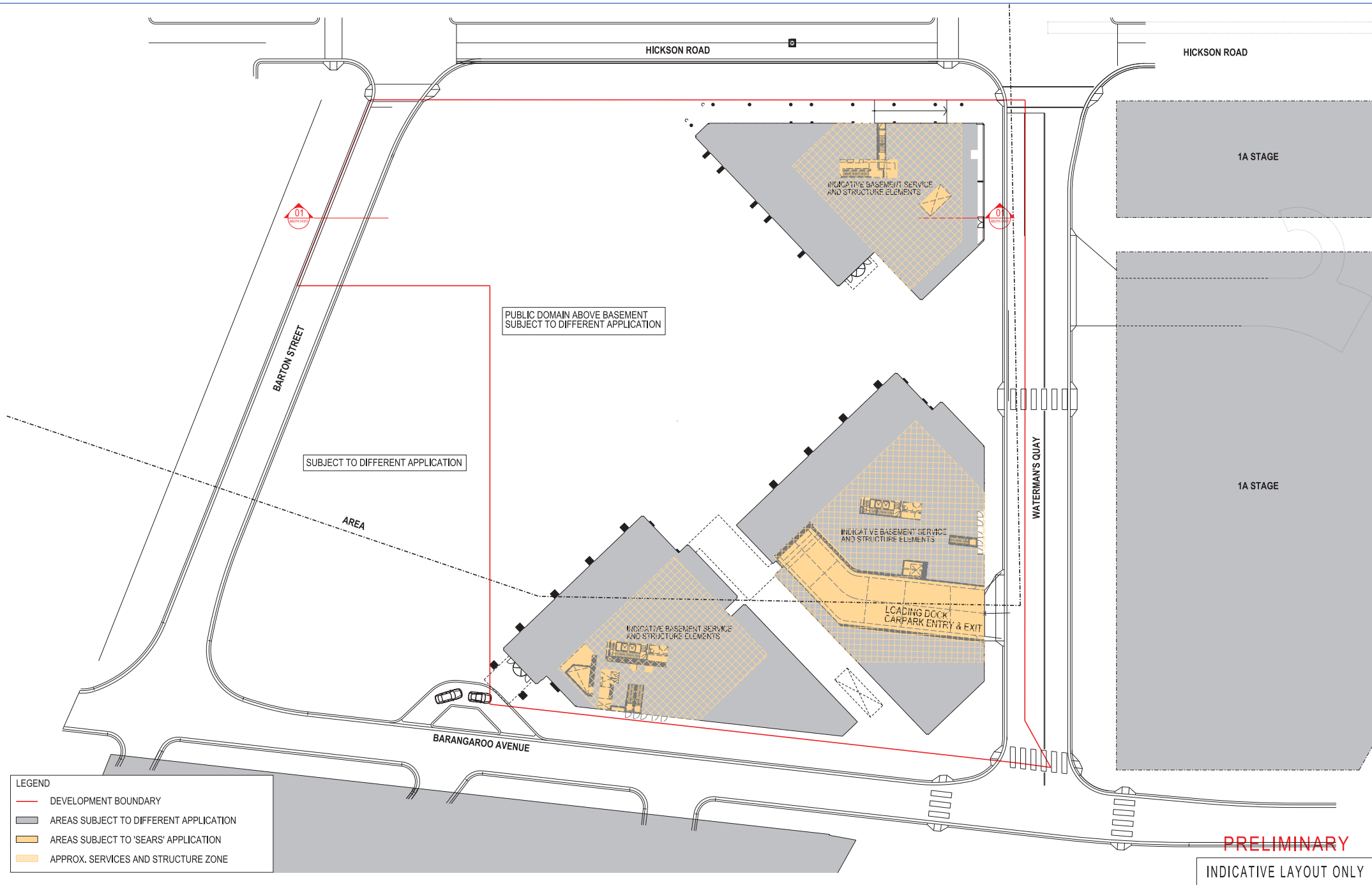
ARCHITECTURAL DRAWINGS:

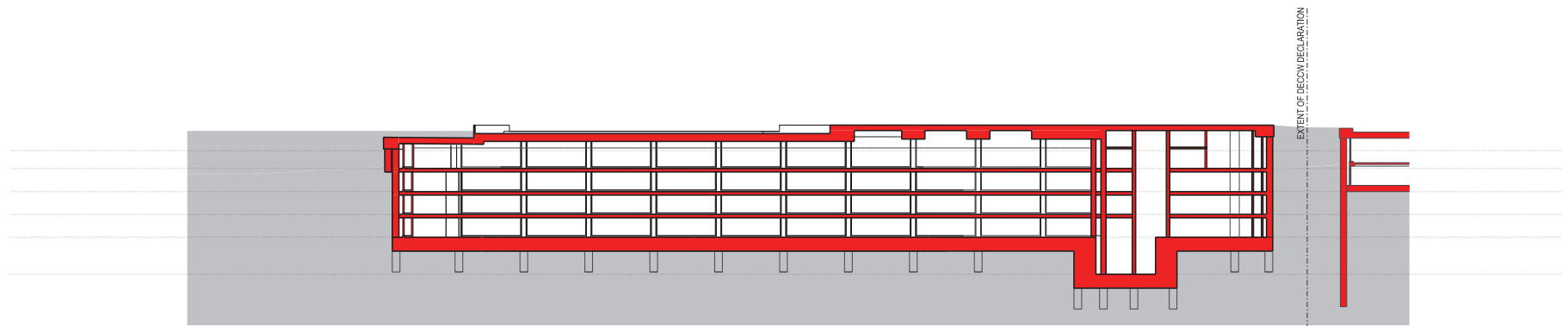
- BB2_PA2_A000 - TITLE SHEET
- BB2_PA2_A001 - SITE PLAN - BUILDING BOUNDARIES SETOUT PLAN
- BB2_PA2_A100 - GROUND FLOOR PLAN
- BB2_PA2_A101 - BASEMENT TYPICAL LEVEL FLOOR PLAN
- BB2_PA2_A500 - LONGITUDINAL SECTION 1-1



PRELIMINARY
INDICATIVE LAYOUT ONLY







PRELIMINARY

INDICATIVE LAYOUT ONLY